

PLANNING BOARD MEETING
MONDAY, JANUARY 28, 2019 4:30 PM, HANCOCK VILLAGE HALL,
85 EAST FRONT STREET, HANCOCK, NEW YORK

The Planning Board Meeting was called to order at 4:40 P.M. by Chairman Kevin Caramore.

Roll call was taken by Clerk/Treasurer Falsetta.

PRESENT: Chairman Kevin Caramore
 Officer Brenda Rood
 Officer Sarah Johnson - Excused
 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
 James Serio, Realtor

A MOTION was made by Linda Kulikowski, seconded by Lisa Johnston, voted and carried to approve the minutes of the March 26, 2018 meeting as presented.

James Serio presented the Board with questions regarding the zoning of 423 West Main Street. He currently has a potential buyer for said property but is investigating the conversion of the existing structure to a 3-4 family dwelling. According to Local Law #2 of 1998, the property was rezoned to General Business and a 3-4 family dwelling is an allowed use with a special permit. Ms. Johnson explained to Mr. Serio that a SEQR as well as a 239N Review must be completed and submitted to the County Planning Board for review prior to the granting of a special permit. This process can be done by the present owner. Mr. Serio was given a site plan review checklist to use as a guide.

Mr. Serio also has a potential customer that is seeking property on which to build a 20'x20' to a30'x30' utility station. Both R1 and R2 allow for a utility station with a special permit. This project will require a completed SEQR and 239N Review by the County Planning Board prior to the granting of a special permit.

Future training sessions were discussed. It was agreed that Ms. Johnson will provide training at the next Planning Board meeting that has an empty agenda. Both the Zoning Board of Appeals and the Code Enforcement Officer will be invited to the trainings.

The meeting was adjourned at 5:40 P.M.

Respectfully submitted by:

Phyllis Falsetta, Village Clerk/Treasurer