

PUBLIC HEARING OF THE HANCOCK ZONING BOARD OF APPEALS  
TO HEAR APPLICATION OF KUEHN MANUFACTURING/K-TOOLING FOR A USE VARIANCE  
THURSDAY, APRIL 21, 2016 AT 2:00 P.M., HANCOCK VILLAGE HALL,  
85 EAST FRONT STREET, HANCOCK, NEW YORK

The Public Hearing was called to order at 2:00 PM by Chairman Harold Morgan. Roll call was taken and the Notice of Public Hearing was read by Clerk/Treasurer Falsetta.

Present: Chairman Harold Morgan  
James Picozzi  
Edward White

Also Present: Phyllis Falsetta, Village Clerk/Treasurer  
Nathan VanWhy, Attorney for Village of Hancock  
See attached sign in sheet

Chairman Morgan introduced the members of the Zoning Board of Appeals and read the purpose and responsibilities of said Board.

The application for a Use Variance was submitted requesting a permit for use, a certificate for continuation of a nonconforming use. The type of appeal is for a use variance. The Kuehns are seeking a use variance with respect to the 800 square foot addition that was constructed in 2001 pursuant to a building permit that was issued by the Village of Hancock Code Enforcement Officer.

Attorney Alan Pope and Perry Kuehn presented to the Board information regarding the history of Kuehn Manufacturing and financial documents which were explained by both Mr. Kuehn and Attorney Pope. Mr. Kuehn pointed out that the 800 square foot building has been used for numerous years as part of their manufacturing business. It was stressed that the property cannot yield a reasonable return if the 800 square foot building cannot be used as part of their manufacturing facility. Mr. Kuehn stated that the cost to relocate to another facility or shutting down the 800 square foot building would cause financial hardship. Mr. Kuehn introduced Christopher DuBois, a local contractor/builder of Woodland Creek Properties who presented an estimate for converting the property to a seven unit apartment .

During the public comment session of the hearing Mr. Joseph Nemeth and his Attorney Michael Sussman addressed the Board. Attorney Sussman pointed out that neither he nor his client had received a copy of the financial documents as he had requested prior to the hearing. Attorney Pope will forward a copy of said documents to Attorney Sussman within the next few days.

Valerie Garcia addressed the Board with her concerns that the manufacturing business has changed since she purchased her home next door to Kuehn Manufacturing-K-Tooling. At the time she purchased her property Kuehn Manufacturing was manufacturing light fixtures.

Mr. William Willis of the Delaware County Economic Development Committee addressed the Board on behalf of Kuehn Manufacturing.

There was no further comment or questions from the floor.

It was agreed to adjourn and schedule a continuance of the public hearing sometime in May 2016. Clerk Falsetta will contact the interested parties when the date is established.

The public hearing was closed at 4:10 P.M.

Respectfully Submitted by:

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Phyllis Falsetta - Clerk/Treasurer