

May 11, 2010

Village of Phelps Planning Board Meeting held at the Phelps Community Center; 8 Banta St., Village Meeting Room; Phelps, New York.

Present: Chairman: Randy Scott Board member: Ty Allen
Board member: Bob Springer Board member: Mike Blair

Also present: Deputy Clerk/Treasurer Jill Seifert and Code Enforcement Officer Brad Dutcher.

Chairman Scott opened the meeting at 7:00 p.m.

Approval of April 28, 2010 meeting minutes: Ty motioned to approve the minutes as presented, Mike second. Unanimously approved.

Village Code/Development Regulations Workshop:

Reviewed Schedule of Regulations in each district, looking at permitted uses specifically; changes made in actual documents, attached. Dimensional criteria in R-1 and R-2 districts also addressed within said documents.

Board questioned if **restaurants** are covered under “service use” in C-1 and C-2 districts. If not we need to add them as permitted uses.

The Board would like **funeral home** to be added to R-2 as a special use.

The Board questioned how to get possible new buildings downtown to conform/mimic old row house type buildings with the proposed front setbacks, C-2 district. Ty used the apartment building at 74 Main as an example. What if someone tore that building down and wanted to continue the adjacent block at 76-88 Main, we would want the store front to be even with the existing buildings.

Will discuss a third R district at the May 24th workshop.

Jill to go thru minutes and memos for further information and continue excel sheet identifying properties to recommend for rezoning.

Brad briefly discussed possible upcoming review application for 3 Church Street.

Next Meeting: Workshop Monday May 24, Room 410 at 7:00 p.m.

Bob motioned for adjournment of the meeting; Mike seconded; meeting adjourned at 8:55 p.m.

Respectfully submitted,

Jill K. Seifert
Deputy Village Clerk/Treasurer