

PUBLIC HEARING AND MEETING OF THE HANCOCK ZONING BOARD OF APPEALS  
TUESDAY, MAY 17, 2017 AT 4:30 P.M., HANCOCK VILLAGE HALL,  
85 EAST FRONT STREET, HANCOCK, NEW YORK

The public hearing was called to order by James Picozzi at 4:35 P.M.

There was no comment from the floor. The public hearing was closed at 4:37 P.M.

The Meeting was called to order at 4:37 P.M. by James Picozzi. Roll call was taken by Clerk/Treasurer Phyllis Falsetta

Present: James Picozzi  
Edward White  
Patricia Morgan-Rosas - Excused

Also Present: Phyllis Falsetta, Clerk/Treasurer  
Chris Gross, Representing Gerald Mackin

**A MOTION** was made by James Picozzi, seconded by Edward White, voted and carried to resolve the following:

**WHEREAS**, the Zoning Board of Appeals of the Village of Hancock has received an application from Gerald & Maureen Mackin for a variance of Section(s) 115-57 c (3) of the Zoning Law of the Village of Hancock to permit an area variance; and

**WHEREAS**, in connection with such application, the Zoning Board has received and reviewed an application (and Environmental Assessment Form), held a public hearing and received comments thereat; and

**WHEREAS**, after review, the Zoning Board has weighed the effects of the requested variance on the health, safety, and welfare of the neighborhood and community, and made the following findings.

- A. The requested variance will not create an undesirable change in the character of the neighborhood or detriment to nearby properties in that: There will be no change to the neighborhood.
- B. The benefits sought by the applicant can be achieved by some other feasible method because: See below conditions.
- C. The requested variance is not substantial in that: See below conditions
- D. The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because:
- E. The alleged difficulty was self created because: building a breeze way between two (2) buildings

**NOW, THEREFORE, BE IT RESOLVED** that the application of Gerald & Maureen Mackin for approval of a variance of Section 115-57 c (3) of the Zoning Law of the Village of Hancock, NY is hereby granted for the reasons stated above, subject to the following conditions: See attached conditions.

The question of the foregoing resolution was duly put to a vote as follows:

	Yes	No
James M. Picozzi	<u>  X  </u>	_____
Edward White	<u>  X  </u>	_____
Patricia Morgan Rosas	_____	_____ Absent

Gerald & Maureen Mackin's request for an area variance can be passed with the following conditions:  
A fire wall splitting 58 LaBarre Street from 51 Dillon Street.

Note: Gerald Mackin is in agreement to do this.

**CONDITIONS:** Mr. Mackin has to follow all building code regulations. This will be regulated and overseen by the Village Code Enforcement Officer; who will determine that this area variance has been completed with a letter to the ZBA case file, the ZBA Chairman and the applicant.

The meeting was adjourned at 4:45 P.M.

Respectfully Submitted by:

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Phyllis Falsetta, Clerk/Treasurer