

Planning Board

Date: Thu, May 22, 2014, 7:00 PM - 8:00 PM

Location:

Minute Taker:

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

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>		
2		MINUTES	<p>The minutes from the April 24, 2014 meeting were considered. Ms. Barnard made a motion to accept the minutes. Mr. Sontheim seconded. The motion carried. Mr. Hurdle abstained.</p>		
3		SP-14-2: Rugenstein & Sons, Inc.	<p>Rugenstein & Sons, Inc. 1363 Phelps Junction Rd. Phelps, NY 14532</p> <p>Propose addition of 42' Dia. Grain Bin/Silo and relocation of 36' dia. Silo to NE corner of property. Plan also shows proposed future building additions, 80'X100' pole barn and expanded gravel drive and parking.</p> <p>Dave Clark was present to discuss and review site plan.</p> <p>Mr. Hurdle asked why the silo was being moved. It is being moved for safety issues. Mr. Sontheim asked if there was any further landscaping planned. Mr. Rugenstein stated there has been a lot done since the inception of the building but would consider adding a tree or two. Mr. Allen didn't feel there was a lot of room for trees. Mr. Rugenstein felt there were some limitations as well due to buildings, rock and gas lines. It is very shallow. Mr. Sontheim asked if he would leave the hedgerow alone in lieu of planting more landscaping. Mr. Rugenstein didn't feel that would be excavating that far back. He likes the hedgerow as it acts as a boundary line. Ms. Barnard asked if they have further plans to blacktop more area. They may gravel some more between buildings, but no anticipation of black topping. Mr. Rugenstein agreed to leave the current hedgerow. Mr. Sontheim asked Mr. Clark to add a note to the current site plan.</p> <p>Mr. Sontheim moved to approve the application as stated above. The site plan is dated May 23, 2013. The applicant has agreed to note on the site plan the condition to keep the hedgerow that is currently on the East side. This is a Type II SEQR requiring no further action. Ms. Barnard seconded. The motion carried unanimously.</p>		
4		SD-14-10: Michael Price	<p>Michael Price</p>		

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			<p>1886 Melvin Hill Rd Phelps, NY 14532</p> <p>Re-subdivide lot #5 7.043 acres of Arthur S. and Diane T. Landschoot into two lots. Lot 5A with existing house containing 1.46 acres and lot 5B vacant lot containing 5.583 acres.</p> <p>Mr. Clark was present to discuss site plan.</p> <p>Public hearing was opened at 7:19 p.m. Public hearing was closed at 7:20 p.m.</p> <p>No comments or issues.</p> <p>Mr. Hurdle made a motion to approve the application as stated above. Property is located at 1830 Melvin Hill Rd. This is a SEQR Type II requiring no further action. The final site plan is dated May 2, 2014. Ms. Barnard seconded the motion and the motion carried unanimously.</p>		
5		NEW BUSINESS	<p>Mr. Allen read the proposed action dealing with the building of the new Town of Phelps Highway building. The Town of Phelps Board will be lead agency on this project.</p> <p>The Town of Phelps Planning Board is in agreement with the lead agency being the Town of Phelps Board.</p>		
6		OLD BUSINESS	<p>Mr. McCarrick asked about the new building that was discussed on the corner of Route 96 and Route 88. Mr. Clark said he has not heard anything.</p>		
7		PROPERTY MAINTENANCE AND ABANDONED VEHICLED	<p>Ms. Barnard provided a draft. Mr. Allen hadn't had a chance to review the document yet. Mr. Hurdle asked a question about the mowing portion of the document. There was discussion of what developed property means. Should a non-developed property be kept mowed? Mr. Clark said having a radius mowed around the property cuts down on various rodents. One issue that arises is abandoned properties that don't get mowed. Mr. Sontheim asked if it was an issue with abandoned property or just residents that won't take care of their property. Mr. Clark stated that there are issues with both abandoned and other properties neglected by residents.</p> <p>Mr. Sontheim is concerned that landscaping will be taken down when he is trying to retain landscaping in the village.</p> <p>Mr. Allen asked about cars and the need for them to be licensed on the property.</p> <p>Mr. Allen discussed possibly having a few different sections and different requirements for each. That might address the various issues that might arise.</p> <p>Mr. Allen suggested everyone review the draft and come back with suggestions on how to move forward.</p> <p>It was also discussed about agricultural properties. Mr. Hurdle suggested using the current code (chapter 105) as a guideline for language.</p>		
8		ADJOURN	<p>Mr. Sontheim will be out of town for the June meeting.</p>		

No.	Tag	Title	Remark	Responsible	Due
			<p>Mr. Allen made a motion to adjourn. Mr. McCarrick seconded. The motion carried unanimously.</p> <p>The next meeting is scheduled for June 26, 2014.</p>		
9		Draft Minutes: June 25, 2014	Draft Minutes: May 22, 2014		