

March 24, 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, Code Enforcement Officer Brad Dutcher, Ron Brand and Applicants Jim & Dawn Cheney.

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

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

### **PB 01-10 Cheney Properties of Phelps, LLC Expansion Application**

Jim Cheney presented the proposed expansion. Prior approval was granted for 3 Church Street property, first floor, north section only, roughly 900 sq. ft. The plan would be to utilize the additional space on the second floor for further retail sales of other artists' work. The more people using the building the more sales opportunities that would be generated for the Gallery.

Public Comments: Brad Dutcher, CEO – All fire protection required is in place, extinguishers and exit signs. Certificate of Occupancy will be issued following this meeting.

Board Comments: Mike Blair – What would the hours of the new space be? Jim Cheney – The hours that the Gallery is currently open is when the expanded space would be open.

No further questions.

**Motion:** Ty motions that we accept application PB 01-10 as submitted; Bob seconded. All in favor aye. Unanimously carried.

### **Village Code/Development Regulations Workshop:**

Ron Brand addressed the Board regarding the Zoning Schedule of Regulations; the way the Schedule is currently set up is not user friendly. Ron would like authorization to draft the Schedule as part of the Zoning Chapter in the code with a quick reference / index at the rear of the Zoning Chapter. The Planning Board and Mayor Cheney agreed with

this approach. Four large pieces of the Code revisions will be ready to go to the Village Board soon, these consist of Chapters 85, 175 and 70 plus the Schedule of Regulations.

Briefly reviewed Ron Brand's 3/24/10 Memorandum; copy of this memo to be included in official minutes. Board to review this memo in depth at the next workshop and provide their final thoughts to Ron at that time.

M-1 District – Ron needs the current uses identified by name of company and what they do; Jill to provide. Ron was

unaware of the amount of retail uses currently occurring in this district. After discussing permitted principal uses (ie: concrete manufacturer etc.), Ron suggested adding wording along the line of "an accessory use allowed for related retail sales as long as it does not exceed 51 % of the total revenue generated". The Board discussed the historic uses of the M-1 district versus what is there now, this should be pointed out to the Village Board for consideration or revision.

**Next Meeting: Workshop scheduled for Monday, April 5, 2010 Board only and Wednesday, April 28, 2010 Board & Ron; Village Meeting Room at 7:00 p.m.**

Bob motioned for adjournment of the meeting; Mike seconded; meeting adjourned at 9:03 p.m.

Respectfully submitted,

Jill K. Seifert  
Deputy Village Clerk/Treasurer