

**Alfred Village Planning Board
Minutes for Regular Meeting-Village Hall**

September 12th, 2018

Present: Peter McClain (Acting Chairman), Karrie Edwards, Lou Greiff, Barry Eckstein, Kyla Thomas, Liz Cronin and Sherman Clarke

Other Present: Jason Rodd and Christel Rodd

1. Approval of the September Planning Board Meeting Minutes
 - a. Motion by: Liz
 - b. Seconded : Lou
2. Applications

No new Applications, however the saga of Brennan Lang continues. Peter covered the events that occurred, focusing on what exactly happened after the Planning Board approved application 17-0018. Herb originally reached out to the Village Board to see what could be done to reverse the approval. Both the Mayor and Village Council decided to rescind the Planning Board's approval. As Brennan Lang has done nothing to improve his property the Village Planning Board discussed types of enforcement. The Code Enforcement Officer (Chuck Cagle) is responsible for handing out fines and summonses. It is not known if the C.E.O has handed out any fines to Brennan Lang. As explained by Peter the CEO sites a violation which starts a clock in which fines must be paid or the fines increase. It was suggested that we ask Chuck about this issue and just how the penalty process works and that we talk to the CEO ask him to inform the property owner (Lang) about the fines for nonpayment. Possibly the best idea is that Brennan Lang go to the Zoning Board appeals for a Variance.

Jason asked about how long the parking laws have been on the books, indicating that the zoning laws concerning parking should be updated to the present needs of the community. Jason said that for years going back to present day there have been many zoning exceptions based on any connections the property owner may have with the Village Government members. The Village may be in legal jeopardy due to other properties that are non-conforming with no fine and no visits by the CEO. Any addition information concerning Application 17-0018 can be found in the previous monthly minutes. Also discussed was the idea that Herb Ehrig could have dis-allowed the original Planning Board vote as there were 3 different non-conforming areas on Lang's Property.

3. CEO report – No CEO report
4. Trustee Report

The Downtown Revitalization grant is still alive, but the date informing communities has come and gone. Peter feels we are still in the running. In August 3 people came down to Alfred to discuss the details of where the grant money would go. There a number of grant Dollar amounts. One is \$40million, the next is \$10million. Smaller amounts would also be available. At this point it is not known what amount we may get, if any at all. If the Grant is approved, it will take approximately 2 years from approval to finished project. Our Grant Proposal has listed a lot of projects.

Once there is an approval on the Downtown Revitalization program the village must first pick the projects they want done. Once the projects are chosen the public will also choose from the same list. The Village Board and residents must work out and come to some agreement on the exact projects that are considered most important in terms of need.

There was recent meeting between the Village Board and three employees of an engineering company (Clark, Paterson, Leeds PL Engineers) concerning water and waste issues in the Village. There are currently 2 water tanks that are in need of replacement. A single large water tank would be a viable solution.

Also discussed was a plan to extend the water district to include Alfred, Almond, and possibly Hornell.

5. Board Membership

Discussion is continuing for a Planning Board Chairman. Liz had a philosophy on the Planning Board. She believes that our role as a Planning Board is changing and should be more like a community. She feels that the Planning Board function is cut and dried. If the application is rejected it should go directly to the Z.B.A. The biggest responsibility for a Planning Board Chairman is to interface with the Code Enforcement Officer and to pick up any applications from Chuck Cagle.

There are so many things that must be done to improve the village infrastructure. Peter recommended that 3 people on the Village Planning separately work on the issues such as writing off certain properties that have no value and looking at the zoning laws and suggest changes to the law to be more aligned with current trends. Some zoning laws go back to the 1920's.

6. Other Discussion

The number of properties that have little or no value should be destroyed, but not re-built. Most of these properties are on South Main Street. Property values have lessened greatly over the years, making the idea of rebuilding impossible. Alfred is 91% tax free and the residence are left to take up the tax burden

Lou Greiff mentioned 2 possible Planning Board members:

Steve Crandal a recent retiree

Bob Hynamin

7. Move to Adjourn: Peter and seconded by Liz

Meeting adjourned at 8:45 PM

Respectfully submitted by Barry Eckstein