

September 22, 2008 Village of Phelps Planning Board Meeting held at the Phelps Community Center; 8 Banta St., Village Meeting Room; Phelps, New York.

Present: Chairman: Norm S. Teed
 Board member: Mike Blair
 Board member: Ty Allen
 Board member: Bob Springer
 Absent: Board member: Brad Larsen

Also present: Deputy Clerk/Treasurer Jill Seifert and Zoning/Planning Director David Clark
 Also present: Bonnie & Dick Detro, Luigi & Linda Mortuiccio, Charles Tolbert, Kris Holmes, Karen & Kurt Owens, Brad Dutcher, Jim Cheney and Ron Brand.

Chairman Teed opened the meeting at 7:03 p.m.

Public Hearing:

7:04 PM **PB 05-08; Luigi Mortuiccio; 2 Exchange Street; site plan & special use – multiple signs application.**

Luigi explained the project while answering questions from the Board. He is proposing a bakery/café on the first floor with a contracting business, office only, and a bookkeeping service on the second floor. Employees to the bakery would be he and two others to start. Business hours would be normal 8am to 5pm except for the bakery, early morning hours to prepare baked goods. Café would have seating for 16, four tables with four chairs each. A sketch of the interior first floor was provided. Plans will be submitted to Code Enforcement office for issuance of a building permit. At a later date, would like to paint the exterior historically correct colors as shown for Building #8 in the Benjamin Moore Exterior Color Recommendations Study. Parking will be on the street adjacent to the business, across the street in the municipal parking lot and in the rear of the building. No paving is planned only gravel. The Board requested that as part of this approval the applicant will install adequate exterior lighting for all parking areas. The newly installed lighting will be installed so that no light glare is cast onto neighboring residential properties. The applicant agreed to have the exterior lighting installed as requested. Due to being within 500 feet of a state highway this application had been forwarded to the Ontario County Planning Board. The Ontario County Planning Board made no formal recommendation for the referral. No further questions or comments from the Board or the public.

7:18 PM **PB 06-08; Kurt Owens; 26-30 North Wayne Street; Minor/Re-Subdivision application.**

Kurt briefly explained the application. At the time of his father's death, he received title of 26 North Wayne Street which joins with his property at 30 North Wayne Street. The application is simply a lot line adjustment; he is decreasing the total acreage of 26 and adding it to 30. The remaining property at 26 meets the qualifications for a lot within the Village and he is intending to sell this property. By adding to his property at 30 he is maintaining the privacy of his lot and home. No further questions or comments from the Board or the public.

7:20 PM Chairman Teed closed the Public Hearing on PB 05-08 & 06-08.

Approval of the August 25, 2008 meeting minutes – motion by Mike to approve the minutes without additions, corrections or deletions, Ty second. Unanimously approved.

Chairman Teed introduced the new Planning Board Member, Bob Springer, and newly hired Village Code Enforcement Officer Brad Dutcher, to the assembled parties.

Applications:

PB 05-08; Luigi Mortuiccio; 2 Exchange Street; site plan & special use – multiple signs application.

SEQR: This application is an unlisted action with no negative environmental impact thus giving it a negative declaration.

Motion: SEQR: This action is not subject to review; Ty motioned for acceptance; Mike seconded. All in favor – aye. Carried.

Motion: Bob made motion approving the special use permit for multiple signs as submitted for 2 Exchange Street, seconded by Ty. All in favor – aye. Unanimously agreed.
 Bob made motion approving the site plan for 2 Exchange Street, seconded by Mike. All in favor – aye. Unanimously agreed.

PB 06-08; Kurt Owens; 26-30 North Wayne Street; Minor/Re-Subdivision application.

SEQR: This application is a Type II action per section 617.7 Paragraph C, line 17 “mapping of existing roads, streets, highways, natural resources, **land uses and ownership patterns** and therefore subject to review.
 NOT

Motion: SEQR: This action is not subject to review; Ty motioned for acceptance; Mike seconded. All in favor – aye. Carried.

Motion: Mike made motion approving the minor subdivision / lot line adjustment as submitted for 26-30 North Wayne Street property, seconded by Ty. All in favor – aye. Unanimously agreed.

Village Code/Development Regulations Update:

Ron Brand discussed his work to date. Presented **Article VI; Regulations Governing Special Permit Uses; Preliminary Draft dated September 18, 2008**. The Board members will review and send comments to Norm by Monday, October 6th; Norm will then review this information and forward to Ron. As previously discussed, the Village Code is in need of a complete rewrite, Ron will address priorities first. Ron urged the Board members to watch the definitions of certain terms within our code and to strive for consistency.

Next Meeting: Scheduled for Monday, October 27, 2008; Village Meeting Room at 7:00 p.m.

Ty motioned for adjournment of the meeting; Mike seconded; meeting adjourned at 8:20 p.m.

Respectfully submitted,

Jill K. Seifert
Deputy Village Clerk/Treasurer