

**Town of Phelps
Zoning Board Meeting
Minutes
July 21, 2011**

MEMBERS PRESENT Scott Fremouw, Chairman, Jeff Caves, Ed Clark, Zoning Board Officer, Joyce Mitchell, Glen Wilkes

 Absent: Steve Westfall (Alternate), Brooks McKinney

CALL TO ORDER Chairman Scott Fremouw called the Zoning Board Meeting to order at 7:04 p.m. at the Phelps Town Courthouse.

 The Pledge of Allegiance was said by all.

 Introductions were made.

MINUTES The minutes of the June 16, 2011 meeting were considered. One correction was noted.

 A motion was made by Mr. Wilkes to approve the minutes as submitted. The motion was seconded by Mr. Caves. The motion carried.

PUBLIC HEARINGS None

APPLICATION
PERMIT #624-11
AREA VARIANCE
DAVID RESMUSSEN Property located at 2346 Wheat Road, Clifton Springs. Mr. Fremouw asked Mr. Rasmussen to explain what he was trying to accomplish. Mr. Rasmussen explained.

 The variance issue is only in front of the house. Mr. Wilkes didn't feel it would affect site distance. Site plan reveals distance would be 57' from the edge of the road. Code enforcer had no issues.

 A motion was made by Mr. Caves to declare Application # 624-11 a Type 2 action per SEQR 617.5 (10) and (15), which read as follows:

 (10) Construction, expansion or placement of a minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density; and

 (15) minor temporary uses of land having a negligible or no permanent impact on the environment.

 Mr. Wilkes seconded the motion. The motion carried.

 Mr. Fremouw instructed property owner to attend the Planning Board Meeting next Thursday, July 28, 2011. Mr. Wilkes also informed Mr. Rasmussen that the next Zoning Board Meeting was important due to public hearing. That meeting is schedule August 18, 2011.

OLD BUSINESS None

NEW BUSINESS None

ZONING OFFICER
BRIEFS Mr. Clark would like to start sending applications to the board members electronically understanding that Mr. Wilkes would still need to receive them hard copy. All agreed it was a good idea and had no issues moving forward.

BOARD CONCERNS

