

**Town of Phelps
Zoning Board Meeting
Minutes**

June 16, 2011

MEMBERS PRESENT

Scott Fremouw, Chairman, Joyce Mitchell, Jeff Caves, Glenn Wilkes, Brooks McKinney, Steve Westfall, Alternate Board Member, Ed Clark, Zoning Board Officer.

Members absent: None.

Others present: Judy Manntai, Secretary; Stephanie Kelly, Incoming Secretary.

CALL TO ORDER

Chairman Scott Fremouw called the Zoning Board Meeting to order at 7:00 p.m. at the Town of Phelps Courthouse.

The Pledge of Allegiance was said by all.

Introductions of the Board Members were made, including new Alternate Member Steve Westfall and new Secretary Stephanie Kelly.

MINUTES

The Minutes of the May 19, 2011, meeting were considered. No corrections were noted.

A motion was made by Mr. Wilkes to approve the Minutes as submitted. The motion was seconded by Mr. Caves. The motion carried. (Brooks McKinney, who was absent from the meeting, abstained.)

PUBLIC HEARINGS

APPLICATION
PERMIT #2011-43
BUILDING PERMIT
KEVIN TURNER

Requested Action: Building Permit for storage shed and area variance for placement in front of dwelling.

It was noted that Mr. Turner met with the Zoning Board on May 19 regarding his application and subsequently met with the Planning Board on May 26. Mr. Fremouw read the following from the Planning Board Minutes [not yet approved].

Mr. Turner was present for the meeting. Due to the slope of the land, the storage shed would be placed in front of the dwelling (to the side of the garage, adjacent to the turnaround). The shed would be 65' from the middle of the road and the required clearance from shed to garage is met. Mr. Clark, Code Enforcement Officer, stated there are no issues.

Mr. Turner presented an additional letter from his closest neighbor stating he has no objection to the placement of the shed.

A motion was made by Mr. Sontheim to recommend that the Zoning Board approve Application Permit #2011-43.

The motion was seconded by Mr. McCarrick.

The motion carried unanimously.

The ten-day required notice of public hearing has been published.

A public hearing was opened for consideration of this application at 7:25 p.m. There was no public comment. The Public Hearing was closed at 7:26 p.m.

Findings:

- 1. A positive recommendation from the Planning Board.
- 2. A letter of approval received from adjoining neighbor.
- 3. No concerns from the Code Enforcement Officer.
- 4. The shed will be 65' from the middle of the road and the required clearance from shed to garage is met as per site plan.
- 5. Meets all other required setbacks.
- 6. Due to the slope of the land, the storage shed would be placed in front of the dwelling (to the side of the garage, adjacent to the turnaround).
- 7. Does not alter character of the neighborhood.

A motion was made by Ms. Mitchell to approve Mr. Turner's Application for Building Permit #2011-43.

The motion was seconded by Mr. Wilkes.

The motion carried unanimously.

The application was signed by Zoning Board Chairman Scott Fremouw.

OLD BUSINESS

There was no old business.

NEW BUSINESS

SECRETARY

Judy Manntai has submitted her resignation as Board Secretary due to a change in her job situation. Appreciation was expressed for her time of service. Stephanie Kelly was welcomed as the new Secretary for the Zoning and Planning Boards.

ALTERNATE
ZONING BOARD
MEMBER

Steve Westfall, who has previously served as a member of the Zoning Board, has accepted the invitation to serve as an Alternate Member of the Zoning Board.

ZONING OFFICER
BRIEFS

Ed Clark reported a couple of items that will be coming in for review by the Zoning Board.

In an effort to be more user friendly for the public, it was noted that site plans should go directly to the Planning Board unless a variance or special use permit is required.

DORI CRAWFORD

A thank-you note from former secretary Dori Crawford was read expressing her appreciation for the plaque and dinner.

BOARD CONCERNS

PROPERTY ON HWY
488/WADELL ROAD

Ongoing concern was expressed regarding the condition of the property at the corner of Hwy 488 and the northeast corner of Wadell Road. Mr. Clark stated that a 30-day notice had been served.

MINING
COMMITTEE

Ms. Mitchell reported that the Mining Committee has not yet submitted its report to Norm Teed, Town Supervisor. Mr. McKinney will review the report prior to submitting it to Mr. Teed, hopefully by July 1.

Brief discussion took place regarding the report, the DEC's renewal of mining permits, and how the moratorium is impacted by the DEC's renewal of permits.

PUBLIC COMMENT

There were no public comments.

TRAINING
OPPORTUNITY

Mr. Fremouw informed the board of upcoming training opportunities for the Zoning and Planning Boards.

ADJOURN

A motion to adjourn was made by Mr. Wilkes and seconded by Mr. Caves. The motion carried. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Judy Manntai
Secretary