

June 28, 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, June 28, 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 MaryJane Bray
Clerk-Treasurer Christina Watson
ABSENT: Code Officer Chuck Cagle, Member Mike Hicks

OTHERS PRESENT: BKing(z), LCarl(z), DLynch, RLeonard, NSmith, KSmith, EHess, PHess, JJensen(z), JCerio, IWydra, JVargo, CMetz, SJackson, RLeonard, VPuglisi, BFelt, BHenry & HLowenstein

Chairman David Oliver called the public hearing to order with the Pledge of Allegiance at 7:02 p.m.

PUBLIC HEARING: Application #2023-006 (43 Main St.) DO-discussed application, any comments? n and KSmith announced their presence. JCerio read and submitted correspondence. DO asked for the boards input and questions regarding the correspondence. DK future usage of wine & beer tasting. MJB talked about state requirements for liquor licensing. JVargo discussed the ease of obtaining a liquor license. DD- Would this affect the original phase 1 bakery and coffee shop application? NSmith wants to stay with the original application. They will apply to expand the scope in the future as needed. DO talked about intersections and busy traffic flow. HLowenstein gave a character reference as good neighbors. JW agreed as good neighbors. LCarl suggests that we leave getting a liquor license up to the State Liquor Authorities as that is their expertise. BFelt (19 Lake St.) wants to maintain the gardens at and around The Depot. She was advised that the gardens are the property of The Town of Urbana. DO informed her that the gardens were unrelated to the meeting and would not be discussed at this time. Public Hearing closed at 7:23 p.m.

PUBLIC HEARING: Application # 2023-037 (62 Pulteney St.) DO opened at 7:23 p. m. DO discussed project, asked for comments, and gave brief description. VP discussed application. DO requested questions from the board. BK voiced concern of the ambulance board regarding pedestrian safety. VP asked if a crosswalk could be put in place. DO said not in the village realm. BK discussed other signage. LC stated the liquor store has had this issue for years. BK relayed that the State says no more signs. LC added comments on safety and seating trying to keep on her side of the street. DO asked for any further input. VP asked if they could use an outside grill? DO replied that would be up to the Health Department. LC remember this is private property and falls under The Department of Health decision. BH thinks this is a good decision for late hour food availability. Public Hearing closed at 7:32 p.m.

PUBLIC HEARING: Application # 2023-038 (9 Bauder Avenue) Discussion opened at 7:32 p.m. DO discussed letter from DLuppino in support of project and asked for questions. MJB raised concern regarding trees. HL stated that the trees are about dead according to an arborist consulted. NYSEG wants to put up a pole up and is had someone look at them. KS and JC were there as character witnesses. Public Hearing closed at 7:36 p.m.

BUSINESS MEETING: On motion of Dave Durepo, seconded by Dave Kosan and carried, all voting Yea to accept the Planning Board Meeting minutes from May 31, 2023.

NEW BUSINESS: Application 2023-041 (23 Lake St.): DO discussed. EH explained that the property will not be used as a rental on VRBO or Air B&B, mainly family. MJB listed as a 2 bedroom on 2 sites. DD must meet septic requirements. DO length of driveway needs to be adequate. 19' per vehicle about 42', not enough space for 4 vehicles. DK How many rooms have closets. EH all but 1 have closets. MJB we need clarity on

septic, size vs bedrooms, parking, and septic inspection. EH discussed family and the use of home. On motion of Dave Durepo, seconded by MaryJane Bray and carried, all voting Yea to move application 2023-041 to site plan and public hearing.

OLD BUSINESS: Application 2023-006 (43 Main St.) EH added new drawings. NS/KS approached board table to discuss drawings. Talked about electric. DD add septic. NS Don't need. DO Used SEQR from variance. On motion of Dave Durepo, seconded by MaryJane Bray and carried, all voting Yea to move accept the 239M from Steuben County on application 2023-006. KS asked about tree line. DO asked for approval or not with possible conditions- pre-existing and non-conforming, ZBA approved. Discussed that alcohol/food truck were non-issues. DO satisfied with LC suggestion on the state authorities handling the liquor license. MJB signage should be approved by the state. On motion of Dave Durepo, seconded by David Kosan and carried, all voting Yea to approve site plan and move application 2023-006 to Chuck for inspection and keeping track of the building permit for construction with later approval of liquor license/food truck when required by Village and State.

2023-037 (62 Pulteney St.): DO Reviewed 239M. Steuben County has not sent back 239M Part II. DO Completed Part II & III of SEQR. On motion of Dave Durepo, seconded by MaryJane Bray and carried, all voting Yea to accept the SEQR. On motion to Dave Durepo, seconded by David Kosan and carried, all voting Yea to approve application 2023-037 with condition on Steuben County approval of 239M.

2023-038 (9 Bauder Ave.): DO reviewed, any questions? IW Square footage has increased but still under greenspace requirements. MJB Still the same width? DO Whole structure increases to 44'. IW 32' x 44'. Will need to submit new drawing. Submitted 7/6/23. DO Exterior colors, HL Earth tones, 1000-gallon tank. DO Completed Part II & III of SEQR. On motion of Dave Durepo, seconded by MaryJane Bray and carried, all voting Yea to accept the SEQR. On motion to Dave Durepo, seconded by David Kosan and carried, all voting Yea to approve the site plan and approve application 2023-038 contingent on new engineered drawing and acceptance of 239M from Steuben County Planning.

CORRESPONDENCE: RLocey discussed, no response to her.

PUBLIC COMMENTS: BF had comments on building. TW not village building. DO discussed what is happening with grant and building. JJ comment on RLocey letter. RLocey is looking for clarification, when will you answer her? DO-shared the information with her at the last meeting. MJB What findings does RLocey want? DO It is up to the code officer, not planning. We explained everything at the last meeting in person. She needs info from Chuck and/or the village board.

WORK SESSION: DK Talked about 10 Thorpe Ave. and renting. MJB Should we turn it in? DK Doesn't think we should be policing the situation. JJ discussed Chapter 95 and stated 8/1/23 is the Public Hearing.

With no further business before the Board, David Kosan made a motion, seconded by Dave Durepo and carried, all voting Yea to adjourn the Planning Board Meeting at 9:06 p.m. Next Meeting is July 26, 2023.

Respectfully Submitted,

Christina Watson
Village of Hammondsport Clerk-Treasurer