

Planning Meeting

Date: Thu, Feb 27, 2014, 7:00 PM - 8:00 PM

Location:

Minute Taker: Stephanie Kelly

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

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> <p>Excused: Mr. McCarrick</p>		
2		MINUTES	The minutes from the January 23, 2014 meeting were considered. Mr. Hurdle made a motion to accept the minutes. Mr. Sontheim seconded. The motion carried unanimously.		
3		APPLICATION SP-13-1016: MARK REALE	Mr. Allen made a motion to table until next month as nothing has been received from the state. Ms. Barnard seconded. Motion carried unanimously.		
4		APPLICATION SP-1108-113: CHRISTINE DZULA	Mr. Allen made a motion to table until next month as nothing has been received from the state. Ms. Barnard seconded. Motion carried unanimously.		
5		APPLICATION SK1-14: GARY PALONE	<p>2085 State Rt 14 Geneva, NY 14456</p> <p>Propose to subdivide lot 1 with existing buildings, containing 1.000 acres (to highway boundary) from the parent parcel owned by Palone Enterprises, LLC. The remaining lands to have 8.336 acres (to highway boundary).</p> <p>Dave Clark was present to discuss map. The purpose of this subdivision is so Mr. Palone can get cheaper fire insurance on the parcel as subdivided.</p> <p>Public hearing was opened at 7:05 p.m. Mr. John Oaks and Mr. Dick Westfall were present. There was a question about where the property is. Mr. Palone is taking a section with the houses and making it a parcel for cheaper fire insurance. It was explained this is right next to the track on the South side. Mr. Clark showed them the site map and explained the parcel in question. It was also explained the applicant will be getting a cheaper insurance by subdividing this parcel. Public hearing was closed at 7:10 p.m.</p> <p>Ms. Barnard made a motion to accept the application as stated above. This is a Type II SEQR with no further action required. Mr. Hurdle seconded the motion. The motion carried unanimously.</p> <p>Map dated February 10, 2014 will be the final site plan.</p>		

2631 Tileyard Road

No.	Tag	Title	Remark	Responsible	Due
			<p>Clifton Springs, NY 14432</p> <p>Re-Subdivide Lawson Subdivision (Approved 4/25/13) lot 1 to be increase in size to 21.230 acres (to highway boundary) and become lot R-1. Westerly portion of Lot R-1 is owned by Richard Lawson Sr. Easterly portion of Lot R-1 is owned by Richard Lawson Jr. and Laura M. Lawson.</p> <p>Dave Clark was present to discuss application and the site plan proposed. Mr. Clark explained that the parcels are being sold as one parcel but are being sold by 2 different owners therefore the need for the 2 separate parcels.</p> <p>Public hearing opened at 7:22 p.m. Public hearing closed at 7:23 p.m.</p> <p>Mr. Hurdle made a motion to accept the application as stated above. It is a simple subdivision and meets the Town of Phelps code as set forth in chapter 123. It is a Type II SEQR requiring no further action. Ms. Barnard seconded. The motion carried unanimously.</p> <p>February 4, 2014 is the final site map.</p>		
7		APPLICATION SD2-14: CATHERINE LANDSCHOOT	<p>775 Cross Rd PO Box 54 Oaks Corners, NY 14518</p> <p>Proposed to re-subdivide the Catherine Landschoot Subdivision (Approved 11-23-2009) lot 1 to be increased in size to 11.448 acres (to highway boundary) and become lot R-1. Lots 2 and 3 to remain unchanged. The remaining lands will become Lot 4 containing 15.045 acres (to highway boundary).</p> <p>Dave Clark was present to discuss application and review the proposed site map.</p> <p>Public hearing opened at 7:15 p.m. Public hearing closed at 7:16 p.m.</p> <p>Mr. Hurdle made a motion to accept the application stated above. This is a simple subdivision and meets Chapter 123 of the Town of Phelps code. This is a Type II SEQR requiring no further action. Ms. Barnard seconded. The motion carried unanimously.</p> <p>The final site map is dated February 11, 2014.</p>		
8		APPLICATION AV1-14: JEFFREY MORLANG	<p>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>Ms. Barnard made a motion. Mr. Hurdle seconded. Motion carried.</p>		
9		WATER PRESERVATION PRESENTATION	<p>Mr. Sontheim provided a visual presentation on water preservation and how this will benefit our community. He also provided some documentation for review. Mr. Sontheim also shared a draft piece of</p>		

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			<p>legislation for the Planning Board to work with moving forward.</p> <p>Ms. Barnard asked to see a map that identifies all the water sources in the Town to help see what will be affected by the proposed "setback" legislation.</p>		
10		ZONING OFFICER BRIEFS	Mr. Allen shared with the Board a training opportunity taking place on March 6, 2014.		
11		NEW BUSINESS	None.		
12		OLD BUSINESS	None		
13		ADJOURN	Ms. Barnard made a motion. Mr. Allen seconded. Motion carried and the meeting was adjourned at 8:16 p.m.		
14		Final Minutes: March 27, 2014	Draft Minutes: March 18, 2014		