

May 31, 2023
Village of Hammondsport
Planning Board
Regular Meeting & Public Hearing Minutes

The Village of Hammondsport Planning Board held a Public Hearing & Regular Board Meeting on Wednesday, May 31, 2023, at 7:00 p.m. in the Village Office, 18 Water Street, Hammondsport and via ZOOM teleconference.

PRESENT: Chairman David Oliver
Member David Kosan
Member David Durepo
Member Mike Hicks
Member MaryJane Bray
Clerk-Treasurer Christina Watson

ABSENT: Code Officer Chuck Cagle

OTHERS PRESENT: ACarpenter, LNichiporuk, LBurgess(z), CSambogna(z), RLocey, DWalling, RonLeonard, HScorson(z), VPuglisi, CMcHale, NSmith, KSmith, LCarl(z), DMalone, RFranco(z), IWydra, ADonegan(z), KaHorschel, KiHorschel, CSmith, JCall & HLowenstein

Chairman David Oliver called the public hearing to order with the Pledge of Allegiance at 7:00p.m.

PUBLIC HEARING: Application #2023-018 (10 Thorpe Avenue) DO asked if anyone was here, no one replied. Discussed application. MH-talked about septic, DK stated to knock out number of nights. DD-talked about septic and mentioned watershed. MJB talked about what was originally sold at, 3 bedrooms. RL-asked about parking. DM asked about the plans. CS introduced herself as representative of property. DO-septic, CS-waiting for septic response. DO-size of current septic is too small for bedrooms on drawing. MH-property data shows 3 bedrooms, drawing shows 5 bedrooms. MJB-can only rent 3 bedrooms. MH-can't rent out for 5 bedrooms, talked to Craig about pumping. CS-resubmit drawing, note 3 bedrooms. MJB-do you currently advertise? CS-yes, didn't know the process, MH-need permit. DO-did you sign up for the County bed tax? MJB-need pumping of septic, and inspection, there is a new code on rental and may be liable for renting without a permit, if currently renting-should stop. CS-We are trying to do what is right and feel you are not being nice; we will have a new drawing. MH-needs a contact person near property for managing. RonL-parking? CS-3 bedrooms-sufficient ad will submit all other items, then what? DO-clerk will notify you pending other decision from tonight. Chairman Oliver closed the public hearing at 7:20pm.

BUSINESS MEETING: On motion of Dave Kosan, seconded by Dave Durepo and carried, all voting Yea to accept the Planning Board Meeting minutes from April 26, 2023.

OLD BUSINESS: Application #2022-005 (53 W. Lake Road) DO explained application, commuting to Maloney's is not the Villages issue. On motion of David Kosan, seconded by MaryJane Bray and carried, all voting as followed to approve 3-2 application 2022-005 after speaking with Lawyer.

	<u>YEA</u>	<u>NAYE</u>
Chairman David Oliver	YEA	
Member David Kosan	YEA	
Member David Durepo		NAYE
Member Mike Hicks		NAYE
Member MaryJane Bray	YEA	

Application #2023-005 (25 Davis Avenue) DO-anyone here, AD-yes, DO-talked to Lawyer, can't find a code. AD-no code or no code against it. DO-will read Chapter 122-10(A)(1). DO-talked another dwelling on property. RL-asked about Lake Street property. MJB-not the same. AD-discussed property and what it could be. MJB-we don't have any mechanism to say yes or no. AD-what to do now? DO-need to apply asking for something in code. DD-thinks should refer them to ZBA. MH-is the house an existing home? AD-2 rooms. MH-talked about septic and connecting both. Septic now can hold 4 bedrooms. Do-recommendation. On motion of Dave

Durepo, seconded by Mike Hicks and carried, all voting Yea to move application 2023-005 to the ZBA for a Use Variance. DO-will write up a letter to AD and Clerk to forward to ZBA.

Application #2023-006 (43 Main Street) DO discussed application, was preexisting and non-conforming, will be more conforming now. DO asked about the new building and the neighbors. DO-County is good. On motion of Dave Durepo, seconded by David Kosan to adopt the 239M from the County. MH-asked about alcohol serving and the nearby Church. DO-ZBA approved use variance. On motion of Dave Durepo, seconded by MaryJane Bray and carried, all voting Yea to move application 2023-006 to site plan review and public hearing.

