

**Town of Phelps
Planning Board Meeting
Minutes**

June 23, 2011

MEMBERS PRESENT Ron Allen, Chairman, Steve McCarrick, Dan Hurdle, Collette Barnard
Members absent: Kenny Sontheim, Ed Clark, Zoning Officer

CALL TO ORDER Chairman Ron Allen called the meeting of the Planning Board to order at 7:00 p.m. at the Phelps Town Courthouse.
The Pledge of Allegiance was said by all.

MINUTES The minutes of the May 26, 2011 meeting were considered. No corrections were noted.
A motion was made by Mr. McCarrick to approve the minutes as submitted. The motion was seconded by Mr. Allen. The motion carried. (Dan Hurdle and Collette Barnard, who were absent from the meeting, abstained.)

ROUTE 14 OVERLAY Discussion took place and ideas were discussed on various Route 14 options. It was agreed that wetlands might be a problem. It is known to be very wet and could cause problems for various developers.
Mr. Hurdle commented on having Bill Riker attend the next meeting as he is a big property owner there. Mr. Allen agreed to send a letter inviting him. It was later discussed that Mr. Hurdle would just visit Mr. Riker personally. Mr. Allen agreed and decided there was no need to send a letter.

Calculator.Ink The Acqualano property was discussed. There is question why it was set so far back from the road. Mr. Acqualano believed that to be ordered by the Town of Phelps back then. It also may have been zoned commercial there at one point.
There were various places discussed and how they looked/functioned. Henrietta Townline Road and development by Eastview Mall were a couple that were mentioned.
Mr. Allen asked about petroleum stations. Would the Town of Phelps want to allow? This was questioned in part because of the water issues. Ms. Barnard mentioned that the SEQR review would be telling but the town would still need to do some research. The possibility of above ground tanks was discussed. There have been no criteria set how the town would want things to look. Mr. Allen did mention that the petroleum tanks currently in the area are well disguised. Mr. Hurdle didn't feel restriction needed to be placed regarding the filling stations yet. He felt that would be narrowing the town's option. It was also mentioned that with the filling station on the corner of Route 14 and route 318, the possibility of another one coming in might be reduced.
Mr. Allen mentioned he has been down the corridor and has counted 83 driveways that cover this area.

Approved: 7/28/11

**Town of Phelps
Planning Board Meeting
Minutes**

Mr. Hurdle mentioned that the study stated low access points for that mileage area. Ms. Barnard quoted some of the study: "restrict the number of access points on Route 14 for each development to one unless the frontage is greater than 1000 feet."

A discussion of what the definitions are of small, medium and large. Do they exist or will the town have to determine. Mr. Hurdle questioned if we should dictate or simply offer a guideline that is less strict.

Discussion was had on the Town of Farmington code. A traffic study would help the town determine what would be great in what location. Mr. Hurdle mentioned a traffic study that was done in possibly 2007. Route 14 to the north of the thruway has the lowest traffic volume. The area north of the 96 interchange has the most traffic. This will obviously change as development occurs. Mr. Hurdle mentioned the traffic going to and from the wineries. This will increase as talk of the winery business increases. Ms. Barnard can see hotels starting to develop this area first. Mr. McCarrick agreed.

Aesthetics were discussed for this area going forward. Need reasonable signage so people know what is there but nothing too overdone. Ms. Barnard requested what the set back requirements are. Code book states that C1 set back is 25 feet. There was discussion if that was good enough. The town wants to stay true to the country atmosphere. Mr. Allen would like to see at least 20 feet of clear space. A reference to the Magnus and Z-Axis buildings were noted. The board felt they were nice visual buildings with nice landscaping. It was decided that those buildings were approximately 100 feet set back. Ms. Barnard said that 50 feet set back might look nice if parking was on the side or rear of the building leaving the front for nice landscaping.

Ms. Barnard read from the Town of Farmington code.

Changes in access:

- "The town planning board may establish provisions for and require future alteration of the lot layout, the location and design of driveways, parking and other access features based on phased development, additional development or a change in use of the lot, or development of or a change in use at an abutting lot."

Ms. Barnard asked about a median being required. Mr. Allen would like to see turning lanes but no medians. Mr. McCarrick agreed about the turning lanes; especially center ones. Mr. Allen wouldn't want to see "turnarounds" due to medians. Mr. Hurdle states there were turning lanes that were well managed in Geneva around the college.

Ms. Barnard stated access is the big question. The size of lots will be needed for that. Mr. Riker will have some good input. The tax map might also give some guidance. Mr. Hurdle mentioned again the need for a traffic study. Mr. Allen mentioned he could measure the lots to get an idea. Mr. McCarrick reconfirmed the need to have small, medium and large lot requirements set. Ms. Barnard states that size is determined by the peak hour trips per the Town of Farmington code. That would help sizing (small, medium, and large).

It was suggested that Mr. Sontheim could check the maps and see what size these lots are.

POLE BARN ON ROUTE 488 Mr. McCarrick talked about a pole barn that has appeared in Orleans.

Approved: 7/28/11

**Town of Phelps
Planning Board Meeting
Minutes**

This property is on Route 488. Mr. McCarrick is sure this is a recent addition to the property and seems closer to the road than the house. The board confirmed it was never presented to the planning board for consideration.

DORI CRAWFORD

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

HYDRO-FRACTING

Mr. Hurdle thought the Town of Phelps had issued a moratorium on this but Mr. Allen said no. It had been discussed but never finalized. This must go hand and hand with the Route 14 project. Mr. Allen will resend information to Agricultural Marketing in Albany. Members of the board commented on banning. There was further discussion on the pros and cons of hydro-fracting. There is not a clear picture of the implications.

PUBLIC COMMENT

No members of the public were present at this time.

NEXT MEETING

The next meeting of the Planning Board will be Thursday, July 28, 2011. There will be no special meeting in July.

ADJOURN

A motion to adjourn was made by Mr. Hurdle and seconded by Ms. Barnard. The motion carried. The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Stephanie Kelly
Secretary

Approved: 7/28/11