

Alfred, NY
Planning and Zoning Board
Minutes of the May 5, 2016 Meeting

Members Present: Austin Bower, Liz Cronin, Karrie Edwards, Herb Ehrig (Chairperson), Lou Greiff

Non-Members Present: D. Chase Angier, Doug Brien, Joe Dosch, Peter McClain, Jim Ninos, John Ninos, K. David Porter, Christel Rodd

The Minutes of the April 7, 2016 meeting were approved unanimously.

Chairperson Herb Ehrig announced that four applications were to be reviewed by the PZB this evening, but that one of them, from Coral Lambert, had not yet been submitted.

Submitted Applications:

16-0005: Union University Church Handicap Ramp. Herb Ehrig corrected the rumored misinformation that the PZB had rejected this application. The application was not rejected but tabled because the Seventh Day Baptist congregation hadn't yet discussed it, although it involves their property. A revised and more detailed plan of the handicap ramp has been submitted to the PZB. The ramp will not impede the turnaround at the rear of the church parking lot. David Porter mentioned that the Seventh Day Baptist Pastor is in favor of the handicap ramp and that approval by the congregation is anticipated by May 16. A motion made by Liz Cronin and seconded by Karrie Edwards was unanimously approved subject to approval by the Seventh Day Baptist congregation.

16-0008: Chase Angier confessed to the PZB that her garage at 88 South Main Street is falling down. Her contractor, Sean Clark, has advised her that it needs to be demolished. Herb Ehrig commented that the garage is less than ten feet from the property line and therefore constitutes a non-conforming use. A motion made by Austin Bower and seconded by Liz Cronin was approved unanimously to approve demolition of Chase Angier's present garage and construction of a new one.

16-0006: Douglas Brien has submitted an application to increase the number of bedrooms at 17 Sayles Street from six to eight. This change would create an R-3 property in an R-2 zone and would therefore require a Use Variance. Herb Ehrig notified Douglas Brien that a Use Variance would have to be requested from the Zoning Board of Appeals and advised him to consult pages 48-51 of the Alfred Zoning Code for instructions on the appeals process. A motion made by Liz Cronin and seconded by Austin Bower was approved unanimously to reject this application and to notify the Zoning Board of Appeals that an appeal may be pending.

Public Comments: John Ninos commented that college and university athletic teams posed more of a problem within the Village of Alfred that did fraternities and sororities. He also questioned the need for PZB approval for a driveway. Herb Ehrig stated that

driveway modification does not require PZB approval but that construction of a new driveway does. Cristel Rodd stated that PZB approval should be required for the current real-estate agency signs, recently changed from Lang Agency to Hunt, as it was for the new sign placed on the Convenient Store. Herb Ehrig stated that the CEO will look into the sign issue. Herb also mentioned that the Monthly CEO Report has been distributed to PZB members and that a meeting on process and procedures will be held, involving Herb, the CEO, and the village office staff.

Village Trustee Report: Peter McClain reported that the village budget has been passed. Village taxes have been dropped by 5%, and sewer costs are up by 2%. This year's Hot Dog Day went well. All events were well controlled, resulting in fewer ambulance and law-enforcement transports. Dialogue continues between the village Board of Trustees and fraternities/sororities with discussion of Greek housing located on the SUNY campus. Work will soon be resumed on the Comprehensive Plan, and the Village Board of Trustees is looking into the possibility of overnight parking within the Village of Alfred.

The Alfred Olympics: This event will open on Sunday, June 26. The village is hoping to coordinate the Olympics with the Mostarts Festival that takes place the following month. The Olympics is in need of as many volunteers as possible. It was noted that the Alfred Village Band did not perform last summer. This was the result of a shortage of funds. The band directorship is a paid position, but all of the musicians are volunteers.

Other Business: Herb Ehrig and Peter McClain will be attending the May 11 training session and local government conference at Houghton College. Herb Ehrig mentioned that the PZB may lack a quorum for its June, 2016 meeting. He indicated that a change in the meeting date might be necessary.

Adjournment: A motion to adjourn made by Liz Cronin and seconded by Austin Bower was passed unanimously at 8:15 PM.

Respectfully submitted,

Louis K. Greiff
Acting Secretary