

ALFRED VILLAGE PLANNING BOARD

REGULAR MEETING –VILLAGE HALL

January 8, 2015, 7:30PM

Members present: Ellen Bahr, Sherman Clarke, Karrie Edwards, Herb Ehrig, Lou Greiff, Peter McClain

Others present Virginia Rasmussen, Christel Rodd, Jason Rodd

I – Approval of the minutes

A motion by Sherman Clarke and seconded by Herb Ehrig was passed unanimously to accept the minutes of the December 4 meeting, with corrections (name spellings, and a clarification that item 6.D. refers to non-conforming properties).

III. Public Comments

Jason Rodd stated a concern that limits on improving non-conforming properties, as outlined in the Alfred village zoning law, are not applied consistently. He also suggested that Alfred look to Wellsville as a model for signage guidelines.

II – Applications

The board reviewed a preliminary site development plan application (application number pending) for a new apartment building that would house eight, two-bedroom apartments, on an unnumbered parcel on Glen Street, owned by Gary Brown. The application was previously approved by the planning board in 1992 and 1998 (application number 98-004) but the project was not acted on by the property owner.

Pete McClain stated that the application would need to be reviewed by the county board. He also recommended that, based on the fact that the project meets certain criteria outlined in the state environmental code, the project should undergo a SEQR review.

The board agreed to take the following actions, which will be initiated by Pete McClain:

- Because of the property's location within a watershed and its proximity to a runoff culvert, request an updated review from the Allegany County Soil and Water Conservation District (previous letters are dated 1992 and 1998)
- Determine whether the village took the remedial actions (to reverse degrading/entrenching near the property) that were recommended in a letter from the Allegany County Soil and Water Conservation District and outlined in a letter to Peg Prisco dated October 7, 1992.

- Send the preliminary site development plan application to the Allegany County Planning Board.
- Ask Gary Brown to attend the next Alfred Planning Board meeting on February 5 and request an updated site development plan that shows grading and drainage.
- Contact the Department of Transportation.

Assuming that all necessary information is available to the Alfred Planning Board, a vote on the site plan will be taken at the next meeting.

Herb moved that the Alfred Planning Board should serve as lead agency for a SEQR review, with Karrie seconding the motion, and all voting in favor.

The board reviewed preliminary SEQR questions and answered them based on the information currently available. It was determined that a response to some questions would need to await fuller information from the Allegany County Soil and Water Conservation District. Where a moderate or large impact is anticipated, further rationalization and elaboration will be required by the board.

Herb Ehrig reiterated a request, made in previous meetings, for board members to receive applications in a timely manner and for each board member receive a readable plan. Virginia agreed to discuss these issues with the CEO.

IV – Other Business

Trustees Report:

Virginia Rasmussen offered to find out more about who is responsible for maintaining the creek in the village.

In response to traffic problems described by Jason Rodd (drivers not stopping at stop sign on Hillcrest, a dangerous intersection at Hillcrest and Green), Virginia said that she would check with police about coverage.

There is a public hearing on Tuesday, January 13, at 7:15 pm on the proposed changes to the zoning law.

The Trustees are again investigating options for garbage pickup, including a “pay-as-you throw” arrangement.

County Planning Board Review Procedure:

Pete McClain received information from Kier about the process for sending applications to the Allegany County Planning Board. We will forward all applications to Kier Dirlam for review; he will let us know before our next meeting which applications need to go to the county board. Not all projects need to be reviewed at the county level but for now they would like to see all applications and decide on a case-by-case basis.

Other:

It is anticipated that the county comprehensive planning school will begin in late spring or early summer; they are awaiting bids from instructors. Karrie, who had volunteered to attend, may have a conflict in the summer months. Between those who already volunteered and the other board members, we hope to be able to send someone to all of the training sessions.

V – Announcements and Concerns

Allegany County Planning Board dinner:

All board members should have received information by email about the dinner on January 21. If not, follow up with Kathy Koegel.

Planning and Zoning Training:

All board members should have received an email with a link to online training courses. All are encouraged to pursue relevant training.

Other:

Virginia Rasmussen stated that an application is forthcoming for 8 Church Street for external changes.

The CEO received a request to establish a fraternity at 17 Sayles, which was denied because the property is outside of the overlay zone.

The meeting was adjourned at 8:41 pm.

The next regular meeting is scheduled for February 5, 2015, at 7:30pm at the Village Hall. Sherman Clarke is secretary.

Respectfully submitted,

Ellen Bahr, Acting Secretary