

November 24, 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
 Board member: Randy Scott

Also present: Deputy Clerk/Treasurer Jill Seifert; Zoning/Planning Director David Clark; Applicants Jim & Dawn Cheney and Bonnie Detro.

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

Reconvened Public Hearing:

7:01 PM **PB 07-08; Jim & Dawn Cheney; 3 Church Street; site plan & signage application.**
 Discussed the proposed art retail space including the addition of a handicap accessible door, per code enforcement's recommendation, to replace an overhead door. Total space being used is roughly 900 sq. ft.; ample parking is available on the street, four spots on property itself and adjacent municipal lot. 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. The Historic District & Structures Commission met on November 19th regarding this application and has granted its approval with regard to allowed signage and exterior changes. **This application is for the first floor, north section of the property only, totaling roughly 900 sq. ft.**

Norm Any further questions or discussion? None.

7:05 PM closed public hearing.

Approval of October 27, 2008 meeting minutes: Mike motioned to approve the minutes as presented, Bob second. Unanimously approved with Randy abstaining due to not being a board member at the time of the October meeting.

PB 07-08; Jim & Dawn Cheney; 3 Church Street; site plan & signage application.

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

Motion: SEQR: Ty motioned for acceptance of this application as an unlisted action; Bob seconded. All in favor – aye. Unanimously carried.

Motion: Ty motions that we accept application PB 07-08 as submitted; Bob seconded. All in favor – aye. Unanimously carried.

Applicants Jim & Dawn Cheney left the meeting at 7:20 pm.

Village Code/Development Regulations Update:

Norm presented Ron Brand's latest draft of code updates **Chapters 175 & 85 Text Amendments dated November 23, 2008** for the board members review. The Board members will review and send comments to Norm; Norm will then forward all comments to Ron Brand. Discussion regarding code updates followed.

Next Meeting: Scheduled for Monday, December 22, 2008; Village Meeting Room at 7:00 p.m.

Norm motioned for adjournment of the meeting; Mike seconded; meeting adjourned at 7:50 p.m.

Respectfully submitted,

Jill K. Seifert
 Deputy Village Clerk/Treasurer