

April 18, 2011 Village of Phelps Zoning Board of Appeals Public Hearing

Village of Phelps Zoning Board of Appeals Members:

Present: Pat Hemminger, Chair  
Denise Schlossnagle Dennis King  
Absent: Ron Grube

Also present: Deputy Clerk/Treasurer: Jill Seifert, Deputy Clerk/Treasurer: Melissa Westfall, David Clark of Clark Surveyors.

Public: Mickey Lapresi, Charlie Aikens, Wendy Tierson and John Holbrook.

Chairperson Hemminger opened meeting at 7:15 p.m.

**ZBA 01-11 J & D Properties of Phelps, LLC – 114 Main Street:**

Dave Clark presented the proposal on behalf of his clients requesting an area/lot variance on both lots, thus creating two smaller than allowed lots (5000 sq ft) and a lot without frontage on a public street. In addition, an easement is required from Ray and Charlotte Howard allowing access across their property from Lot 1 (garage). Access would then be across the municipally owned parking lot to Exchange Street. If the variances are granted, the application would be referred to the Planning Board for minor sub-division approval.

Chairperson Hemminger opened the public hearing at 7:19 p.m.

Wendy Tierson- Which property is this? Weslors?

Dave Clark- No; 114 Main Street is a Pizza shop and Garage on one property.

Wendy Tierson- not impacting roadways around old salt shed.

Dave Clark- Not at all.

Pat – No further questions?

With no further questions/comments; Chairperson Hemminger closed the public hearing at 7:25 p.m.

Board Comments:

Denise Schlossnagle – no issues with granting an easement.

Pat – if there are no further comments, we can entertain a motion.

**Motion:** Motion by Denise to **grant** area variance to Lot 1(Garage), provided the easement from Howards is secured granting access due to the property having no frontage on a public street; Seconded by Dennis King and unanimously carried.

**Motion:** Motion by Dennis King to **grant** the area variance to Lot 2(currently Fat Boys Pizza); Seconded by Denise Schlossnagle. Motion carried unanimously.

Approval of March 21, 2011 meeting minutes: Dennis motioned to approve the minutes as presented, Denise second. Unanimously approved.

**Adjournment:** With no further business; Pat adjourned the meeting at 7:36 p.m.

Respectfully submitted,

Jill K. Seifert  
Deputy Village Clerk/Treasurer