

April 19, 2011

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

Present: Chairman: Randy Scott Board member: Ty Allen (7:00pm)
 Board member: Mike Blair
 Board member: Bob Springer

Also present: Deputy Clerk/Treasurer Jill Seifert, Deputy Clerk/Treasurer Melissa Westfall, Trustee Brian Hemminger (6:45pm), Trustee Greg DeRuyter and Ron Brand (6:45pm).

Workshop meeting opened at 6:05 p.m. by Chair Scott.

Proposed Zoning Schedules & Regulation Changes:

This workshop is to address Village Board's concerns regarding some of the proposed zoning changes that were identified during the Planning Board Meeting held on February 28, 2011. In summary, the Planning Board agrees that the R-1 district was inadvertently proposed as almost identical to the R-2 district. Ron will make the following changes to the Zoning Schedules and other applicable chapters:

- The R-1 District(s) are not to allow two-family & multiple-family dwellings as a permitted or specially permitted use.
- The R-2 District is to allow two-family & multiple-family dwelling units as a specially permitted use subject to criteria that would be based upon lot sizes and the number of dwelling units to be allowed.
- Single-Family conversions are to be removed from the R-1 District(s).
- Review and revise the definition of Single-Family Conversion by clarifying that it applies only to existing dwellings.
- Address/revise Single-Family Conversions in the R-2 District.
- Create new Zoning Schedules for the R-1-13.5 and R-1-20 Residential Districts.
- All of the various draft local laws are to be combined into one local law.

With regard to specific areas/parcels that are proposed to be rezoned:

- The Planning Board agrees with the Village Board's suggestion that properties with Main Street frontage, going east from the Historic District (Downtown) to the Village line should be rezoned R-1-20 (with no split zoning), allowing only single family homes, hoping to preserve the larger, historical homes for future generations.
- 61 Ontario Street (P&C/Davis Auction House) will remain a C-1.
- 70 Main Street (Cheney Funeral Home) will remain split zoned.
- The Planning Board disagrees with the Village Board's suggestion of leaving 251, 253, 255 Main zoned C-1; they feel these residences should be zoned residential, there is too much congestion on Main Street as it is, with issues of ingress/egress.
- The Planning Board understands the Village Board's C-1 zoning of North Newark Street's east side from Main to Mary Street; although some of these properties are currently residences this is a logical choice for further commercial development being on Route 88 etc.
- 126 Clifton Street should be rezoned residential although it borders on commercial, the rearrangement of this intersection years ago makes this the last home on a dead end street.
- The Village Board agrees with the Planning Board's recommendation to rezone the west end of Jay Street, including 11 Exchange, residential with the NYSEG substation being M-1 industrial.
- The east end of Ontario Street (near Main) should be rezoned residential, including the Town's War Memorial and the small Village Park at the Flint Creek falls.
- The Village Board and the Planning Board agree that 4 & 6 Exchange Street, 246-254 Main Street, 4 Miller Avenue should be rezoned residential.
- The split zone of 46 Ontario should be removed and rezoned completely R-1-20.

Melissa and Jill to work on a new mock up of the base zoning map showing the changes proposed.

Next Meeting: Regular monthly meeting; April 25th, 2011 at 7:00 pm.

Bob motioned for adjournment of the meeting; Mike seconded; meeting adjourned at 8:25 p.m.

Respectfully submitted,

Jill K. Seifert
Deputy Village Clerk/Treasurer