

February 1, 2010

Village of Phelps Planning Board Meeting held at the Phelps Community Center; 8 Banta St., Room 410; Phelps, New York.

Present: Board member: Ty Allen (7:36pm)
 Board member: Bob Springer
 Board member: Randy Scott
 Board member: Mike Blair

Also present: Deputy Clerk/Treasurer Jill Seifert, Code Enforcement Officer Brad Dutcher and Ron Brand.

Member Blair opened the meeting at 7:03 p.m.

Due to the resignation of Chairman Teed; Bob motioned to temporarily assign Mike Blair as Chairman for this meeting, Randy second. Unanimously approved.

Approval of November 23, 2009 meeting minutes: Bob motioned to approve the minutes as presented, Randy second. Unanimously approved.

Village Code/Development Regulations Workshop:

Ron addressed the Board regarding his 11/23/09 memo regarding lot sizes. R-1's could be decreased to 15,000 sq ft and R-2's could be increased to 7,500 sq ft, thus bringing more lots in these zones within conformity. The Village's density is already determined except for the large tracts still available for development; Smith/Peacock and Donnelly lands. Commercially, there remains a substantial number of lots zoned commercial that should be converted to residential. M-1 properties could be increased from 10,000 sq ft to one acre parcels without causing undo hardship.

01/26/10 Schedule of Regulations memo – Brad is concerned that any reference to residential conversions has been removed; nothing mentioning single to multiples or multiples returning to singles. Mayor and the Board of Trustees were looking for some control of single family homes converting to multiple unit dwellings; requiring these properties to be owner occupied.

Brief discussion regarding F zone overlay and FEMA regulations.

Ron wants this Board to be in agreement prior to meeting with the Village Board; discussed how to get to that point.

Next Meeting: Workshop (Board only) scheduled for Monday, February 15, 2010; Village Meeting Room at 7:00 p.m. Workshop (including Ron Brand) scheduled for Monday, March 1, 2010; Village Meeting Room at 7:00 p.m.

Bob motioned for adjournment of the meeting; Randy seconded; meeting adjourned at 8:08 p.m.

Respectfully submitted,

Jill K. Seifert
 Deputy Village Clerk/Treasurer