

PUBLIC HEARING/PLANNING BOARD MEETING
MONDAY, NOVEMBER 23, 2015 4:30 PM, HANCOCK VILLAGE HALL,
85 EAST FRONT STREET, HANCOCK, NEW YORK

The Public Hearing was called to order at 4:30 P.M. by Chairman Brenda Rood.

The purpose of the Public Hearing was to consider a Special Permit submitted by Laura and Robert McManus at the October 26, 2015 meeting to allow a home occupation at 422 East Front Street.

Harold Morgan was present and questioned the parking at 422 East Front Street/McManus. Mr. Morgan cited section 115-41 paragraph C of the Village Code Book which refers to parking at a home occupation; "Off-street parking shall be provided for all clients, customer or patients in the side or rear yard". The property currently has three parking spaces at the front of the building which the McManus' hoped to utilize as the studio/gallery will be located at the front of the building. Mr. Morgan suggested that the McManus' apply to the Zoning Board of Appeals for an area variance to allow for parking in the spaces at the front of the building.

There was no further comment from the floor.

The Public Hearing was closed at 4:55 P.M.

The meeting was called to order at 4:55 P.M by Chairman Brenda Rood. Roll call was taken by Clerk/Treasurer Falsetta.

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

ALSO PRESENT: Phyllis Falsetta, Village Clerk-Treasurer

Minutes from the October 26, 2015 meeting were read.

A MOTION was made by Kevin Caramore, seconded by Sarah Johnson, voted and carried to approve the October 26, 2015 minutes.

It was agreed that the McManus' should apply for an area variance from the Zoning Board of Appeals to use the parking spaces at the front of the building. The application to apply to for an area variance was given to the McManus' to compete and submit.

After a brief discussion it was agreed to table the McManus' Special Permit Application until the next meeting which will be after the ZBA area variance public hearing.

A MOTION was made by Brenda Rood, seconded by Sarah Johnson, voted and carried to schedule a public hearing on Monday, November 23, 2015 at 4:30 P.M. to consider the McManus 'site plan to operate home occupation at 422 East Front Street, tax map no. 429.18-2-16. Notice of Public Hearing will run for two (2) weeks in Hancock Herald.

The Clerk will email the completed paperwork to Shelley Johnson for submittal to the County Planning Department for a 239N review.

The meeting was adjourned at 5:30 P.M.

Respectfully submitted by:

Phyllis Falsetta, Village Clerk/Treasurer