

Town Of Phelps Planning Board Meeting

Date: Thu, Feb 28, 2013, 7:00 PM - 8:06 PM

Location: 79 Main Street, Phelps, NY 14532

Minute Taker: Stephanie Kelly

Attendees: Collette Barnard, Dan Hurdle, Kenny Sontheim, Ron Allen, Chairman, Stephanie Kelly, Steve McCarrick

No.	Tag	Title	Remark	Responsible	Due
1		PUBLIC IN ATTENDANCE	Mr. and Mrs. Donald Westfall and Tim Voellinger, John A. Green & Associates		
2		CALL TO ORDER	Chairman Mr. Allen called the Planning Board Meeting to order at 7:00 p.m. at the Phelps Town Courthouse. Introductions were made. The Pledge of Allegiance was said by all.		
3		MINUTES	Review and approval of the January 24, 2013 meeting minutes. Ms. Barnard made a motion to accept the minutes as submitted. Mr. Hurdle seconded the motion. The motion carried unanimously.		
4		APPLICATION: SD2-19-13	Randy Schwartz 3744 Armington Rd. Palmyra, NY 14522 Vacant land, parcel to be subdivided into 2 parcels. Parcel 2 to be conveyed = 14.812 to Joe Dendis. Parcel 1 to be retained = 3.152 (Randy Schwartz). Site map was reviewed. Chairman Allen will send a letter to Mr. Dendis requesting him to present to the Planning Board when he plans to make changes to the new conveyed property. Public hearing was opened at 7:12 p.m. There was a question clarifying the property line. The question was clarified. There were no further questions. Public hearing was closed at 7:14 p.m. Mr. Hurdle made a motion to accept the application as stated above as it is a simple subdivision that meets the requirements set forth in chapter 123 of the Town of Phelps zoning and subdivision codes. He moved to declare it a SEQR Type II action as per # (17) and (26): (17) mapping of existing roads, streets, highways, natural resources, land uses and ownership patterns, and (26) license, lease and permit renewals, or transfers of ownership thereof, where there will not be material change in permit conditions or the scope of permitted activities. Ms. Barnard seconded the motion. The motion carried unanimously.	Ron Allen, Chairman	

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			The final site plan is dated February 14, 2013 with a change of "subdivision" instead of "sketch" plan. Motion carried unanimously.		
5		LIGHTING LEGISLATION	<p>1) Mr. Sontheim drafted a letter for the Zoning Board to explain why the lighting legislation was enacted.</p> <p>Ms. Barnard will scan the memo along with the lighting specs. The package will be sent to all the Town of Phelps Zoning Board members.</p> <p>2) Mr. Allen also shared a letter from Ags and Markets. This was in response to some questions that the board had regarding farmers and the lighting legislation.</p>	Stephanie Kelly, Collette Barnard	
6		LANDSCAPING UPDATES	Mr. Allen updated the board that the landscaping legislation has been reviewed with Town Supervisor Mr. Teed. Mr. Allen has also made sure the the Town Clerk, Ms. Nieskes had a copy to provide to the lawyer. Mr. Teed was receptive to the legislation. Mr. Allen will give them a couple of weeks to review and will follow up with them at that point.	Ron Allen, Chairman	
7		SUBDIVISION RESTRICTIONS	Mr. Allen also spoke with Town Supervisor Teed about addressing with the Town's legal advisor the issue of how restrictions imposed on a subdivision at the time of approval are made a part of the public record and a part of the legal recording of the subdivision so that current and future owners of the property are aware of such requirements.		
8		CLOSING	<p>Next meeting is scheduled for March 28, 2013. Mr. Allen will be away for the next couple of months due to work. Ms. Barnard will be acting Chairperson.</p> <p>Mr. Sontheim asked how receptive the board would be to starting discussions regarding protecting our waters. Ms. Barnard asked if there has been some legislation regarding this. Mr. Sontheim confirmed there are laws available. He hasn't found anything in NY state yet, but is familiar with Colorado laws regarding water protection. Mr. Hurdle has been reading about water restrictions in the West. There doesn't seem to be those restrictions in the East. The board is reception and will begin research. The board would also like to research clear cutting legislation. Priority would be to complete the overlay.</p> <p>Mr. Hurdle made motion to adjourn. Mr. Barnard seconded. Motion carried unanimously. The meeting was adjourned at 8:06 p.m.</p>		
9		Final Submitted March 29, 2013	Draft submitted March 6, 2013		