

PLANNING BOARD MEETING
MONDAY, APRIL 27, 2015 4:30 PM, HANCOCK VILLAGE HALL,
85 EAST FRONT STREET, HANCOCK, NEW YORK

The meeting was called to order at 4:47 pm by Chairman Brenda Rood. Roll call was taken by Clerk/Treasurer Falsetta.

PRESENT: Chairman Brenda Rood
Officer Kevin Caramore
Officer Sarah Johnson was absent
Officer Lisa Johnston
Officer Tom O'Boyle was absent

ALSO PRESENT: Phyllis Falsetta, Village Clerk-Treasurer
See Attached List

A MOTION was made by Lisa Johnston, seconded by Kevin Caramore, voted and carried to approve October 27, 2014 Minutes.

Patricia Reed requested that the total occupancy of 150 that was stated in the October 27, 2014 Minutes be corrected to total occupancy of 120. Ms. Reed presented to the Board a Letter of Compliance dated April 13, 2013 from Code Enforcement Officer Michael Salvatore. She presented a second letter from Mr. Salvatore regarding the occupancy load of 120 but has not received an "Occupancy Load" Certificate. Chairman Rood will follow up with Mr. Salvatore regarding the status of said certificate.

Ms. Reed submitted an addendum to her original building permit application allowing the installation of a kitchen to prepare food on site. The plan is to open a full service restaurant with a small gift shop. Mr. Salvatore submitted a letter to the Planning Board dated April 22, 2015 stating that he had reviewed and approved Ms. Reed's plan to operate a restaurant. The letter also stated that Ms. Reed's plan would require a special permit issued by the Planning Board. Chairman Rood will check on the status of the new building permit from Mr. Salvatore

The Board will complete a SEQR which will be submitted to the Delaware County Planning Board along with any necessary paperwork for the 239N which the Village Planning Board will need to move forward with Ms. Reed's Special Permit Application.

A MOTION was made by Chairman Rood, seconded by Lisa Johnston, voted and carried to schedule a public hearing on Patricia Reed's Special Permit application on May 18, 2015 at 4:30 pm.

It was agreed that due to the Memorial Day Holiday on May 25, 2015 the May meeting would be rescheduled to May 18, 2015 at 4:30 pm.

Architect Elizabeth Davidson and James Costolnick addressed the Board regarding a zoning change to the Pennsylvania Avenue property that was recently purchased by Jeff Bump from the Village of Hancock. The property is currently zoned R1 and the request is to rezone it to R2 to allow for the operation of a bar/restaurant. It was explained to Ms. Davidson and Mr. Costolnick that the Planning Board's responsibility is to review the plan and make a recommendation to the Village Board of Trustees who make the final decision on any rezoning.

Parking issues due to the growth in the east end of "downtown" becoming a problem were discussed. It was suggested that the Board of Trustees be asked to consider putting a 2 hour parking limit on spaces in the municipal parking lot as numerous vehicles are parking there either overnight or long term.

Large trucks speeding on East Front Street was also briefly discussed and it was agreed that the Village Police Department should be notified.

The meeting was adjourned at 6:35 pm.

Respectfully submitted by:



Phyllis Falsetta, Village Clerk/Treasurer