

Planning Meeting

Date: Thu, Apr 24, 2014, 6:50 PM - 7:50 PM

Location:

Minute Taker: Stephanie Kelly

Attendees: Collette Barnard, Ed Clark, Zoning Officer, Kenny Sontheim, Ron Allen, Stephanie Kelly, Steve McCarrick

No.	Tag	Title	Remark	Responsible	Due
1		CALL TO ORDER	<p>Chairperson Mr. 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. Hurdle</p>		
2		MINUTES	<p>The minutes from the March 27, 2014 meeting were considered. Ms. Barnard made a motion to accept the minutes. Mr. Sontheim seconded. The motion carried. Mr. Allen abstained.</p>		
3		APPLICATION SD14-08: MICHELLE & CRAIG INGERICK	<p>Michelle & Craig Ingerick 2507 Johnson Rd Geneva, NY 14456 Subdivide lot 1 with existing house and garage containing 1.621 acres from parent parcel. Remaining 43 acres located on both sides of the road to be retained by the owners. Lot 1 to be conveyed.</p> <p>Mr. Dave Clark was present to discuss the application and review the site map. Mr. Hurdle sent in a question about the distance of the well with the septic. Mr. Clark showed the board where those were located.</p> <p>Public hearing opened at 7:03 p.m. Public hearing closed at 7:04 p.m. No comments and no issues.</p> <p>Mr. Sontheim made a motion to accept application as stated above for the property located at 2557 Johnson Rd. This is a SEQR Type II not subject to further review. The applicant has met the requirements set forth in the Phelps Town code. Ms. Barnard seconded the motion and the motion carried unanimously.</p> <p>The final site plan will be dated April 1, 2014.</p>		
4		APPLICATION SD14-09: WAYNE & SHERI CONKLIN	<p>Wayne & Sheri Conklin 71 Church St. Phelps, NY 14532 To subdivide lot 1 with existing house and buildings containing 1.666 from parent parcel. Remaining land to be retained.</p> <p>Mr. Dave Clark was present to discuss application and review site</p>		

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			<p>map.</p> <p>Public hearing opened at 7:07 p.m. Public hearing closed at 7:08 p.m. No comments or issues.</p> <p>Ms. Barnard made a motion to accept the application as stated above. This is a SEQR Type II requiring no further action. It meets chapter 123 of the Town of Phelps code. Mr. McCarrick seconded the motion and the motion carried unanimously.</p> <p>Final site plan dated April 3, 2014.</p>		
5		REVIEW	<p>Property Maintenance Chapter 105 review. Mr. Clark, Zoning Officer provided a copy of a draft for review. This deals with Accumulation of Rubbish, Abandoned Vehicles, Grass, Harmful Weeds and Noxious Vegetation.</p> <p>Mr. Allen asked if this will get the Town of Phelps up to par with other neighboring counties' requirements. This would provide the ability to handle properties that are currently vacant with no known contact to notify of violation or request to clean up.</p> <p>Mr. Sontheim had a question regarding what this would include. Mr. Clark stated it would include all zone districts. The only thing that would not be included would be "cultivating (farming)" and natural wooded areas or undeveloped areas, which are at least fifty feet (50') distant from any occupied structure or residence. A change of verbiage was requested to make this clearer.</p> <p>There was discussion about 105-3-Abandoned motor vehicle. Mr. Sontheim would like the "economic value" verbiage removed from this area. That is very vague and hard to quantify.</p> <p>Rubbish and Trash-Mr. Sontheim had a question about what the 50' marker in this documentation related to. Mr. Clark explained to the board what this meant. The 50' is from the property line, not the structure. It was suggested to remove the 50' since the undeveloped lots are except anyhow.</p> <p>Ms. Barnard suggested that the board review the document and provide suggestions to Mr. Clark for revision to discuss at next month's meeting. The board agreed.</p>		
6		OLD BUSINESS	<p>Route 14 Overlay district review (MTOD). Feedback from the lawyer was reviewed. Mr. Sontheim provided some suggestions for change in reference to the lawyer's comments. Mr. Sontheim visited the Ontario County Planning office to verify that the written description of the overlay matched the map version. It did not. Therefore Mr. Sontheim discussed the two changes that needed to be made due to the discrepancy. There was another change that was discussed which Mr. Sontheim felt was most likely a typo (J.6-B).</p> <p>Mr. Allen made a motion to accept the changes proposed by Mr. Sontheim. Ms. Barnard seconded the motion. The motion carried unanimously.</p> <p>Mr. Sontheim will send this to Ms. Nieskes, Town Clerk.</p> <p>Mr. Clark provided Mr. Allen a mailing on a new water district that</p>		

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			showed the Town of Phelps Planning Board as an "interested party". This is on Pelis Rd. The document was reviewed.		
7		NEW BUSINESS	<p>Mr. Sontheim is going to draft a document to review regarding clear cutting in the Town of Phelps.</p> <p>Mr. Sontheim also would like to see some legislation to prevent site alteration before site plan review/approval.</p>		
8		ADJOURN	Mr. McCarrick made a motion to adjourn. Mr. Allen seconded. The meeting was adjourned at 8:18 p.m.		
9		Final Minutes: May 22, 2014	Draft Minutes: April 24, 2014		