

Zoning Board Meeting

Date: Thu, Feb 20, 2014, 6:55 PM - 7:55 PM

Location:

Minute Taker: Stephanie Kelly

Attendees: Brooks McKinney, Ed Clark, Stephanie Kelly, Steve Westfall, Glen Wilkes, Jeff Caves, Joyce Mitchell

No.	Tag	Title	Remark	Responsible	Due
1		CALL TO ORDER	<p>Vice Chairman Mr. McKinney called the meeting of the Zoning Board to order at 7:03 pm at the Phelps Town Courthouse.</p> <p>The Pledge of Allegiance was said by all.</p> <p>Introductions were made.</p> <p>Mr. Westfall was appointed a voting member.</p> <p>Attendees: Jeff Caves, Steve Westfall, Joyce Mitchell, Brooks McKinney, Glen Wilkes, Ed Clark, Zoning Officer</p> <p>Excused: Mr. Fremouw</p>		
2		MINUTES	<p>The minutes from the January 16, 2014 meeting were considered. Mr. Wilkes made a motion to accept the minutes. Mr. Westfall seconded. The motion carried.</p>		
3		OLD BUSINESS	None		
4		APPLICATION: AV-1-14	<p>Jeffrey Morelang 1945 Falkey Road Phelps, NY 14532</p> <p>Addition to existing garage. The garage is 21' wide by 18' deep. I will add 12' wide by 24' deep. Same metal siding/roofing as the existing garage.</p> <p>Garage was built before the house.</p> <p>Mr. Morlang was present to discuss his plans. Mr. McKinney explained the purpose of the review and the process going forward to get the application approved. This is just a review of the application. Mr. McKinney requested that Mr. Morlang explain his requests. Mr. Morlang stated that he needs to expand due to increasing needs. The addition will extend from the current garage toward the home so there will be no change in the distance from the garage to the road. The variance needed is a change to a preexisting nonconforming structure. Mr. Wilkes had a question about the map and where the house was located on the map.</p> <p>The Zoning Board was satisfied that it understood the application and that it was ready for review by the Planning Board. Zoning Officer Clark noted that it might be possible to get the application on the Planning Board's agenda for the following week. A Public Hearing will be scheduled for next Zoning Board meeting provided the Planning Board approves the application next week.</p>		

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			<p>Mr. McKinney presented a new form that he developed for Board resolutions on SEQR applications. The Board agreed that this form could be a useful way to record SEQR decisions and decided to adopt it for future use, at least on a provisional basis.</p> <p>The Mr. McKinney moved that the Board declare this application a SEQR Type II action. Ms. Mitchell seconded and the motion passed unanimously. Officer Clark will add a copy of the resolution to the application file.</p>		
5		ZONING OFFICER BRIEFS	<p>Mr. Clark informed the board that there is a initiative in progress to increase the cost various applications for example site plan review and area variances.</p> <p>No other updates.</p>		
6		BOARD CONCERNS	None		
7		PUBLIC COMMENTS	None		
8		ADJOURN	Mr. Wilkes made a motion to adjourn. Mr. Caves seconded. The meeting was adjourned at 7:30 p.m.		
9		Final Minutes: March 20, 2014	Draft Minutes: March 18, 2014		