

October 27, 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

Also present: Deputy Clerk/Treasurer Jill Seifert; Zoning/Planning Director David Clark and Village Code Enforcement Officer Brad Dutcher (7:08).

Also present: Jim Cheney, Randy Scott, Paul Smith and Hal Smith.

Chairman Teed opened the meeting at 7:00 p.m.

Public Hearing:

7:01 PM **PB 07-08; Jim & Dawn Cheney; 3 Church Street; site plan & signage application.**
Jim presented the proposed plan for the property; would like to use the building for retail space for a Thomas Kinkade Art Gallery. A new sign will be placed on the front of the building; the same size (18" x 25') as the current sign. No significant building changes, additions, parking lot changes or new exterior lighting is proposed. The building is zoned C-2; the proposed plan would be of mixed use, four retail sections on the bottom floor and two residential apartments on the second floor. Other than the Thomas Kinkade Gallery, no other tenants are currently lined up. Current code may prevent the project from going forward due to this mixed use; further meetings are scheduled to determine the feasibility.
Ty Do you have an idea of hours of operation for the Gallery?
Jim 1pm – 7pm weekdays, longer on weekends.
Norm Planned parking?
Jim Parking will be in the rear of the building and the attached municipal parking lot.
Mike Does not want this application to appear to have been given favoritism due to the applicant being the Village Mayor. Typically applications that need to go to the Ontario County Planning Board are sent there before being placed on this Board's calendar.
Norm The application will be forwarded to Ontario County prior to this Board taking any action on this application.
Dave In the past, submission has been in either order, most recently applications have been sent to the County first simply to prevent the applicant from attending two Village Planning Board meetings.
county Applications of this type have been repeatedly acted on at the administrative level at the and have not gone before their full board for review.
Norm Any further questions or discussion? None.

Motion: Ty motions that the Public Hearing regarding PB 07-08 remain open reconvening on the November 24th meeting of this Board. Bob seconded. Unanimously carried.

Motion: Ty motions that we table application PB 07-08 pending action from the Ontario County Planning Board. Mike seconded. Unanimously carried.

Approval of the September 22, 2008 meeting minutes – Norm requested that “compile” be changed to “review” on the second page; Village Code/Development Regulations Update. Motion by Mike to approve the minutes with correction, Bob second. Unanimously approved.

Further Discussions:

Lester Road Subdivision – informal discussion with no formal submission:

Paul presented plans for the proposed subdivision, had hoped to present these plans as a “conceptual” but the plans do not contain all the details that are needed per the Sketch/Concept Plan Checklist in the Development Regulations. The plans have changed from the previously submitted plans in that the lots are bigger and there are less of them. Have tried to incorporate curved roadways, bike trails etc to make the subdivision less boxy, giving it an Adirondack look with some log homes and some cedar sided homes. The partners would like to proceed in phases with the first 10-11 lots being directly off of the South Wayne Street entrance. These are the larger lots of the whole project, would give a strong, positive impression of the entire project.

Norm, Ty and Dave brought up that ponds for retention/detention capabilities will need to be investigated further as post construction run off cannot exceed pre-development levels.

Questions and discussion by all in attendance continued. It was decided that a workshop would be beneficial in order to move the project forward toward a true formal submission of a preliminary plan. Planning Board, Village Board, Code Enforcement, DPW Superintendent Ken McAllister and Waste Water Treatment Plant Operator Carl Peake would all be included at the workshop which is tentatively set for Monday, November 24th at 7pm.

Village Code/Development Regulations Update:

Norm forwarded all comments that he reviewed to Ron Brand for compilation. Norm will contact the other members with information as it becomes available.

Planning Board Agenda:

Reiterated that applications should go to the county first, and that perhaps further adjustments to this Board's schedule are needed for correct, timely flow of applications.

Planning Board Vacancy:

Brad Larsen has stepped down from the Planning Board due to work obligations keeping him from attending meetings with any regularity. Randy Scott has been approached by Mayor Cheney with regard to serving on this Board. Discussion followed between Randy and the current members; Randy to be appointed to the Planning Board at the November 10th Village Board meeting.

Next Meeting: Scheduled for Monday, November 24, 2008; Village Meeting Room at 7:00 p.m.

Bob motioned for adjournment of the meeting; Mike seconded; meeting adjourned at 8:22 p.m.

Respectfully submitted,

Jill K. Seifert
Deputy Village Clerk/Treasurer