

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

October 4th 2018

Present: Peter McClain (Acting Chairman), Karrie Edwards, Lou Greiff, Barry Eckstein, and Sherman Clarke, Pat LaCourse

Others Present: Jim Ninos, Jamie Babcock (Alfred University), Tim Heckman (Alfred University)

1. Approval of the October Planning Board Meeting Minutes

- a. Motion by: Sherman
- b. Seconded: Lou
- c. All in favor: Motion is carried

2. Applications

(No Application Number 18-00XX) Alfred University-Crandall Hall)

Alfred University is working on Refurbishing Crandall Hall and converting it into dormitories. Currently Crandall Hall has been vacant for approximately 3 years. The crew has started to clean up the areas around the hall as well as well as parking areas. The plan as presented to the Village Planning Board was to refinish the exterior but not to change the design. The entire project will be completed in 6 phases starting with the outside surrounding area and painting the structure. The current interior space will be demoed and replaced with new electrical, plumbing, new HVAC, new floors and new walls. The bedroom layouts include 8 occupants on the first floor and 6 on the 2nd floor. The group representing the Crandall hall Project seemed to think that a simple approval from the Planning Board would be enough for the contractor to continue work as the proposed finish date was January 2019. There were some issues to be taken care of before continuation of the project:

Crandall Hall is zoned as an R2 Property and not E-1, like the rest of the university campus. This must be changed through the ZBA and a public hearing vote to approve the zoning changes. The issue at that point was an accurate time frame to completion. (For further detailed information please refer to The Alfred University 2019 Crandall Hall Renovation Project). The Village Planning Board could not approve the application but advised the group to contact the ZBA to set up meetings as soon as possible along with putting ads the local papers to schedule the Public Hearing.

Motion to deny (Application 18-00XX) 1st: Karrie, 2nd Barry

Motion denied unanimously

3. CEO report – CEO report handed out

- a. The CEO report pointed out various problems with our Garbage Collector (Casella). There have been a number of complaints of left over garbage in the cans after pick up that spill out to the street, and garbage cans that are thrown down to the street or lawn. Peter advised that if we see anything like that, we are to report that to the Town Clerk. Lou mentioned that most the garbage problems are on South Main Street.

- b. There is also an issue with garbage on the front lawn after group house parties. Generally the trash is picked up in the next day or so. It seems that there are not enough garbage cans at certain properties. Plastic bags are used in lieu of cans, which causes problems with crows that tear apart the bags.
- c. Box of Books wants to install a pre-fab shed next to the building facing University St.

4. Trustee Report

- a. Peter attended a Leadership Class at Alfred State which resulted in students coming up to him about projects they are working on and things they can do for the community. The main idea presented was the students could help cut lawns for the elderly and infirmed as well as helping out with cleanup after parties. It is important to let the community know the good things the fraternities are doing for the community.
- b. The Village Bard just voted for a consolidation of two work crew department. There will be one Supervisor and the crew would be cross-trained to handle all the maintenance issues. There will also be a retirement Incentive program for those closer to retirement.
- c. Alfred University is looking to develop a property on Jericho Hill. There are technical issues the University is currently working out.
- d. Revitalization Proposal. There is no word yet from Buffalo. Peter believes that almost none of the grants have been approved. Alfred is still in the running. Peter will try to attend an Empire State Development meeting coming up to see if any more information about the grant can be obtained

5. Other Business

- a. There was continued discussion concerning the Chairmanship of the Village Planning Board, however at the writing of these minutes it is determined that Liz will Chair the Planning Board. This was already approved by the Mayor.
- b. Improving Village Infrastructure: There are many things could be done to improve the Village Infrastructure. Peter recommended that three people on the Village Planning Board work on issues such as:
 - i. Writing off certain properties that have no value. It was suggested that these be destroyed and not rebuilt. Most of these properties are on South Main Street. Property values have decreased greatly over the years, making the idea of rebuilding impossible. Alfred in 91% tax free and the residents are left to take up the tax burden.
 - ii. Reviewing the zoning laws, and suggesting changes to the laws to be more aligned with current trends. Some zoning laws go back to the 1920's.
- c. Lou Greiff had suggested two possible Planning Board members, however when asked they both said no.

6. Move to Adjourn: Lou and seconded by Barry

Meeting adjourned at 8:47 PM,

Respectfully submitted by Barry Eckstein