

PLANNING PUBLIC HEARING & BOARD MEETING
MONDAY, MARCH 26, 2018 4:30 PM, HANCOCK VILLAGE HALL,
85 EAST FRONT STREET, HANCOCK, NEW YORK

The Public Hearing to consider a Special Permit for the Bass Project at 593 West Main Street was called to order at 4:35 P.M. by Chairman Kevin Caramore.

Roll call was taken by Clerk/Treasurer Falsetta.

PRESENT: Chairman Kevin Caramore
Officer Brenda Rood
Officer Sarah Johnson
Officer Lisa Johnston
Officer Linda Kulikowski

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

Michael Argiros owner of the Upper Delaware Inn addressed the Board with concerns about the location of the gas pumps and the possibility of trucks idling next to the motel. Mr. Argiros requested that Mr. Bass consider moving the location of the gas pumps to the other side of the property.

Eugene Cramer, manager of the Upper Delaware Inn complained that trucks currently park on the lot at 593 West Main Street and has received complaints from guests about the odor and noise. He too requested that Mr. Bass consider moving the location of the gas pumps to the other side of the property.

JoAnn Drumm owner of 610 West Main Street informed the Board that she has lived across from the Bass property for thirty five years. Mrs. Drumm's concern is the effect on the value of her property due to the Bass project. She was told by a realtor that the value of her property will be cut in half as a result of the project. Mrs. Drumm is also concerned for the small children in the neighborhood, the water pressure from the car washes and the lighting, noise and fumes that a gas station would create. She also stated that her fire insurance would increase due to being surrounded by three gas stations. After the losses from the 2006 flood, water run off is her largest concern.

Nancy Furdock of the Hancock Partners expressed concern regarding the overall effect on the Village's identity. Eugene Cramer expressed his concern as well and is opposed to another gas station being added.

The public hearing was closed at 4:45 p.m.

The Planning Board Meeting was called to order at 4:45 p.m. by Chairman Kevin Caramore.

A MOTION was made by Linda Kulikowski, seconded by Brenda Rood, voted and carried to approve the minutes of the February 26, 2018 Planning Board Meeting.

Requests for 236-N reviews for the Dollar General and the Bass projects had been submitted to the Delaware County Planning Board. As the March Planning Board meeting was cancelled due to weather conditions, no action was taken.

A MOTION was made by Brenda Rood, seconded by Lisa Johnston, voted and carried to approve the site plan for Dollar General that had been presented at the February 26, 2018 meeting.

Russell Bass was asked if it was possible to move the gas pumps to the other side of the property as was requested at the public hearing. Mr. Bass said it was not possible due to the lay of the land. It was agreed that the water pressure issue should be addressed by the Village Water Department.

The environmental study that Mr. Bass presented as requested was discussed and it was agreed that the results of the study were not an issue for the Planning Board.

Mr. Bass has spoken with the NYS DOT regarding traffic patterns on the section of West Main Street that would be affected by his proposed project and was advised that it is a non-issue.

The Board prepared a SEQR Part II.

A MOTION was made by Brenda Rood, seconded by Linda Kulikowski voted and carried to declare a negative declaration on the Bass project.

A MOTION was made by Lisa Johnston, seconded by Linda Kulikowski to approve the Bass request for a Special Permit to open a gas station with a convenience store and a two bay car wash (one manual bay and one automated bay) with the conditions that no overnite parking and no idling signs be posted on the property.

The meeting was adjourned at 5:25 p.m.

Respectfully submitted by:

Phyllis Falsetta, Village Clerk/Treasurer