

February 16, 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 and Code Enforcement Officer Brad Dutcher.

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

Approval of February 1, 2010 meeting minutes: Bob motioned to approve the minutes as presented, Mike second. Unanimously approved.

**Village Code/Development Regulations Workshop:**

Reviewed Ron Brand's 01/26/10 Memorandum regarding Proposed Zoning Amendments to Village Code.

**R-1 Residential** Item 1. R1 A and B?? this needs to be discussed further, is it referring to developed land vs. non-developed land, see 11/23 memo, 20,000 sq ft and 20% coverage vs. 10,000 sq ft and 30% coverage. What are these numbers? Items 2 thru 10 are all okay.

**R-2 Residential** Item 1. okay. Item 2. What's the point in changing the lot coverage from 35% to 30%? Item 3. okay. Item 4. What's the goal for increasing the lot width, why not even more? Item 5. okay. Items 6 & 7. Why are we increasing the front and rear setbacks on single & two family homes? Item 8. okay. Item 9. okay. Items 10, 11 & 15. Needs clarification, can we construct a scenario that allows mobile homes somewhere but not in R-2, on Main St.? Item 12. okay. Item 13. Why are we eliminating residential conversions? Item 14. okay.

**F Flood District** Agree to elimination; do not act further upon it at this time.

**C-1 Commercial** Item 1. Where did the 5 acres come from? Item 2. What we trying to accomplish? Items 3, 4 & 5. Setbacks? Is the goal to prevent incoming? Items 6 & 7. okay. Item 8. Lot coverage, should all be the same and/or why the difference? Items 9 & 10. okay.

The Board wants to continue this review prior to meeting with Ron. Jill to notify Ron and reschedule with him after the next workshop.

**Next Meeting: Workshop (Board only) scheduled for Monday, March 1, 2010; Village Meeting Room at 7:00 p.m.**

Bob motioned for adjournment of the meeting; Mike seconded; meeting adjourned at 8:55 p.m.

Respectfully submitted,

Jill K. Seifert  
 Deputy Village Clerk/Treasurer