

Town Planning Board

Date: Thu, Jun 27, 2013, 7:00 PM - 8:05 PM

Location:

Minute Taker: Collette Barnard

Attendees: Collette Barnard, Dan Hurdle, Ed Clark, Kenny Sontheim, Ron Allen, Steve McCarrick

No.	Tag	Title	Remark	Responsible	Due
1		CALL TO ORDER	<p>Chairman Ron Allen called the meeting of the Planning Board to order at 7:00 pm at the Phelps Town Courthouse.</p> <p>The Pledge of Allegiance was said by all.</p> <p>Introductions were made.</p>		
2		MINUTES	<p>The minutes from the May 23, 2013 meeting were considered. Mr. Sontheim made a motion to accept the minutes. Ms. Barnard seconded. The motion carried unanimously with Mr. Hurdle abstaining as he was not present at the May 23rd meeting.</p>		
3		SUBDIVISION APPLICATION: 6-713	<p>Subdivision Application #6-713 for Earling E. and Irene Ridley, 558 Vienna Road, Phelps. Applicants are the owners of both parcels of land (tax map #23.00-2-51.11 and 23.00-2-52). A 5.310 acre parcel will be conveyed from parcel 1 and combined with parcel 2. A 0.717 acre parcel will be conveyed from parcel 2 and combined with parcel 1.</p> <p>Applicants want to keep the house and combine the rest of the parcel with the farm parcel. Everything east of the road will go with the farm parcel. The well is located on the strip of land in parcel 2 that will be combined with parcel 1.</p> <p>Public hearing was opened at 7:02 p.m. Public hearing was closed at 7:03 p.m.</p> <p>Mr. Sontheim made a motion to approve application #6-713 for Earling E. and Irene Ridley, 558 Vienna Road, Phelps, New York. A 5.310 acre parcel will be conveyed from parcel 1 and combined with parcel 2. A 0.717 acre parcel will be conveyed from parcel 2 and combined with parcel 1 per the map presented tonight dated June 6, 2013. The applicant will indicate the leach field on the map before presenting it to the Chairman of the Planning Board for a signature.</p> <p>This 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 mapping of existing roads, streets, highways, 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.</p> <p>Mr. McCarrick seconded the motion. The motion was carried unanimously.</p>		

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4		SUBDIVISION APPLICATION: 6-611	<p>Subdivision Application #6-611 for Mark Falkey, 2906 County Road 13, Clifton Springs, New York. Subdivide lot 1 (1985 State Rte. 96) with existing house and garage containing 0.918 acres from parent parcel owned by the applicant. The remaining lands of the parent parcel will contain approx. 63 acres.</p> <p>Dave Clark appeared before the Board. The applicant will convey the house to his daughter. His plan is to build a house on the remaining lot which will remain farmland.</p> <p>Public Hearing opened: 7:08 pm Public Hearing closed: 7:09 pm</p> <p>Mr. Sontheim made a motion to approve application #6-611 for Mark Falkey, 2906 County Road 13, Clifton Springs, New York. Subdivide lot 1 (1985 State Rte. 96) with existing house and garage containing 0.918 acres from parent parcel owned by the applicant. The remaining lands of the parent parcel will contain ~63 acres.</p> <p>This 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 mapping of existing roads, streets, highways, 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.</p> <p>Mr. Hurdle seconded the motion. The motion was carried unanimously.</p>		
5		SITE PLAN REVIEW: SP6-113	<p>Site Plan Review #SP 6-113 for Phelps Sungas, Inc., 224 Cross Road, Geneva, New York. Permit for installation of refined fuel storage.</p> <p>Ron Nieskes appeared before the Board. Phelps Sungas will be storing diesel and fuel oil which will be shipped in by rail. The product will get trucked out to customers from that location. Mr. Nieskes does not believe the company will ever provide gasoline. Phelps Sungas is looking for approval for two 20,000 gallon vertical tanks now but they will want to install a total of six tanks in the future. All building code requirements will be met as well as any NYS DEC recommendations and requirements. NYS DEC has strict standards regarding fuel tanks and Phelps Sungas will follow any recommendations.</p> <p>One section of the fence will be removed during construction but will be replaced when construction is complete. The NYS DEC will inspect the project as it proceeds. There is a light pole just before you enter the gate which is a dawn to dusk light. The area will be fenced for security and security cameras are in place. There will be no pick-ups or deliveries after hours and therefore no need for additional lighting.</p> <p>Mr. Hurdle made a motion to approve application #SP 6-113 of Phelps Sungas, Inc. for Site Plan Review for the installation of refined fuel storage. This application meets the qualifications required for a site plan listed in Chapter 115 of the Code Book of the Town of Phelps (specifically traffic, parking, paving and drainage, arrangement of buildings and landscaping) and it also meets the qualifications required for Exterior Lighting as listed in Chapter 92.</p>		

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			<p>He further moved to declare this an Unlisted Action under SEQR having relatively little negative impact on the environment. He moved to accept Part I of the environmental impact statement as submitted by the application and Part II as completed by the Planning Board. The plan submitted tonight being the Site Plan Survey dated 5/7/13 and Proposed Petroleum Storage for Phelps Sungas dated 5/27/2013 will be the final plans.</p> <p>Ms. Barnard seconded the motion and the application for unanimously approved.</p>		
6		SITE PLAN REVIEW: 6-1313	<p>Site Plan Review application #6-1313 for AT & T, 459 Fisher Road, Phelps, New York to add one microwave dish at the 184' level and three antennas to their existing array at 165' on the existing 195' self support tower. The equipment and upgrades will not increase the height of the tower nor will they expand the premises by any means.</p> <p>Mr. Hurdle made a motion to approve application #6-1313 for AT & T project located at 459 Fisher Road, Phelps, New York to add one microwave dish at the 184' level and three antennas to their existing array at 165' on the existing 195' self-support tower. The equipment and upgrades will not increase the height of the tower nor will they expand the premises by any means. The application meets the qualifications required for a site plan listed in Chapter 115 of the Code Book of the Town of Phelps (specifically traffic, parking, paving and drainage, arrangement of buildings and landscaping) and it also meets the qualifications required for Exterior Lighting as listed in Chapter 92.</p> <p>He further moved to declare this an Unlisted Action under SEQR having relatively little negative impact on the environment. He moved to accept Part I of the environmental impact statement as submitted by the application and Part II as completed by the Planning Board. The plans submitted tonight dated 2/28/13 will be the final plans.</p> <p>Ms. Barnard seconded the motion and the application for unanimously approved.</p>		
7		OTHER BUSINESS	<p>The Board discussed the proposed Landscaping Legislation in light of the Town Board comments received on June 24th, 2013. The following modifications were made:</p> <p>Page 3, Section 93-6. Applicable Standards and Guidelines In the application of this section.....following standards and guidelines:</p> <p>93-6 B. The Town's Site Plan Review provides...is properly landscaped...". As a guideline at least one canopy.....</p> <p>Page 5 L. Remove "In cases where such reservation would impose an undue hardship on the development potential of a site.</p> <p>Page 6, Landscaping Example in a C-1 Zone, Recommended Minimum of Plant Materials:</p> <p>Ms. Barnard made a motion to recommend approval of the Landscaping Legislation to the Town Board with the above</p>		

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			modifications. Mr. Hurdle seconded and the Board unanimously approved.		
8		ADJOURN	On motion, the meeting was adjourned at 8:05 pm.		
9		Draft Minutes: July 24, 2013	Final Minutes Approved July 25, 2013		