

April 25, 2011 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  
Board member: Mike Blair Board member: Ty Allen

Also present: Deputy Clerk/Treasurer Jill Seifert, Deputy Clerk/Treasurer Melissa Westfall, Dave Clark, Al DePorter, Cal & Krista Brown, Amanda Rivera, James Cardiale, Alexander Farnsworth, Dean Williamson, Kent Graham & Tom Mitchell.

Chair Scott opened the meeting at 6:57 p.m.

Approval of April 19, 2011 meeting minutes: Ty motioned to approve the minutes as presented, Bob second. Unanimously approved.

Public Hearing opened at 6:58 p.m.

### **PB 03-11 J&D Properties of Phelps, LLC; 114 Main Street**

Dave Clark presented the proposal of a minor sub-division; the owners would like to split the existing properties into two properties thus allowing the sale of Lot 1, rear (north) property. Lot 1 will be landlocked, public street access will be from Exchange Street thru the municipal parking lot and will require an easement from the adjacent property owners, Ramon & Charlotte Howard. The garage is for personal use and storage of parts for a business, no retail/business will be conducted at the site. ZBA 01-11 Application for Area Variances were granted at the Zoning Board of Appeals April 18<sup>th</sup>, 2011 meeting.

Discussion and questions followed between the Board, Dave Clark and Applicant Dean Williamson; Board has no issues with the sub-division as long as the garage is used for personal use only. No public comments.

**Motion:** Bob motions to grant the sub-division as presented; Ty seconded. All in favor – aye. Unanimously carried.

**Motion:** SEQR - Ty motions that this is an unlisted action with no significant effect thus being determined to be a Negative Declaration; Bob seconded. All in favor – aye. Unanimously carried.

### **PB 04-11 Amanda Rivera; 102 Main Street**

Amanda presented her proposal to open a subs/sandwich café; decorated in a “Historic Phelps” theme, has met with the Historical Society for guidance. Can serve up to 18 people, hoping to need to employ up to five local people, starting with two employees. Finalizing signage and lighting which will have to be approved by the Historic District Commission, referred to Ontario County Planning and ultimately returning to this Board.

Discussion and questions followed between the Board, Amanda and property owner, Kent Graham. No public comments.

No motion needed on this business review; Board thanked Amanda for her proposal and wishes her success in her endeavor.

### **PB 05-11 Finger Lakes Gourmet Chocolates; 125 Main Street**

Krista Brown presented her expansion of her current business. Due to overwhelming support the business is moving from 3 Church Street to 125 Main Street; better location offering affiliation with Waterside Wine Bar located within the same building. Currently bringing business into the Village from neighboring communities and shipping product throughout the United States and overseas. Does not anticipate parking being an issue as her business hours barely overlap the hours of the wine bar. Will be using sign previously approved for the 3 Church Street location 18 inches by 21.5 feet in size, the sign will replace the current Waterside Spirits & Wine Bar sign on the North side of the building, facing Main Street/Route 96.

Discussion and questions followed between the Board, Krista and the public.  
Planning Board Minutes 04/25/11 continued

Tom Mitchell raised concerns regarding parking on the property; Tom owns the Old Mill Hot Dog Stand at 129 Main Street and feels that Wine Bar parking overflows on to his property, the addition of Finger Lakes Gourmet Chocolates will only make the situation worse. While parking in the joined lot is difficult; it is not this Board's responsibility and should be discussed by the property owners or dealt with by law enforcement.

Krista reiterates that at no time should her business need parking for more than 7 cars, most often less.

Deputy Clerk Seifert located the previously approved site plan (PB 05-09) for Waterside Wine Bar; this site plan shows 18 parking spaces that do not encroach on the Old Mill Hot Dog Stand property.

**Motion:** Ty motions to approve the application preliminarily, pending the Ontario County Planning Board review and any comments they may have; Bob seconded. All in favor – aye. Unanimously carried.

**Motion:** SEQOR - Ty motions that this is an unlisted action with no significant effect and all items on the Part II impact assessment would be answered no; thus being determined to be a Negative Declaration; Bob seconded. All in favor – aye. Unanimously carried.

No further business.

Next meeting: Regular Monthly Meeting – Monday, May 23<sup>rd</sup>.

Randy motioned for adjournment of the meeting and closing of the public hearing; Bob seconded; meeting adjourned at 7:50 p.m.

Respectfully submitted,

Jill K. Seifert  
Deputy Village Clerk/Treasurer