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1 message

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Sat, Mar 26, 2011 at 4:56 PM

**Town of Phelps
Planning Board Meeting
Minutes**

January 27, 2011

Attendance: Ron Allen, Chairman, Collette Barnard, Dan Hurdle, Steve McCarrick, Ed Clark, Code Enforcement Officer.

Mr. Allen opened the meeting at 7:10 PM.

The **Pledge** of Allegiance was said by all.

Introductions were made of the board members.

The **Minutes** of the December meeting were considered silently.

Ms. Barnard made a motion to accept the minutes as written with one typo correction.

Mr. McCarrick seconded the motion.

The board voted unanimously in favor of the motion.

Application # 111010-Christopher Springer-290 Main Street, Phelps

On Premise Business-processing deer

There was a discussion regarding the definition of a "slaughterhouse"=place where meat is processed for use as food.

Since Mr. Springer's residence is not in the same location as the proposed business, it was decided by the board that Mr. Springer could meet with the Zoning Board to apply for a "special use permit".

If Mr. Springer had attended the Zoning Board meeting this month he could probably be in business right now, but, as he did not show up (as he requested) he was instructed that to go this month would be his next step.

Application #9810-Kenneth Pierce, 943 Burnett Road

Mr. Allen explained that Rob Pierce is curious about subdividing his father's property. He would like to have the barns on the property and eventually build a house.

Mr. Clark pointed out the need for an area variance from the Zoning Board before subdivision would take place.

The trailer still must be removed before anything can be done.

The idea of subdividing the property is just in the "talking" stage so no resolution was made tonight.

Mr. Allen introduced the subject of access roads. Requirement for access to flag lots=50' and is considered a "feeder" street or minor street. Requirement for large piece of property or planned development= 60' and is labeled "right of ownership" and provides access to abutting property.

There was mention made of Mark Allen's property in Clifton Springs as having enough frontage to conform to Town Code.

A discussion regarding the **Route 14 corridor overlay**. The board feels that the job they have done in Farmington is so good we should take a lesson from it. Homework for the board is to review the report from Farmington including the placement of Public Donation Bins and Lighting situation regarding "dark skies" from Flagstaff.

There was a brief discussion regarding the street layout of Route 14 corridor.

Mr. Sontheim has questions he would like to ask of Farmington committee and Mr. Allen agreed. Once these things have been studied, the Planning Board will make their recommendations and present them to the Town Board.

Very brief discussion regarding a change of zoning coming up in Oaks Corners. As of now, new mines are not allowed in RAG zone.

Mr. Allen announced that the Secretary, Dori Crawford has resigned and will leave as soon as she can be replaced.

There being no further business, Mr. Hurdle made a **motion** to adjourn at 8:15 PM.

Ms. Barnard seconded the motion.

The board **voted** unanimously to adjourn.

Respectfully submitted,

Dori Crawford
Secretary

Next Meeting, February 24, 2011