NEW BUSINESS: Application #2023-032 (7A Liberty Street) MH questioned the drawing. DO/MH-talked about property. DK-talked about footage and being over. Do-discussed the depth of the docks & water rights line. MH-driveway, KH explained docks. MH-SEQR #19 should be yes with explanation. KH-no documents, MH-SEQR #20 should be no. DO-read chapter on action, no site plan needed. DD-public hearing? DO asked about public hearing to CS-neighbor. CS-neighbor said, yes, they had one. DO-should go to ZBA, talked about square footage? MH-section 6 about wetlands- should be yes, change on village application. KH said the DEC letter said no wetlands. On motion of Dave Durepo, seconded by David Kosan and carried, all voting Yea to move application 2023-032 to the ZBA. Do will write a letter and then it will come back to the Planning Board. Copy to KH with square footage included. Kh returned later with more information about the footage. On motion of Dave Kosan, seconded by Mike Hicks and carried, all voting Yea to cancel the move of application 2023-032 to the ZBA. This application will now be sent back to the Code Officer for review and compliance with zoning permit from Chuck Cagle.

Application #2023-034 (11 Thorpe Avenue) DO asked if anyone was here. DM-yes, DO stated need to go to ZBA, MH-3 bedrooms, 1500-gallon tank. On motion of Dave Durepo, seconded by MaryJane Bray and carried, all voting Yea to move application 2023-034 to the ZBA. DO to do letter to ZBA.

Application #2023-035 (76 Shethar Street) DW explained, MH asked about driveway, not on. DW-contractors said to wait on that. On motion of Dave Durepo, seconded by MaryJane Bray and carried, all voting Yea to move application 2023-034 to the ZBA.

Application #2023-037 (62 Pulteney Street) DO-existing building, change of use. VP-explained what he was going to do. MJB-patrons from other places, DK-inside or a window? VP-inside. MH-where do you prepare? VP-49 Shethar, DD-venue-you are then catering to the venue? VP-the health dept. said if you serve more than 3x/week then go to full-service requirements, no catering. DD-parking? VP-4parking spots. DO-grilling? Maybe on Linda Carl's property parking lot. LC-if arise, fully licensed to serve liquor in entire parking lot. MH-talked about crosswalk, LC-talked about speeding. TW-need SEQR. DO-Change of use, 239M to County/ no ZBA. LC-When can process be complete? DO-next meeting possibly, 06/28/23 public hearing. On motion of Dave Durepo, seconded by Mike Hicks and carried, all voting Yea to move application 2023-037 to a public hearing.

Application #2023-038 (9 Bauder Avenue) DO-new structure, DK-how far up the hill? HL-try to stay in line with next house. DK-stick built? IW-yes, DD-talked about historical aspects. DO-no. On motion of Dave Durepo, seconded by MaryJane Bray and carried, all voting Yea to move application 2023-038 to site plan review and public hearing.

CORRESPONDENCE: None, DO-added correspondence from RL to DO, RL asked about drawings to be given to her. RL-talked about the retaining wall and meeting. MJB-property owners should be in contact with you. DD-we only knew since March. MH-sent drawings to RL. MH-talked about when submission happened and waived site plan, felt had all information. "I did not do my job and voted no public hearing". RL-questioned bedrooms. DO-30% of buildings (green space) talked to Lawyer. RL wants this in writing. DO-ask Lawyer. DK-refer to code. RL-discussed green space and why is it used in concept review. RL-wants clarification, DO-out of our hands, engineers discuss or. MH-if a code change is needed, Village board may need to intervene.

PUBLIC COMMENTS: AC-2022-005, approved by split decision? Considered in B1, no need for parking. RL-discrepancy-what do you go by? DO-our zoning map and not retroactive.

WORK SESSION: Discussed Chapter 95, have changes. The Planning board wants a work session with Trustees and Mayor, preferably evening. DO-wants to change zoning map, DD/MJB to help and then present to village board.

With no further business before the Board, Dave Durepo made a motion, seconded by MaryJane Bray and carried, all voting Yea to adjourn the Planning Board Meeting at 9:38p.m. Next Meeting is June 28, 2023.

Respectfully Submitted,

Christina Watson
Village of Hammondsport Clerk-Treasurer