

Village of Phoenix
Planning Board Meeting

Date: Tuesday, August 26, 2025

Members in Attendance: Chairman Doug Deeb, Ron Johst, Larry Rawson, Janice Manzer, Donna Peters

Public Attendees: Brian Borchik (Phoenix Mayor), Sheila Weed, Nick Duskee, Ron Hartner, Jen Maxam, Janet Muckey

6:00 PM: Meeting was called to order by Chairman Doug Deeb.

Subject: 8 Bridge St., Phoenix, NY 13135, Tax Map 303.20-10-20, Applicant: Nick Duskee (Property owner)

Discussion:

Explanation/presentation of proposed plans provided by Nick Duskee and Sheila Weed (Architect) as outlined in Planning/Zoning General application dated August 7, 2025. Ms. Weed provided all members of the Planning board with paperwork/design plans. Discussion was held regarding the proposed changes to include Handicap Accessible restrooms and facility entrance. It was advised the proposed plans do not expand the existing "footprint".

The need for a sprinkler system for the new deck area was questioned. Planning Board chairman, Doug Deeb requested the parties check into the coding regarding heating/sprinklers and provide an update to the board.*

Brian Borchik advised this project was part of the New York Forward Grant.

***Motion to approve the proposed project** was made by Ron Johst, Motion was seconded by Donna Peters.
All in favor. Carried and approved

Ron Johst made a **motion to close this meeting**, seconded by Larry Rawson, all in favor. Meeting closed at 6:20

Respectfully submitted,

Janice Manzer, Planning Board Member

*Letter dated August 28, 2025 from Jim Lynch advised the Planning Board that, per his review of NYS 2020 Building Code, the proposed covered deck struction is not required to be spinklered.