

February 24, 2025 Special Meeting held at 8 Banta Street, Village Meeting Room, Phelps, New York.

Present: Mayor: Jim Cheney Trustee: Billy McNicholas
Trustee: Howard Hughson

Also Present: Clerk/Treasurer: Jill Seifert Code Enforcement Officer: Ben Wheat

Public Present: Tim Maslyn, Terri Brown, Adam Eldridge, Al Cauwels, Matt Eldridge, Mary dePorter, the Chen Family, Bill Wellman, Hannah Williams, Janie Burgess, Jonas & Nicole Myhill, Samantha Minns, Dave Smith, Denise Stritzel, Cindy Atkinson, Cheryl McCann, Bonnie Detro, Jed Brandow, Rayne Hammond Benz, Dave Benz, Christi DiMariano, Seth Steele, Nathan Stenberg, Matt & Lisa Bounds, Tom & Amanda Cheney, Chris & Lisa Orlando, Brian Hemminger, Andy & Lisa Mattoon, Sara Landschoot Riegel, Lisa Casper, Sue Clickner, Pete & Sharon Cheney, Keith Childs, Dave Lord, Darcy DiPane, Mike Darling, Amanda Walters, Kent Graham, Robert Tomfohr, Lisa Moses, Chris Wright, Lisa & Frank Murphy, Chris Tiffany, Chelsea DeBoover and Ryan Davis.

Mayor Cheney opened the meeting at 7:30 p.m.

The purpose of this meeting is to discuss the recently awarded NY Forward grant, Mayor Cheney thanked the public for attending and addressed some “housekeeping” issues prior to getting started.

- ✓ Sidewalks – clearing snow and salting is not a Village of Phelps’ responsibility. The Village uses our equipment to clear the snow as a courtesy to our taxpayers. Please, specifically the downtown business/property owners, do your part and remove snow and salt when needed.
- ✓ Parking – Church Street Municipal Lot, per the Village and Town Boards the six regular spots and the two handicapped spots abutting the Country Lawyer property will be designated as allowed overnight parking during the winter months, appropriate signage is forthcoming. Landlords in attendance are requested to inform their tenants.
- ✓ Code Enforcement & Zoning – non-compliant issues that weren’t addressed in the past will now be addressed with the hiring of Ben Wheat; compliance will be expected to ensure the health, safety and wellbeing of the residents of Phelps.

NY Forward – 4.5 Million Grant

Mayor Cheney thanked the Visioning Committee, the Phelps Forward Committee and the Beautification, Historic District & Structures Committee for their commitment while working on the application that achieved this grant. While funding has been approved, no projects are approved yet. All projects that were part of the application will need to reapply, clean slate for them and anyone else who has ideas they would like to apply with.

The following steps in the planning process reflect the Governor’s “Plan, then Act” directive:

- 1) Downtown Profile and Assessment
- 2) Community Vision, Goals, and Revitalization Strategies
- 3) Project Development
- 4) Strategic Investment Plan Compilation

This is followed by the Final Strategic Investment Plan being submitted to New York State.

In the next six months there will be 6 public meetings and three workshops held by the Local Planning Committee, this is a state committee with Co-Chairs being Mayor Cheney and Regional Economic Development Council representative Ryan Davis. The LPC will be comprised of a broad representation of the community but no project sponsors as that would be a conflict of interest.

Projects in the Application included:

- Phelps Hotel – Potential Rooftop Garden Dining Area – Mayor Cheney briefly explained.
- PCC – Façade, Main Hallway Reno, Rotary Room Reno & Expansion & Phelps Library Reading Garden & Walking Path – Executive Director Janie Burgess outlined these items.
- Phelps BDTC Small Project Building Improvement Fund
- Beautify Phelps Streetscaping Enhancements
- “Slow Down and Visit” Traffic Calming
- “Get Out and Walk” Pedestrian Walkability Measures
- Gathering Spaces
- Memorial Park Improvements
- Phelps Arts Center Renovation
- Branding and Marketing
- Downtown Housing Expansion
- Railroad Viewing Platform

Mayor Cheney invited the public’s questions.

Brian Hemminger – would these improvements be paid at prevailing wage rates.

Mayor Cheney – yes, and in all probability, Women & Minority owned business would be required in some percentage.

Brian Hemminger – how is the funding distributed?

Mayor Cheney – by reimbursement only.

Kent Graham – parking is always an issue downtown, could he sell his property at 109-113 Main to be demolished for parking?

Mayor Cheney – obtaining additional parking is not a reimbursable project per NYS.

Bonnie Detro – dislikes the prospect that people who have spent their own money maintaining their properties might not be eligible while those who have let their property slide into disrepair will now get their repairs paid for.

Mayor Cheney – the projects must be transformative not simple maintenance.

With no further questions or comments, the meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Jill K. Seifert,
Clerk/Treasurer