

Zoning Board

Date: Thu, Jan 16, 2014, 7:00 PM - 8:00 PM

Location:

Minute Taker: Stephanie Kelly

Attendees: Joyce Mitchell, Scott Fremouw, Stephanie Kelly

No.	Tag	Title	Remark	Responsible	Due
1		CALL TO ORDER	<p>Chairman Mr. Fremouw called the meeting of the Zoning Board to order at 7:02 pm at the Phelps Town Courthouse.</p> <p>The Pledge of Allegiance was said by all.</p> <p>Introductions were made.</p> <p>Attendees: Scott Fremouw, Chairman, Jeff Caves, Steve Westfall, Joyce Mitchell, Brooks McKinney, Glen Wilkes, Ed Clark, Zoning Officer</p>		
2		MINUTES	<p>The minutes from the December 19, 2013 meeting were considered. Mr. Caves made a motion to accept the minutes. Mr. Westfall seconded. The motion carried. Mr. McKinney and Mr. Wilkes abstained. The motion carried.</p>		
3		ELECTION OF OFFICERS	<p>Mr. Wilkes nominated Mr. McKinney for Vice Chairman. Ms. Mitchell seconded the motion. The motion carried unanimously.</p> <p>Mr. Fremouw informed the board that Mr. Wilkes would prefer to be the alternate for the Zoning Board vs. a voting member due to some health issues. It was also discussed that Mr. Westfall could then become a voting member. Mr. Fremouw asked when everyone's terms expired. The Secretary will get that information from the Town of Phelps Secretary. Mr. Fremouw would like to send the recommendation to the Town Board in order to switch these two roles. Ms. Kelly will draft a letter to send to the Town of Phelps Board.</p> <p>Ms. Mitchell made a motion to recommend to the Town Board of Phelps to appoint Mr. Wilkes as an alternate and Mr. Westfall as a member of the Town of Phelps Zoning Board. Mr. McKinney seconded the motion and the motion carried unanimously.</p>		
4		OLD BUSINESS	<p>Mr. Caves asked about the status of the Lighting Legislation training. Mr. Fremouw informed the board it is still being planned.</p> <p>There was a discussion on the quality of the training that has been provided in the past.</p> <p>The Mining Law annotations are almost done per Ms. Mitchell.</p>		
5		NEW BUSINESS	<p>Mr. And Mrs. Tony Moringello came to the board to discuss their plans for a nano brewery. This will be a small exploratory startup business</p>		

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			<p>brewing no more than 500 gallons per year. Traffic nor land use would appear to be a problem. However, the property belongs to Mr. and Mrs. Mark Case; Mrs. Moringello's parents. It is Terry Ho Stables property located at 968 Wilbur Road. As Mr. and Mrs. Moringello do not own the property on which they hope to start the brewery, it would not meet the requirements of an on-premise business and thus would require board action to go forward as the property is zoned R-Ag.</p> <p>As the project was presented to the board, the board consensus was that a Use Variance would be required. The difficulties of obtaining such a variance were noted and Mr. and Mrs. Moringello were urged to familiarize themselves with the requirements for granting such a variance.</p> <p>The board discussed with them other possible strategies. As some of the ingredients are likely to be locally produced, (hops) there might be an Ag and Market exception that they could take advantage of. The board discussed the possibility that if the property owners became part owners of the business, then it might be possible to run the business as an on-premise business with only a Special Use Permit from the board. Mr. and Mrs. Moringello were urged to research all of these options carefully as they considered going forward.</p>		
6		FEBRUARY MEETING	Mr. Fremouw asked how the Zoning Board wants to proceed with the February Meeting as he will be unavailable to attend. The board agreed that there will be no meeting unless there is an application needing review. If the deadline is reached and no applications have come in, the secretary will send a Public Notice for cancellation of the meeting.		
7		ZONING OFFICER BRIEFS	Mr. Clark provided the board with their new DEC SEQR books. This is to replace any older published books. Mr. McKinney asked if the forms can be filled on line now. Yes they can. No other updates.		
8		BOARD CONCERNS	None		
9		ADJOURN	Mr. Wilkes made a motion to adjourn. Mr. McKinney seconded. The meeting was adjourned at 8:08 p.m.		
10		Revised minutes: February 20, 2014	Draft minutes January 21, 2014		