

**Alfred Village Planning Board**  
**Minutes of Regular Meeting – Village Hall**  
**Thursday February 1, 2018 7:30 pm**

**Present: Herb Ehrig (chair), Sherman Clarke, Karrie Edwards, Lou Greiff, Barry Eckstein, Liz Rossington,**

**Others Present: Jim Ninos, Dennis Brown, Peter McClain**

**Meeting notes taken by Barry Eckstein**

**The meeting was called to order at 7:30 pm**

**1. Approval of minutes of December 7, 2017**

- a. Motion by Lou to approve the minutes; seconded by Liz
- b. Approved unanimously

**2. Approval of minutes of November 2, 2017**

- a. Motion by Sherman to approve the minutes ; seconded by Lou
- b. Approved unanimously

**3. Applications**

Application 17-0017 by B. Lang (update) 52 South Main Street

Project to resurface and regrade driveway which is considered to a pre-existing-non-conforming, located on the south side of the property. This application is still in limbo because no accurate site plan was ever submitted.

Application 17-0018 by B. Lang (update) 8 Reynolds Street

Project to regrade an existing driveway, and to resurface the existing parking lot. Brennan could only obtain a 1954 Survey, and is trying to obtain something newer to use as a comparison between his submissions which did show accurate detail.

The 1954 Survey did show that there were "monuments" of some kind. The monuments must be located as a first step.

**4. In Addition**

- 1. Neighbors complain that the parking lot is too close to the road.
- 2. As far as the driveway is concerned, Peter added that there could be a case abandonment as the property was not used for over six months and was covered with debris, according to our zoning laws. This discussion will continue as Peter will follow up with Chuck Cagle

**6. Pre Submission Conference update with Dennis Brown on plans for the properties at 89 North Main St. and 95 North Main Street**

As per December 7th minutes, Mr. Brown wants to move the rear line of 95 North Main so that it lines up with other properties in the block of North Main"

- a. Discussion followed on the placement of lot lines
- b. The Village Board must approve a new deed and Mr. Brown was advised to have his attorney consult with the Village attorney
- c. One of the properties may be landlocked which is not allowed under village law

- d. With respect to curb cuts along North Main, Mr. Brown should contact the DOT and should also contact Jim McNulty (Supervisor of Public Works) about possible construction/repair of the bridge on Main Street near these properties affecting construction timelines.

#### **7. Trustee Report: Peter McClain**

- a. The Village is working on a new budget
- b. The construction of a carport behind the Village Hall is still being discussed with the folks from the Fire Hall

The Village is working on a Downtown Revitalization Grant in cooperation with Alfred University and Alfred State College to cover downtown Alfred to Alfred Station; looking to link the grant to an updated Village's Comprehensive Plan

- c. The Village Board also recently met to discuss existing water treatment and sewer infrastructure needs and how the Village will need to restructure finances and plan in order to pay for improvements

#### **8. Other Business**

The Tiny house is still in its original location. Chuck Cagle reported to Herb that the State will be meeting in March to discuss the definition of a tiny house, including how much square footage is allowable.

The Village Attorney states that for a tiny house to be a taxable entity it needs to be on a Foundation.

Discussion about why the ZBA decision to allow the tiny house to be sited for a year, but was not acted on after the year had passed. The Village Board is now looking for State guidance on Tiny Houses in order to amend local laws on this type structure.

- Matt Mueller's house was purchased by Alan Griffin
- The property at 170 North Main street is in poor condition
- Herb reported on the Allegany County Planning Board dinner as well as on the work of Craig Clark
- Discussion about the online application form for the planning board; Herb will try to submit some previous applications to see if there are issues.

**The meeting was adjourned at approximately 8:45 pm**

**Respectfully Submitted**

**Barry Eckstein**