

Town Of Phelps Planning Board Meeting

Date: Thu, Mar 28, 2013, 7:00 PM - 8:00 PM

Location: Town Courthouse and Meeting Facility

Minute Taker:

Attendees: Dan Hurdle, Steve McCarrick, Collette Barnard, Kenny Sontheim

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| 1 | | CALL TO ORDER | <p>Ms. Barnard, Acting Chairperson, called the Town of Phelps Planning Board Meeting to order at 7:00 p.m.</p> <p>The Pledge of Allegiance was said by all.</p> <p>Introductions were made.</p> | | |
| 2 | | MINUTES | <p>Review and approval of the February 28, 2013 meeting minutes. Mr. Hurdle made motion to accept the minutes. Mr. McCarrick seconded the motion. The motion carried unanimously.</p> | | |
| 3 | | SITE PLAN REVIEW: Wilson Farms/7-Eleven | <p>Address: 1735 State Route 14</p> <p>Site map was reviewed. All questions from past reviews have been addressed/answered to the board's satisfaction.</p> <p>Mr. Sontheim moved to approve the site plan along with the lighting plan submitted. The site plan dated March 28, 2013 will be the final site plan.</p> <p>Mr. Hurdle seconded the motion and the motion carried unanimously.</p> | | |
| 4 | | SUBDIVISION APPLICATION: SD-3-5-13 | <p>Wayne Combs 2673 Thompson Rd. Clifton Springs, NY 14432</p> <p>Subdivide 14.4. acre parcel into two lots. Lot 1 (11.843 acres) vacant land to be retained and Lot 2 (2.562 acres) house #710 Smith Rd to be conveyed.</p> <p>Jeremy Years was present to discuss (Years Boundary-surveyors). He explained the site plan.</p> <p>Mr. Sontheim asked if there were any improvements planned on the vacant, bigger lot. The answer was no.</p> <p>7:07 p.m. the public hearing was opened. A definition for "retained" was asked for. It was defined. 7:08 p.m. the public hearing was closed.</p> <p>Mr. Hurdle made a motion to accept the application as stated above as it is a simple subdivision that meets the requirements set forth in chapter 123 of the Town of Phelps zoning and subdivision codes. He moved to declare it a SEQR Type II action as per # (17) and (26): (17) mapping of existing roads, streets, highways,</p> | | |

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| | | | <p>natural resources, land uses and ownership patterns, and (26) license, lease and permit renewals, or transfers of ownership thereof, where there will not be material change in permit conditions or the scope of permitted activities. The final site plan will be dated March 15, 2013.</p> <p>Mr. McCarrick seconded the motion and the motion carried unanimously.</p> | | |
| 5 | | SUBDIVISION APPLICATION: SD3-11-13 | <p>Joseph Dendis 52 NYS Route 318 Phelps, NY 14532</p> <p>Subdividing 19.725 acre parcel of land into a 5.126 acre parcel to be conveyed and a 14.599 acre of parcel to be reserved.</p> <p>Mr. Timothy Voellinger, John A. Greene Associates, was present to discuss application. He explained the Town's desire to take the part being conveyed and use as a walking trail. The Town/Village lines were determined. The Town wants to clean it up for a walking trail and possibly add some benches for sitting by the outlet.</p> <p>This application was reviewed at the Village Planning Board meeting dated March 27, 2013. The application was tabled in order to get some questions answered. Some concerns by the village were traffic and parking. Ms. Barnard made it clear that the Town Planning can only act on a portion of this site plan. Mr. Hurdle asked what the benefit was to the Town by adding this walking trail. The width of the trail was discussed. Supervisor Teed said it would be "mowing" width. Mr. Sontheim asked how the town determined the size of the parcel. Supervisor Teed answered stated that Mr. Dendis wanted to retain the field as is, so the Town bought what wouldn't affect that. Supervisor Teed explained what would get "cleaned up" as far as landscaping was concerned. He assured the Board that no big trees would be removed. Ms. Barnard asked if the order of approvals (Village/Town Planning) was an issue at this point. It was not a concern.</p> <p>Public hearing opened at 7:23 p.m. A question of the address listed in the paper was asked by Kara Simmons. It was explained the address was the applicant's correct address. Ms. Simmons also questioned the need for this walking trail. She asked if this property was gifted or purchased. Mr. Teed said it will be purchased however the cost was not allowed to be disclosed at this point. Ms. Simmons also worried about possible hazards to walkers if Mr. Dendis still plans to farm the field. Ms. Simmons came forward and reviewed the site map that was provided. She asked if there was a fee for this application. It was \$30.00 and it was paid. She asked if Mr. Dendis had paid for it. Mr. Clark said he wasn't sure who paid for the application as he was on vacation when it was paid.</p> <p>Public hearing was closed at 7: 30 p.m.</p> <p>Mr. Sontheim expressed concerns about vegetation that will be lost in creating the trail. He feels the Town should be more concerned about</p> | | |

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| | | | <p>this. Mr. Sontheim felt that the vegetation by the outlet should be retained. He hoped that the path might be moved slightly to not affect the vegetation there. Mr. Sontheim felt it would cause a problem in approving the subdivision at this point with the current site map. Ms. Barnard understood the concerns but was not aware of anything that was legally stopping them from approving this subdivision. Mr. Sontheim would like to see how the trail would fit and still leave the vegetation/habitat.</p> <p>Requests from the Town Planning Board: 1) How wide will the trail will be? 2) What vegetation will be removed?</p> <p>In the Phelps Town code book, 123-7(12308-09) was reviewed. Mr. Clark felt that asking for a preliminary plan was appropriate.</p> <p>Supervisor Teed asked if the property had been walked. Mr. Sontheim has walked part of this. He is very concerned about the degradation of the habit that this could cause. Mr. Teed restated that it would just be some cleanup; nothing of value is going to be taken out.</p> <p>Mr. Teed felt it was just a simple subdivision and wasn't sure why the issue of "what" they are doing is an issue. Mr. Hurdle felt that the impact would be minimal and the habitat would come back.</p> <p>Mr. McCarrick made a motion to table the discussion for a month so the environmental concerns expressed could be addressed. The applicant will informally stake the property to provide a better visual concept of the project for the board. Also the Town Planning Board would like to see what the Village Planning Board decides. Mr. Hurdle and Ms. Barnard are happy with what has been presented. Mr. McCarrick and Mr. Sontheim would like to see further information. Mr. Hurdle seconded the motion and the motion carried.</p> | | |
| 6 | | PUBLIC COMMENT | <p>John Oaks was present to ask about the problems with Paradise Speedway and the possible subdivision. Mr. Clark informed him that the subdivision was never filed and has been retracted. Mr. Palone has taken the parcel back from Mr. Dendis.</p> <p>Mr. Scott, Village Planning board member was present and asked about the status of the Family Dollar project. It was explained that the Town Zoning Board asked for one month for legal review.</p> | | |
| 7 | | LANDSCAPING REVIEW | <p>Ms. Barnard asked the status of the Landscaping legislation. Mr. Sontheim received an email from Mr. Graf in regards to this information. There has been some revisions. Mr. Sontheim will review the correspondence and this can be a discussion topic at next month's meeting.</p> | | |
| 8 | | ADJOURN | <p>Mr. Sontheim made a motion to adjourn the meeting. Mr. McCarrick seconded the motion. The motion carried unanimously. The meeting was adjourned at 8:05 p.m. The next meeting is scheduled for April 25, 2013.</p> | | |

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| 9 | | Final: May 13, 2013 | Draft updates April 22, 2013 Draft minutes April 14, 2013 | | |