

**Alfred Village Planning Board  
Minutes of Regular Meeting - Village Hall  
Thursday, 7 December 2017, 7:30 pm**

**Present:** Herb Ehrig (chair), Austin Bower, Sherman Clarke, Karrie Edwards, Lou Greiff

**Others present:** Dennis Brown, Shaune Henry, Brennan Lang, Jim Ninos, Christel Rodd

The meeting was called to order at 7:32 pm.

**1. Approval of minutes of the Regular Meeting of November 2, 2017**

A few typographical errors and some clarification of wording in paragraphs 2.A and 2.B were discussed. A motion to approve the minutes with corrections was made by Lou, seconded by Karrie, and passed unanimously.

**2. Applications:**

**A. Update of Brennan Lang's Applications 17-0017 and 17-0018**

Revised maps were not supplied. Herb will work with Brennan to get good site plans ready for our next meeting.

**B. Application 17-0021 submitted by ASI Signage to replace Hunt Real Estate's sign at 11 West University Street**

Shaune Henry of Hunt R.E. described the project. The sign will be similar to the existing sign which was vandalized. Karrie moved to accept the application as submitted, Austin seconded, and it was approved unanimously.

**C. A pre-submission conference with Dennis Brown to discuss development of the property he owns at 89 North Main Street and 95 North Main Street**

Dennis Brown wants to move the rear line of 95 North Main so that it is lines up more-or-less with other properties in the block of North Main. He wants to do the same with 89 North Main but has an equity loan on the property. When both lots have been revised, there will be a potential one-acre lot behind the street-front lots that could be developed. Discussion ensued about what current zoning would allow in that lot. Dennis had a document about the revision of the deed for 95 North Main that needed a Planning Board signature. Herb will work with him on this matter.

**3. Public comments**

Christel Rodd noted that the village website was much improved with minutes almost up to date (September link broken). Some links under Planning Board went to Board of Trustees documents.

**4. Monthly C.E.O. Report**

The October report was distributed and discussed briefly. Herb and several other village officers met with residents and landlords on Reynolds Street about parking control. They had a good discussion.

**5. Trustee Report: Deputy Mayor Peter McClain**

In Peter's absence, Jim Ninos (trustee) gave a report on the Board of Trustees. Discussions continue with Alfred University to figure out how to get an accurate measure of water usage on campus. Plans for replacing the bridge on Pine Street (near the traffic light) continue; involved parties include the village, the university, the county, and the state. A study of property values was done and some owner-occupied properties have decreased significantly in value. No action has yet been taken on an extension for the tiny house at 2 Terrace Street.

**6. Other Business:**

**A. Changes and additions to the Zoning Ordinance**

Planning Board and Board of Trustees need to determine the exact text of changes to the zoning code and issue a new text.

**B. December 2, 2017 meeting with residents of Reynolds Street**

See above under Monthly C.E.O. Report.

**C. Change of date for January 2018 meeting**

The January meeting will be held on the second Thursday, January 11.

Barry Eckstein will become the regular secretary for Planning Board meetings. This will be a paid position.

**7. Motion to adjourn**

Lou moved to adjourn, Austin seconded, and the motion carried unanimously. The meeting adjourned at 8:45 pm.

Respectfully submitted,



Sherman Clarke  
Acting Secretary