

Zoning Meeting

Date: Thu, Mar 20, 2014, 7:00 PM - 8:00 PM

Location:

Minute Taker: Stephanie Kelly

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

| 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 7:05 pm 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 February 20, 2014 meeting were considered. Mr. Westfall made a motion to accept the minutes. Ms. Mitchell seconded. The motion carried. Mr. Fremouw abstained.</p> | | |
| 3 | | PUBLIC HEARING: APPLICATION 1-14 | <p>Jeffrey Morlang 1945 Falkey Road Phelps, NY 14532 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>Mr. Morlang explained that there has been no change to the application discussed last month. He gave a brief overview of the request for Mr. Fremouw.</p> <p>Public hearing was opened at 7:32 p.m. Public hearing was closed at 7:33 p.m.</p> <p>Mr. Fremouw abstained from voting on this motion. Mr. Wilkes was appointed a voting member.</p> <p>Findings: 1) Planning Board approved 2) This is not changing the existing accessory structure from the highway (73 feet) 3) Expansion is towards the house instead of towards the road so there is no visual change 4) No public comment 5) This does not change the character of the neighborhood to the west appears to be a similar distance from the road. 6) The Zoning Officer has no issues</p> <p>Mr. Westfall made a motion to accept the application as stated above. Mr. McKinney seconded. The motion carried. Mr. Fremouw abstained.</p> | | |
| 4 | | OLD BUSINESS | <p>Term expirations: Scott Fremouw: 2014 Jeff Caves: 2017 Brooks McKinney: 2018 Joyce Mitchell: 2015</p> | | |

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| | | | <p>Glen Wilkes: 2016 Steve Westfall: New member</p> <p>Mr. Wilkes will become an alternate and Mr. Westfall will become a member of the Town of Phelps Zoning Board as of March 2014.</p> | | |
| 5 | | NEW BUSINESS | Mr. Clark would like to see an amendment to the code as it pertains to a front set. Mr. Fremouw asked Mr. McKinney to draft some discussion points for the board to review during May 2014 meeting. Mr. McKinney agreed. | | |
| 6 | | ZONING OFFICER BRIEFS | None | | |
| 7 | | ADJOURN | Ms. Mitchell made a motion to adjourn. Mr. Westfall seconded. The meeting was adjourned at 8:09 p.m. | | |
| 8 | | Final Minutes: June 19, 2014 | Draft Minutes: March 20, 2014 | | |