

PLANNING BOARD MEETING AND PUBLIC HEARINGS  
MONDAY, AUGUST 29, 2016 4:30 PM, HANCOCK VILLAGE HALL,  
85 EAST FRONT STREET, HANCOCK, NEW YORK

The public hearing to consider Woodland Creek Property and Development's application for a Special Permit and Site Plan Review was called to order at 4:34 P.M by Chairman Kevin Caramore.

The Woodland Creek Property and Development application to move their real estate office to 50 West Main Street, site plan and Short Environmental Assessment form were submitted for review. Sally Zegers of the Hancock Herald asked several questions regarding parking, size of the building and planned signage. Katie DuBois of Woodland Creek Property and Development was present and answered Mrs. Zegers' questions.

As there were no further questions or comments from the floor, the public hearing was closed at 4:40 P.M.

The Planning Board Meeting was called to order at 4:40 P.M. by Chairman Kevin Caramore.

Roll call was taken by Clerk/Treasurer Falsetta.

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

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

**A MOTION** was made by Officer Johnston, seconded by Officer Johnson, voted and carried to approve the minutes of the July 25, 2016 meeting with the correction that Officer O'Boyle had been excused.

As the lead agency, the Board completed the Short Environmental Assessment form (SEQR) for Woodland Creek Property and Development.

**A MOTION** was made by Officer O'Boyle, seconded by Officer Johnston voted and carried, based on the information and analysis on the Woodland Creek Property and Development Short Environmental Assessment (SEQR), to declare a negative declaration.

**A MOTION** was made by Officer Johnston, seconded by Officer Johnson, voted and carried to approve the Special Permit and Site Plan for Woodland Creek Property and Development application to move their real estate office to 50 West Main Street.

The public hearing to consider K & P Real Properties LLC's application for a Special Permit and Site Plan Review to operate a Bed and Breakfast at 300-308 East Front Street was called to order at 5:00 P.M by

Chairman Kevin Caramore.

The applicant was not present at the hearing nor was a site plan submitted for review.

Several neighbors were present and had the following questions.

- 1- Has a building permit been issued?
- 2- If a building permit has been issued, has there been an inspection and a certificate of occupancy issued?
- 3- Has a driveway permit from the NYS Department of Transportation been issued?

Answers to questions 1 & 2 will have to be discussed with Village Code Enforcement Officer Michael Salvatore. According to the application submitted, the applicant has applied for a driveway permit from the NYS Department of Transportation and it is currently in process.

Concerns regarding parking at the location were raised, currently parking is in the front yard which the neighbors find unacceptable. It was also pointed out that the applicant has been operating without the proper documentation all summer.

The classification of bed-and-breakfast for K & P Real Properties was questioned as pertaining to Village Law 115-50 (a) "A bed-and-breakfast, as defined in this chapter, shall be permitted only when conducted in a dwelling by a resident owner or lessee thereof" was discussed.

Chairman Caramore will meet with Village Code Enforcement Officer Michael Salvatore to get clarification on the classification and questions number 1 and 2.

Based upon the paperwork submitted at the July 25, 2016 meeting by K & P Real Properties, it was determined that four (4) off-street parking spaces will be required as stated in Village Law 115-50 (f) "One (1) off-street parking space shall be provided for each rented sleeping room" .

The public hearing was closed at 5:23 P.M. and the application was tabled until the applicant presents a site plan. It was agreed that a second public hearing will have to be scheduled at a later date.

There was a discussion on AIR BNB's of which the Village now has several of. The Planning Board will send a letter to the Village Board of Trustees recommending that the zoning of Bed-and-Breakfasts be amended to include AIR BNBs and vacation rentals. Shelley Johnson will put together some information to present to the Village Board.

Shelley Johnson also informed the Planning Board that there will be a Stream Education Series, training sessions will begin in September and continue into November. Additional information will be available in the near future. Planning Board members that attend will receive two (2) training credits which in addition to the two (2) that are received for Ms. Johnson's attendance at their meetings will make the total four (4) necessary annual training credits.

It was agreed that Village Code Enforcement Officer Michael Salvatore should be asked to attend the September Planning Board Meeting.

It was also agreed that a letter of support be sent to the Village Board of Trustees regarding the rezoning of the Russell Bass property from Industrial to General Business.

The meeting was adjourned at 5:45 P.M.

Respectfully submitted by:

Phyllis Falsetta, Village Clerk/Treasurer