

ALFRED VILLAGE PLANNING BOARD
SPECIAL MEETING – UNION UNIVERSITY CHURCH CENTER
August 18, 2014 - 7:30PM

Members present: Ellen Bahr, Herb Ehrig Lou Greiff, Peter McClain

Others present Virginia Rasmussen, Chuck Cagle, and 20 members of the public

The meeting was called to order at 7:31pm by Peter.

I - Public Comments

Jason Rodd provided an oral history of application 14-003 highlighting that SEQR approval was granted requiring DOT approval for the drive and referencing concerns written in DOT's letter to Passero Associates on May 5th. A petition of 52 signatures of villagers opposed to the drive was presented to the board (petition later rescinded).

Mike Neiderbach spoke that he recalled no objections to the original site plan when it was presented to the planning board in April, but that the board directed the CEO to speak with DOT regarding the proposed drive. The revised design received a highway permit and a traffic engineer worked with DOT to make a safer exit. Alfred University is attempting to improve safety by eliminating the hairpin turn around the former site of Davis Gym and preserve green space. It was also noted that the radius is currently tight for buses turning onto Main Street at the light from Pine Street and that the new design addresses the radius issue.

Tim Harris (project engineer with Passero Associates) spoke about the specifics of the proposed drive including a 90 degree exit for both safety and a look consistent with the residential character of the neighborhood. The sight distance is more than ample for DOT regulations with a visible distance of approximately 335 feet to the light at Main and Pine. The incline has been revised to a 2% grade entering Main Street with an 8% grade preceding that from the parking lot behind McLane. The utility pole to the south of the proposed driveway exit would remain. The width of the drive would be made to accommodate buses.

Chuck Cagle mentioned that while he never connected with DOT about this site plan, the redesign addresses all of his concerns.

Several members of the public asked questions of Mike Neiderbach and Tim Harris and expressed their concerns about this proposal ranging from safety, congestion, negative impact on neighborhood character and property value.

Planning Board members then expressed interest in having a representative from DOT explain their concerns expressed in the May 5th letter to Passero Associates either in person or via a written response and agreement with DOT that the proposed driveway is not preferable.

II – **Applications:**

14-003 (revised) – Herb moved to table the revised site plan for application 14-003 until DOT can present at the September board meeting. Lou seconded. Approved unanimously.

14-009 (10 West University) – Discussion about the addition of a front porch which would extend off of the house up to 30 feet from the center of the road. This would align with the current porch and steps of the Seventh Day Baptist Parish House. Additionally, the front door would be moved back to its historic location in the center of the building and vinyl windows with wood trim which match the rest of the house would replace the current double hung windows. This property is not in the Historic district. Lou moved to approve application 14-009 contingent on verification of distance from lot line and payment of Site Plan Application fee. Seconded by Herb. Approved unanimously.

III – **Other Business**

A: CEO Report – None.

B: Trustee’s Report – None.

C: Zoning Change Discussion – The board reviewed proposed zoning code changes.

Section 104.00 and 105.00: Should be updated in concert with a revised Comprehensive Plan.

Section 300.00 C2: At a minimum add “externally” before “reconstructed” into the code. Ellen will present an alternative option in September.

Section 302.00 A: Add a clause exempting “Garden Fences” and definition for Garden Fences to the code. Peter will write that definition.

304.00 Q: Remove numbers 4, 7 and 14 while placing number 15 at the end of the list.

305.00 C9: Either remove “if removed within seven (7) days of pertinent election” or strike everything except “Political signs.”

306.00: Recommendation to limit scale and then permit for antenna larger than maximum.

307.00: No consensus. Ideas ranging from status quo to moving away from family definition outside of R1 to restricting non-family equivalents in R1.

The meeting was adjourned at 9:45pm.

The next regular meeting is scheduled for September 4, 2014 at 7:30pm at the Village Hall.

Respectfully submitted,

Peter M. McClain, Acting Secretary