

**Alfred Village Planning Board
Minutes of Regular Meeting - Village Hall
Thursday, 4 May 2017**

Board members present: Herb Ehrig (chair); Liz Cronin; Karrie Edwards; Lou Greiff; Barry Eckstein; Sherman Clarke

Others present: Douglass Turner; Cory Brown; Caitlin Brown; Peter McClain (Village Trustees liaison); Jim Ninos; John Ninos

1. Approval of the minutes of the Regular Meeting of April 6, 2017.

Motion to approve minutes as amended (copy editing) by Lou with second by Barry, approved.

2. Applications

A. Application 17-004: The continued review of an application from Douglass Turner to install a deck on the front of his house at 37 South Main Street. We had discussed this application last month and needed a front elevation drawing before getting advice from Historic Preservation Commission (HPC). The drawing was received earlier this week. The application was tabled pending review by HPC. Motion to table by Liz with second by Barry, approved.

B. Application unnumbered: Cory and Caitlin Brown for redo of main and lower floors of 11 South Main Street (former Sun Publishing building). Main floor will be living quarters and lower floor will be artist studio. Occupation of the basement had been non-conforming and the Browns need to discuss habitation of basement with Chuck Cagle (CEO). Studio would not generally be open for business though they might have an occasional open house (therefore minor home occupation). Motion to accept application with understanding that Code Enforcement Officer needs to determine if basement is habitable. Motion by Liz, second by Barry, approved.

C. Application 17-008: John Ninos for addition to house at 8 Church Street (preliminary site development review). The kitchen/sunroom would be extended with 8 x 18 foot addition. Lot line between 8 and 10 Church Street (both owned by John) will be adjusted to give clearance between houses, and this will also make the lot line perpendicular to street. Motion to approve preliminary review by Lou, second by Karrie, approved. This proposal will also go to HPC and final plans will come after new survey and adjustment of lot line.

D. Application 17-005: John Ninos for repair of walkway area between house and garage at 4 Reynolds Street. Garage door has hole and concrete in walkway area had deteriorated; insurance company gave John 10 days to fix and walkway work has been completed. Job began as simple maintenance job but repair of walkway resulted in deck that is three feet above sidewalk in front. Motion to approve by

Sherman, second by Liz, approved. Replacement of garage door with wall with door and windows should be covered by building permit and not need Planning Board action.

4. Monthly C.E.O. Reports: not yet received. Peter will forward March and April reports as soon as possible.

5. Trustee Report: Peter noted that the Local Government Conference is next week at Houghton College. Herb, Karrie, Liz, Lou, and Sherman, as well as Peter and Jim, will be attending various sessions.

The Trustees passed the budget for the coming year, with 3% reduction in taxes (second year in a row for reduction in taxes). The Office of the State Comptroller will be doing an audit of the Village books in the next few days. There is also a local audit but this is first State Comptroller audit since Deb Slade started as treasurer.

Hot Dog Days went well; fuller report to be discussed at Village Trustees meeting next week.

The Trustees have been talking to the CEO about driveways. The Planning Board had discussed parking at its last meeting and advises that parking regulations need to be more vigorously enforced. No change in planning code in regard to parking is warranted at this time.

The tiny house use variance to Alena Giesche will be running out this summer (ZBA action: August 22, 2016) and may come back to the planning board.

The Planning Board is seeking a new member, preferably an Alfred University student. The term of Austin Bower (Alfred State) is complete as of this meeting but we will ask the Trustees to extend his appointment into the summer or until the next student member is appointed.

6. Other Business: May 10, 2017--Annual Local Government Conference at Houghton College (see above under Trustee Report).

The meeting adjourned at 8:45 pm.

Respectfully submitted,



Sherman Clarke
Acting Secretary