

April 5, 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.

Chairman Scott opened the meeting at 7:02 p.m.

Approval of March 24, 2010 meeting minutes: Bob motioned to approve the minutes as presented, Mike second. Unanimously approved.

Village Code/Development Regulations Workshop:

Continued review of Ron Brand's March 24th memo.

C-2 Item 3 – Yes, please move new / used car dealerships to C-1 with the exception of the C-1 zoned property at the corner of Ontario and Orchard Park.

M-1 Item 1 – Nurseries should be a principal permitted use, not a special.

M-1 Item 4 – Agreed, do not want to allow private garages.

M-1 Item 5 – “Retail use” wording should be “an accessory use allowed for related retail sales”.

R-1 Items 10, 11 & 15 – Rules regarding manufactured housing should be discussed in the Village's Comprehensive Plan.

C-2 Item 1 – Please recap, go over again how we are handling downtown.

Following Ron's explanations regarding lot coverage recommendations, the Board agrees with his suggestions, this also applies to the setbacks.

Still questioning:

- Creation of two R districts to accommodate the lot sizes.
- Go over M-1, what's happening if anything.
- Re-zoning of certain properties.

Final draft of Schedule of Regulations at next meeting. Board wants copies of all completed sections one last time prior to submitting to the Village Board.

Next Meeting: Workshop Wednesday, April 28, 2010 Board & Ron; Village Meeting Room at 7:00 p.m.

Bob motioned for adjournment of the meeting; Ty seconded; meeting adjourned at 8:02 p.m.

Respectfully submitted,

Jill K. Seifert
Deputy Village Clerk/Treasurer