

VILLAGE OF HANCOCK PLANNING BOARD MEETING  
THURSDAY, March 21, 2024  
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 - Absent  
Officer Sarah Johnson - Absent  
Officer Kim Scoville

ALSO PRESENT: Phyllis Falsetta, Village Clerk/Treasurer, Shelley Johnson, Kim & Patrick Simmons and Anna Torres

**A MOTION** was made by Officer Berry, seconded by Officer Scoville voted and carried to approve the minutes of the December 21, 2023 meeting as presented.

Kim and Patrick Simmons of the Bat Factory located at 593 West Main Street were in attendance to request an amendment to the original site plan review that was approved at the July 15, 2021 meeting. The request is to move the car wash from the east side of the property to the west side. The installation of a grease separator was discussed and Mr. Simmons agreed to contact WWTP Chief Operator Wormuth. According to the Simmons', other than the placement of the car wash, no other changes would be made.

**A MOTION** was made by Officer Berry, seconded by Chairman Mason, voted and carried to approve the site plan amendment of the Old Bat Factory car wash located at 593 West Main Street, as requested.

Anna Torres recently purchased 50 West Main Street. The property is zoned Down Town Business therefore; Ms. Torres is required to submit a site plan review application which includes a SEQR review. The next County Planning Board Meeting will be on April 3, 2024 at which time Ms. Johnson can submit the plans to the county for a 239N review. Providing everything is in place, the site plan can be reviewed at the April 18, 2024 Village Planning Board Meeting.

The meeting was adjourned at 5:50 PM.

Respectfully Submitted,

Phyllis Falsetta, Clerk/Treasurer