

PLANNING BOARD MEETING
MONDAY, FEBRUARY 26, 2018 4:35 PM, HANCOCK VILLAGE HALL,
85 EAST FRONT STREET, HANCOCK, NEW YORK

The Planning Board Meeting was called to order at 4:34 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-Bennett, Delaware County Planning Board Rep.
 Peter Hathaway, Village Code Enforcer
 Dawn Gotthardt, Village Trustee/Planning Committee Member

A MOTION was made by Brenda Rood, seconded by Linda Kulikowski, voted and carried to approve the minutes of the September 25, 2017 meeting.

The planned remodeling of McDonald's was discussed. There will be no change to the footprint of the building.

Diana Hyché and Peter Moreau of the Broadway Group submitted a site plan review for the property located at 550 West Main Street (former site of the Family Restaurant) for the building of a Dollar General retail store. The hours of operation will be 7 A.M. to 10 P.M. with the 2 outdoor lights going off one hour after closing. A tractor trailer will deliver once a week at the side of the building.

A MOTION was made by Brenda Rood, seconded by Lisa Johnston, voted and carried to waive the public hearing for the proposed Dollar General Site Plan as it is an allowed use.

A MOTION was made by Lisa Johnston, seconded by Linda Kulikowski, voted and carried to refer the Dollar General project to the Delaware County Planning Board for a 239N review.

Russell Bass presented a Site Plan and Special Permit application to open a gas station with a convenience store and a car wash on the property located at 593 West Main Street (former site of Larimer & Norton). Mr. Bass plans to use the existing building with no changes to the current footprint. The hours of operation will be 5 A.M. to 10 or 11 P.M. with lighting shutting down upon closing. The car wash will be two bays, 1 manual and 1 automated. As a special use permit must be granted a public hearing must be scheduled.

A MOTION was made by Lisa Johnston, seconded by Brenda Rood, voted and carried to schedule a public hearing for consideration of a Special Use Permit for Mr. Bass on March 26, 2018 at 4:30 P.M.

A MOTION was made by Lisa Johnston, seconded by Sara Johnson, voted and carried to refer the Bass project to the Delaware County Planning Board for a 239N review.

A MOTION was made to declare a negative declaration on SPR0118/550 West Main Street/Dollar General.

The meeting was adjourned at 6:15 P.M.

Respectfully submitted by:

Phyllis Falsetta, Village Clerk/Treasurer