

VILLAGE OF HANCOCK PLANNING BOARD MEETING
THURSDAY, AUGUST 17, 2023
85 EAST FRONT STREET, HANCOCK, NEW YORK

The Planning Board Meeting was called to order at 5:00 PM by Chairman Kelia Dufton. Roll call was taken by Clerk/Treasurer Falsetta

PRESENT: Chairman Kelia Dufton
Officer Charles Berry
Officer Linda Kulikowski
Officer Sarah Johnson
Officer Kim Scoville

ALSO PRESENT: Phyllis Falsetta, Village Clerk/Treasurer, Shelley Johnson

A MOTION was made by Officer Kulikowski, seconded by Officer Scoville voted and carried to approve the minutes of the June 15, 2023 meeting as presented.

The Village of Hancock Board of Trustees requested a recommendation from the Planning Board on the proposed rezoning of a section of West Main and West Front Streets.

Several factors were considered. Rezoning was opposed because there is available space in the existing downtown and general business areas. Rezoning poses several safety issues including parking, small lot sizes and adjacent businesses.

In lieu of rezoning the Planning Board recommends changing the definition and criteria for home occupations to allow the homeowners to grow businesses on their existing properties. For example: allowing for small retail takeout food eateries (takeout only) or other like uses. Home occupations should require off street parking, a site plan review and special permit. That will allow the Planning Board to review each project on its own merits and apply criteria and specifications based on the proposed use.

A MOTION was made by Chairman Dufton, seconded by Officer Kulikowski, voted and carried to recommend to the Village Board of Trustees that in lieu of rezoning sections of West Main and Front Streets that modification of the definition and criteria for home occupations be made.

The meeting was adjourned at 6:00 PM

Respectfully Submitted,

Phyllis Falsetta, Clerk/Treasurer