

August 31, 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: Bob Springer

Absent: Board member: Ty Allen Board member: Mike Blair

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

Due to lack of a quorum of the Board; the meeting was held as a workshop only; with no decisions made.

Workshop started at 7:00 p.m.

Village Code/Development Regulations Workshop:

Ron presented the **draft** rezoning map that Randy, Ron and Jill worked on 08/19/10.

It should be emphasized that the **draft** map is a possible solution in bringing the majority of the Village parcels into conformity size wise. Another zone was needed in order to facilitate this change. R-1 would remain to accommodate larger parcels, lot sizes of 20,000 sq. ft. and would be renamed R-1-20. R-1-12 would be the additional zone to accommodate lots at 12,000 sq. ft.; this is strictly a size to start with due to the lot sizes identified on the "work map". R-2 would remain at 7,000 sq. ft. C-1, C-2, B-O and M-1 will remain with some properties adjusted to better reflect their neighborhood or current use. Attached please find a listing of specific properties that the Planning Board addressed, this is not an all inclusive list.

Brad voiced his concern that the Commercial districts are being decreased, to more accurately fit actual residences or surrounded by residences. In response to Brad's statement that there are no other areas in the Village for commercial ventures; Ron suggested that there are other areas in the Village that could be zoned commercial if that was something we wanted to encourage; he mentioned the section of Main from Flint Creek west to William and then back south to the creek, the majority of this is already zoned commercial, if someone was to buy up the residences currently there it would be a sensible use of the area. In addition, the east side of South Newark Street near Phelps Cement could be zoned commercial.

Ron requests that Planning Board Members Ty Allen and Mike Blair along with Mayor Cheney and the Board of Trustees review the **draft** map to see what they think; compare the lot sizes on the "work map" to what is being suggested on the **draft** map for possible further areas of change.

The next steps:

1. Once Ron has input, including the Village Board's, from the **draft** map he will polish the existing regulations including adding the R-1-12 zone, if that is the decision that is made.
2. This proposal will be sent to Jeff Graff.
3. An environmental review of all properties with proposed changes; every parcel that has a change in designation must be addressed and identified.
4. Information meeting held by the Planning Board or the Village Board for the public's input.
5. Public Hearing.
6. Proposal to County Planning.

Next Meeting: Workshop scheduled for Tuesday, September 21st, 2010; Village Meeting Room at 7:00 p.m.

Workshop closed at 7:50 p.m.

Respectfully submitted,

Jill K. Seifert
Deputy Village Clerk/Treasurer