

April 28, 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, Code Enforcement Officer Brad Dutcher and Ron Brand.

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

Approval of April 5, 2010 meeting minutes: Bob motioned to approve the minutes as presented, Ty second. Unanimously approved.

Village Code/Development Regulations Workshop:

Continued review of Ron Brand's March 24th memo addressed in the April 5th minutes.

C-2 Item 3 – New / used car dealerships will be moved to C-1, no exceptions.

M-1 Item 1 – Nurseries will be a principal permitted use.

M-1 Item 4 – No private garages will be allowed.

M-1 Item 5 – Accessory use, retail or commercial, should not exceed 50% of the total square footage of property.

R-1 Items 10, 11 & 15 – Manufactured housing placement should be amended within the Village's Comprehensive Plan.

C-2 Item 1 – Downtown area is okay as Ron has presented in the past.

Ron suggested the following be completed prior to meeting with him again:

- Using 11/23/09 memo; compare the dimensional criteria listed to bring more R-1 and R-2 properties into compliance. Create a third R district if after reviewing R-1 & R-2 sizes it is deemed necessary.
- Create an excel sheet identifying the properties the board feels need to be rezoned and why including tax map number and street address.
- Review the Schedule of Regulations looking at **permitted uses only** and delete what we don't need.

Jill to meet with Ron to review final changes generated at the May 11th meeting.

Jill provided the Board members with hard copies of Chapter 175, Articles 5 & 6 dated 04/06/09 and Chapter 70 Definitions dated 09/30/09.

Brad briefly discussed possible upcoming applications for White Feathers and Waterside Spirits.

Next Meetings: Workshop Tuesday May 11 Board only, Village Meeting Room at 7:00 p.m. Workshop Monday May 24 Board & Ron, Room 410 at 7:00 p.m.

Bob motioned for adjournment of the meeting; Mike seconded; meeting adjourned at 8:45 p.m.

Respectfully submitted,

Jill K. Seifert
Deputy Village Clerk/Treasurer