

March 28, 2011 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: Bob Springer  
Board member: Mike Blair

Absent: Board member: Ty Allen

Also present: Deputy Clerk/Treasurer Jill Seifert, Code Enforcement Officer Jim Murphy, Dave Clark, Cathy & Scott Coon and Dean Williamson.

Chair Scott opened the meeting at 7:04 p.m.

Approval of February 28, 2011 meeting minutes: Bob motioned to approve the minutes as presented, Mike second. Unanimously approved.

Public Hearing opened at 7:05 p.m.

### **PB 02-11 Coon's Cans; 7 Pearl Street**

Cathy & Scott Coon presented their application. They are proposing to create a bottle and can redemption center that would be open Monday thru Saturday 8 a.m. to 7 p.m. Everything will be contained within the buildings, once per week a van body truck 20 – 24 ft long will be on site to take the bottles & cans away. Only change to interior of the building is adding an "acceptance" counter. Exterior changes would consist of dark sky compliant lighting and parking lines on parking areas. No pests are expected but will take measures to prevent such nuisances. No machinery to crush or break the bottles/cans, sorted and bagged only. Presently the entire project is on hold due to unforeseen complications, the applicants will have a definitive decision by Friday, April 1<sup>st</sup>. Due to the location of the property within 500 feet of State Route 96 the application was referred to the Ontario County Planning Board (CPB) for review at their meeting on March 9<sup>th</sup>, the administrative review referral deemed the application a Class 1; Policy AR-4: Use of existing facilities for a permitted use with no expansion of the building or paved area, thus referring it back to this Board.

Discussion and questions followed between the Board and Applicants, no public comments.

**Motion:** Mike motions that we accept application PB 02-11 as submitted; Bob seconded. All in favor – aye. Unanimously carried.

### **PB 03-11 J&D Properties of Phelps, LLC; 114 Main Street**

Dave Clark presented the proposal of a minor sub-division; the owners would like to split the existing properties into two properties thus allowing the sale of Lot 1, rear (north) property. Lot 1 will be landlocked, public street access will be from Exchange Street thru the municipal parking lot and will require an easement from the adjacent property owners, Ramon & Charlotte Howard. The garage is for personal use and storage of parts for a business, no retail/business will be conducted at the site. Due to the location of the property within 500 feet of State Route 96 the application was referred to the Ontario County Planning Board (CPB) for review at their meeting on March 9<sup>th</sup>, the administrative review referral deemed the application exempt; Policy AR-1: Administrative review of referrals exempted by intermunicipal agreement, thus referring it back to this Board.

Discussion and questions followed between the Board and Applicant; Board has no issues with the sub-division as long as the garage is used for personal use only. No public comments.

**Motion:** Bob motions that the application be referred to the Zoning Board of Appeals for an area variance prior to the Planning Board acting on the Minor Sub-division request; Mike seconded. All in favor – aye. Unanimously carried.

**Motion:** Bob motions that the Planning Board declare itself lead agency; Randy seconded. All in favor – aye. Unanimously carried.

No further business.

Next meeting: Zoning Workshop – Tuesday, April 19<sup>th</sup> and Regular Monthly Meeting – Monday, April 25<sup>th</sup>.

Bob motioned for adjournment of the meeting and closing of the public hearing; Mike seconded; meeting adjourned at 7:35 p.m.

Respectfully submitted,

Jill K. Seifert  
Deputy Village Clerk/Treasurer