

PLANNING BOARD MEETING
MONDAY, JULY 25, 2016 4:30 PM, HANCOCK VILLAGE HALL,
85 EAST FRONT STREET, HANCOCK, NEW YORK

The meeting was called to order at 4:32 P.M by Officer Kevin Caramore. Roll call was taken by Clerk/Treasurer Falsetta.

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

ALSO PRESENT: Phyllis Falsetta, Village Clerk-Treasurer
Shelly Johnson – Delaware County Planning Board
See Attached List

A MOTION was made by Officer Johnson, seconded by Officer Johnston, voted and carried To approve the minutes of the September 28, 2015 meeting as submitted by Shelly Johnson.

A MOTION was made by Officer Johnson, seconded by Officer Johnston, voted and carried To approve the minutes of the November 23, 2015 meeting as submitted by Clerk Falsetta.

A MOTION was made by Officer Johnston, seconded by Officer Johnson, voted and carried To approve the minutes of the February 22, 2016 meeting as submitted by Clerk Falsetta.

Hancock Central School Superintendent Terrence Dougherty was present to discuss the installation of a proposed welcome sign at the school. Ms. Johnson informed the board that a school is a sovereign entity and is therefore exempt from Local Village Law.

Russell Bass discussed his proposal for the Larimer & Norton property at West End. His plan is to use the first floor of the brick building as a convenience store and the second floor for efficiency apartments. He also plans to have a car wash and a gas station which is currently planned to operate 24/7. He informed the board that Phase I and Phase II of an Environmental study has been completed and will submit the paperwork to them for the record. As the property is zoned Industrial, a gas station would be his only option at this time. Ms. Johnson suggested that Mr. Bass petition the Village Board of Trustees to re-zone the property to General Business which would conform with the surrounding properties. The board agreed to send a letter to the Village Board recommending the re-zoning.

Katie Dubois of Woodland Creek Properties plans to move their real estate offices to 50 West Main Street. At the next meeting, she will present a site plan and a SEQR. Ms. Johnson will present the application to the County Planning Board at its next meeting for a 239N Review. The request for a Special Permit was tabled until the August 22, 2016 meeting.

Patrick Simmons of K & P Properties proposes to open a bed and breakfast, using three adjoining lots at 300 – 308 East Front Street. The matter was also tabled so that a site plan could be submitted and a SEQR completed. Ms. Johnson will present the application to the County Planning Board at its next meeting for a 239N Review once a map of the site is received.

If all paperwork is in order, public hearings on the above matters will be scheduled for the August 22, 2016 meeting.

The meeting was adjourned at 5:25 P.M.

Respectfully submitted by:

Phyllis Falsetta, Village Clerk/Treasurer