

April 18, 2023

Village of Hammondsport

Zoning Board of Appeals

Public Hearing & Regular Meeting Minutes

The Village of Hammondsport Zoning Board of Appeals held their Regular Board Meeting on Tuesday, April 18, 2023 at 6:00 p.m. in the Village Office, 18 Water Street, Hammondsport and via ZOOM teleconference.

PRESENT: Chairman Brad Tavel
Member Tim Atwood
Member Michael Dillon
Member Deborah Lynch
Clerk-Treasurer Christina Watson

ABSENT: Member Linda Carl and Code Officer Chuck Cagle

OTHERS PRESENT: NSmith, KSmith, ACarpenter and RLocey(z)

Chairman Brad Tavel called the regular board meeting to order at 6:00pm.

MEETING MINUTES: On a motion from Member Tim Atwood, seconded by Member Michael Dillon, and carried, all voting Aye to approve the minutes of the Zoning Board of Appeals Meeting from January 31, 2023.

OLD BUSINESS: None

NEW BUSINESS: Use Variance #2023-012 (43 Main Street)

- Chairman Tavel gave an overview of the application in MDR
- NS/KS stated name and address and explained the concept, coffee shop, fresh, look, cater to cyclists, gathering spot
- TA asked how the bicycles will be incorporated
- NS-parking themed, bicyclist food and vending items for bicycles
- BT-evaluated demand and need for this? What if something happens and doesn't work
- KS-first and foremost a coffee shop, confident it will work and will work with school
- BT-worried you may want to change if not working out but village would benefit
- NS-Catering to the community
- BT-talked about septic and property space, expand facility by 600ft.²
- TW-no to business district hookup, but I will let them know.
- KS-wants to known as a potential sewer hookup
- BT-any other questions, members made comments
- TW-asked about variance
- NS-will not need
- BT asked for Architect's name
- KS-Chris Todd, 607-346-5072
- Non-conforming, lapse for a period of time, should we grant a use variance and if OK, can it go bigger in size (non-conformance). We don't grant Use Variances for rezoning. Feel that you can overcome the hardship but need to show support for the hardship.
- BT discussed the 5 findings of Chapter 122-54A, applicants to satisfy
 - a. Yes, but in a good way b. Lapse in time c. not altering the commercial aspect of it either d. Show an unnecessary hardship
- TA-again lapse in time was the reason for this Use Variance
- TW-6 months is the timing
- BT-visible property
- NS-what type of evidence is needed
- BT ask architect

The motion from Member Deborah Lynch, seconded by Member Tim Atwood, and carried, all voting Aye to approve the Use Variance Application #2023-012 for 43 Main Street to move to a public hearing on May 16, 2023.

PUBLIC COMMENT: None

With no further business before the Board, on a motion from Member Deborah Lynch, seconded by Member Michael Dillon, and carried, all voting Aye to adjourn the meeting at 6:20pm.

Respectfully Submitted,

Christina Watson

Village of Hammondsport Clerk-Treasurer