

## Planning Board

**Date:** Thu, Jan 23, 2014, 6:55 PM - 7:55 PM

**Location:**

**Minute Taker:** Stephanie Kelly

**Attendees:** Collette Barnard, Dan Hurdle, Ed Clark, Kenny Sontheim, Ron Allen, Stephanie Kelly, Steve McCarrick

No.	Tag	Title	Remark	Responsible	Due
1		CALL TO ORDER	<p>Chairman Ron Allen called the meeting of the Planning Board to order at 7:00 p.m. at the Phelps Town Courthouse.</p> <p>The Pledge of Allegiance was said by all.</p> <p>Introductions were made.</p>		
2		MINUTES	<p>The minutes from the December 26, 2013 meeting were considered. Ms. Barnard made a motion to accept the minutes. Mr. Hurdle seconded. The motion carried unanimously.</p>		
3		APPLICATION: SP-1120-13	<p>Sean Donohoe 45 Hendrix Rd West Henrietta, NY 14586</p> <p>Site plan review for the Phelps Junction Rd property (located near railroad tracks and Spafford Rd). Mr. Tim Harris from DDS Engineers was present to discuss. There was a question about the landscaping remaining and a note has been made on the plan that the current landscaping will be retained.</p> <p>Mr. Sontheim asked what would prevent the applicant from cutting down the landscaping. Mr. Harris stated that the note on the site plan will prevent him from doing so.</p> <p>Zoning Officer has no issues.</p> <p>Ms. Barnard made a motion to accept the application as stated above in regards to the Phelps Junction Road property as it meets the requirements set forth in the Town of Phelps Town Code. This is a SEQR Type II having little to no negative impact on the environment.</p> <p>Nov 13, 2013 final site plan. If the applicant makes any changes to the landscaping the applicant will become back to the planning board. Mr. McCarrick seconded.</p>		
4		APPLICATION: SK1-14 NORMAN S. AND JOSEPH M. TEED	<p>Norman S and Joseph M. Teed 1010 Marbletown Rd Phelps, NY 14532</p> <p>Subdivide property from parcel A and annex it to parcel B.</p> <p>Mr. Teed and Mr. Teed were present to discuss. Mr. Norm S. Teed discussed the site map and explained the application. 1.854 acres added to Mr. Joseph Teed's parcel (parcel B). Parcel A is farm land and will remain. No land locking situations. Both parcels have access.</p>		

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			<p>Questions pertaining to the map were asked and clarified.</p> <p>Public Hearing was opened at 7:20 p.m. Public Hearing was closed at 7:21 p.m. No comments or concerns.</p> <p>Ms. Barnard made a motion to approve the application as stated above. 27.644 acres in Parcel A. December 20, 2013 will be the final map. SEQR Type II not subject to further review as it meets #17 and #26. It further meets all requirements set forth in the Phelps Town Code. Mr. Sontheim seconded. The motion carried unanimously.</p>		
5		APPLICATION: SP-01-14 LAWRENCE HOMES CORP	<p>274 Main St Phelps, NY 14532</p> <p>Sketch plan review. Mr. Allen made a motion to table this until next month as the applicant is not present and the application is incomplete. Mr. McCarrick seconded. Motion carried unanimously.</p> <p>Mr. Sontheim would like to see full site development. The board agreed. Mr. Clark stated he will need a new SWIPP.</p> <p>Site plan review will need: Landscaping Access Parking Retention pond Architectural detail Proposed usage Lighting</p>		
6		APPLICATION: SP-13-1016 MARK REALE	<p>Waiting on information from the DOT. Mr. Allen made a motion to table to next meeting. Ms. Barnard seconded. The motion carried unanimously.</p>		
7		APPLICATION: SP-1108-113 CHRISTINE DZULA	<p>Mr. Allen made a motion to table this until the next meeting as this is waiting on information from the DOT. Ms. Barnard seconded the motion and the motion carried.</p>		
8		LANDSCAPING LAW	<p>Mr. Allen thought there were some formatting issues, however, it ended up just being a printing issue.</p> <p>Mr. Sontheim made a motion to move the Landscaping legislation onto the Phelps Town Board for approval. Mr. McCarrick seconded. The motion carried unanimously. Mr. Sontheim will discuss with the Town Clerk.</p>		
9		OLD BUSINESS	<p>Mr. Haers went to court last night to address the buildings on Bankert Road that are for sale. The buildings need to be removed by February 26, 2014 per Judge Gosper.</p>		
10		NEW BUSINESS	<p>Mr. Sontheim would like 25 minutes during the February meeting to discuss water preservation. Mr. Allen agreed with that.</p>		
11		ADJOURN	<p>Mr. McCarrick made a motion to adjourn. Mr. Allen seconded the motion and the meeting was adjourned at 7:52 pm.</p>		

No.	Tag	Title	Remark	Responsible	Due
12		Final Minutes: February 27, 2014	Draft Minutes: February 17, 2014		