

May 23, 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: Ty Allen
 Absent: Board member: Mike Blair

Also present: Deputy Clerk/Treasurer Jill Seifert, Deputy Clerk/Treasurer Melissa Westfall, Al DePorter, Amanda Rivera, James Cardiale, Kent Graham, Bonnie Wellman-Detro, Chris Orlando, Nancy Pilbeam & Bill Donk.

Chair Scott opened the meeting at 7:03 p.m.

Approval of April 25, 2011 meeting minutes: Bob motioned to approve the minutes as presented, Ty second. Unanimously approved.

Public Hearing opened at 7:05 p.m.

PB 05-11 Finger Lakes Gourmet Chocolates; 125 Main St Business Review & Sign

Deputy Clerk Seifert indicated that the Clerk's Office had received an administrative review referral from Ontario County Planning Board indicating the CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

Motion: Ty motions to grant the application final approval for the retail sale and distribution of fine chocolates and related items; Bob seconded. All in favor – aye. Unanimously carried.

PB 06-11 Nancy Pilbeam; 3 Church Street Business Review & Sign

Nancy presented her proposal to open Picture Perfect Custom Framing; framing shop to be open 10-6 Tuesday thru Friday and 9-4 Saturdays. Expects a relatively small flow of customers; can almost be considered a seasonal business. Has Historical District & Structures Commission approval (05/17/11) for signage color and size. Plans to open the third week in June. Deputy Clerk Seifert indicated that the Clerk's Office had received an administrative review referral from Ontario County Planning Board indicating the CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

No public comment.

Motion: Ty motions to accept the application; Bob seconded. All in favor – aye. Unanimously carried.

PB 07-11 Amanda Rivera; 102 Main Street Sign

Amanda presented her proposal for signage for her business, The Village Café. Has Historical District & Structures Commission approval (05/17/11) for signage color and size. She will be removing the temporary vinyl window sign once the permanent sign is available. Deputy Clerk Seifert indicated that the Clerk's Office had received an administrative review referral from Ontario County Planning Board indicating the CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

No public comment.

Motion: Ty motions to accept the application; Bob seconded. All in favor – aye. Unanimously carried.

PB 08-11 Midlakes Babe Ruth; 79 Ontario Street Accessory Use

Bill Donk presented the organizations' proposal to build a pole barn for storage of baseball equipment on the Phelps Volunteer Fire Department's property. The weather, torrential rains, has not cooperated but the frame is up and holding. This is a permitted accessory use to the property's primary use.

Ty – how far is the building off the lot line?

Bill – at least 250 feet.

Ty – how tall is the building?

Bill – 17 feet; 6 inches at the peak.

Ty – is an additional drive being installed?

Bill – there is a preexisting driveway; although some crusher run will be laid down as an approach.

No public comment.

Motion: Ty motions to accept the application; Bob seconded. All in favor – aye. Unanimously carried.

PB 10-11 Waterside Wine Bar; 125 Main Street Expansion of Hours and Parking Lot Lighting

Al presented his proposal; would like to serve lunches starting at 11 a.m.; in addition to the food he was already serving to satisfy NYS Liquor Authority requirements. Due to misinformation when the Wine Bar was originally opened, Al was under the assumption that he was operating under NYS Ag & Market rules, he has since met with Gary from NYS DOH regarding obtaining his food license. Gary will re-inspect and issue a license when compliance is reached; Al is to forward a copy of said license to Code Enforcement. Parking requirements are met even with the overlap of hours with the Finger Lakes Gourmet Chocolates located within the same building. Al will meet with Code Enforcement regarding dark sky compliant lighting for the back parking lot.

Ty – if you are serving lunches and obtaining a NYS DOH food license; you should now be considered a restaurant which is an allowed use within this C-2 district.

Al – I am fulfilling NYS Liquor Authority requirements of food.

No public comment.

Motion: Bob motions to accept the application; Ty seconded. All in favor – aye. Unanimously carried.

PB 11-11 Kam Yan Chan (Kent); 76 Main Street Sign

Kent presented his proposal for signage for his business, Bento House. This Chinese Restaurant is replacing the previous Chinese Restaurant Golden Home Sing at the same location, no business review is required. Has Historical District & Structures Commission approval (05/17/11) for signage color and size in addition to paint approval. Property owner, Rui Min Dong, is to meet with Jesse Sheckler of the BDTC to discuss grant money available for exterior repairs. Deputy Clerk Seifert indicated that the Clerk's Office had received an administrative review referral from Ontario County Planning Board indicating the CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

No public comment.

Motion: Ty motions to accept the application; Bob seconded. All in favor – aye. Unanimously carried.

Bonnie Wellman-Detro stated that she wants to finish her project on North Newark Street. Discussion followed between the Board and Bonnie; Jill to provide additional copies of paperwork regarding this project to the Board members.

No further business.

Next meeting: Regular Monthly Meeting – Monday, June 27th.

Bob motioned for adjournment of the meeting and closing of the public hearing; Ty seconded; meeting adjourned at 7:45 p.m.

Respectfully submitted,

Jill K. Seifert
Deputy Village Clerk/Treasurer