

Alfred Village Planning Board

Minutes for Regular Meeting- Village Hall

Thursday May 3rd, 2018 @ 7:30 PM

Present: Herb Ehrig, Sherman Clarke, Karrie Edwards, Lou Greiff, Barry Eckstein, Kyla Thomas

Others Present: Peter McClain, Brennan Lang, Mr. Lesley Brill, Jim Ninos

- The meeting was called to order at 7:30 PM
- Approval of the April 12th, 2018 meeting minutes: Sherman made a motion to approve 2nd by Lou.

- **Applications**

- Application: 18-003 Mr. Lesley Brill

Mr. Brill brought in copies of a General Permit Application for the purpose of building and Installation of 2- Solar Panels on his property. The location of the first Solar Panel would be mounted on his garage and the other installed about 20 feet from the western edge of his property. Herb was sent an original set of plans which were unreadable. A second set of plans were sent. The Company involved in this project is Taitem Engineering. Since the garage, an accessory structure can only have a maximum height of 16 feet, Taitem Engineering certified that the height of the garage with the solar panel installed would be 12 feet.

Herb asked if the estimated power output of the solar cells would meet his requirements. Mr. Brill said that the expected output will actually be beyond his requirements.

Motion to approve a Zoning Compliance Permit by Barry and seconded by Karrie. Motion approved unanimously.

- Application 17-00-18 Brennan Lang, 8 Reynolds St.

Prior to Brennan's arrival Herb mentioned to the Planning Board that if Brennan does not show up, the Planning Board could have the power to do two things:

- Have Brennan appear in front of a Judge and possibly face fines for non-conformance.
- "Reimbursable Costs", section 606.00 of the Village Zoning Law incurred by the Planning Board, which can include engineering, and legal expenses, which the applicant must pay. This would allow the board to hire a Survey Company to do work which was asked for repeatedly, and charge Brennan for that work.

Brenan Lang did show up at the meeting and passed around a sketch and photo he produced of the parking area at 8 Reynolds Street. The sketch of the big parking area showed 90 degree angles at the corners of the parking lot, which was inconsistent with the original drawing done by Chuck Cagle (CEO) which showed rounded corners of the parking area.

Brennan referred to a March 13th letter from Herb which said to provide an accurate measurement of the lot. Brennan believed that what he provided was enough. Herb asked Brennan if he thinks the drawing provided is accurate and if Brennan marked the corners of the lot with stakes or large nails. This was not done.

The drawing had no angles within the parking area. With the new drawing Brennan was able to increase the parking spaces to 14 in the big lot and additional parking on the side of the house to have the proper amount of parking spaces. The main issue at this point is that before the expansion, the property did not have the proper amount of parking spaces. The law covering parking spaces and their requirements goes back as far as 1972.

Herb said he doesn't know if the drawing Brennan provided is accurate because of the lines. The new sketch showed a rectangular parking lot, which was a little confusing as the lot is not that shape.

Brennan believed that making the drawing to scale would be sufficient avoid a survey.

Karrie felt that all Brennan did was to improve his property, and why it took so long after 3 different owners for the village to finally do something. She also felt that the Planning Board is too tough, and takes too long to get things through.

Kyla asked Brennan when he noticed there was a problem, and how long after the property was purchased did he know there was a problem. Brennan answered that it was late last summer, and that's when he wanted to do something about the parking lot.

Herb said that Brennan's answers were not what he told to him. As a matter of maintenance, additional crushed limestone was spread around and the extra was added to expand the parking lot.

Lou agreed with Karrie about improving his property but does not believe the Planning Board is too tough.

Peter explained the purpose of zoning laws is that residents living in that area have an expectation of what the future of the area will be, and the expectation is that in 20 years the area will turn back to single family or double family residences. No one really knows at what point 8 Reynolds St. had eight dwelling units. It is believed that back in 1954 the house was used as a dorm.

Sherman believed that even a fully stamped survey couldn't tell us any more than the space was covered, and felt its better this way.

Sherman made a motion to approve 17-0018 and 2nd by Lou.

The motion did not pass unanimously with Herb having the no vote.

- **CEO Report**

- Trustee Report**

- There was no CEO report done at this time.

- Peter reported that the board is finishing up the Downtown Revitalization Initiative Grant which is due June 1st. A video is being produced in time for the Development Town Board meeting with the council.

- Peter again asked the Planning Board to see if there are other projects to be considered.

The process for this effort is if the plan or part of the plan is accepted, there is a 6 month waiting period where the Development Counsel works with the Town Board to further comb through the development plan to make changes or additions.

Peter announced a public forum meeting for May 8th at 7:00PM to let the members of the community to discuss any issues. The regular Board will meet shortly after the public session.

- **Other Business**

- Sherman had met with Dawn Bennet about the parking situation at the Rouge Carrot who felt, along with Sherman that the issue is not a zoning problem but a parking issue. Dawn had to go to the Board of Trustees to get this information. The two spaces in front of the Rogue Carrot have 15 minute signs.

- Sherman said that since the Alfred Police, specifically Chief Paul Griffith, cannot enforce the 15 minute parking limit because it's not in the parking code. The parking code mostly mentions where you cannot park but does mention the 5 minute space in front of the Sun Publishing Company which is no longer in business and the building is now a private residence.

- Peter said that the 15 minute parking signs are no part of the village parking Laws. Karrie mentioned that another building across from the Rouge Carrot is an R-3 Multi-Family residence, but has no parking spots, and wondered why this problem was not taken care of.

- Peter explained the correct process Brennan should have gone through.

- A proper survey of the property must be done.
 - This survey would be a starting point for laying out the boundaries of the main parking lot.
 - As there is a small parking area on the other side of 8 Reynolds, which is direct against house. Brennan would have to have a public meeting of his neighbors to express any concerns about the parking arrangement.

- Peter also indicated that if there are not enough parking spaces for his residence, Brennan should lower the amount of dwelling units.

Lou Greiff commented that Brennan just followed the instructions given to him by the Planning Board, which did not require Brennan to have a survey done. He also said that the Planning Board has a recommending function. Lou thought that application 17-0018 would then go to the Village Board to make a final approval. Peter pointed out that the Planning Board is the final approval. Peter pointed out that Planning Board did not follow the zoning laws, there for the approval was "illegal".

The discussion went back to the Rogue Carrot and the two 15 minute parking spaces which are usually used by other non-customers.

The main point is that there is not enough parking in the village so the law is abused by residents ignoring parking meters and other illegal parking, mainly because there is little or no enforcement with one on duty during the day.

Herb said that the village needs a master plan for parking, and until then then parking enforcement must increase.

Barry suggested that a letter should go out to all home owners in the village advising them to not make any physical changes to their property until they fill out an application and meet with the Planning Board. That way the residents would be warned.

Barry moved to adjourn the meeting and seconded by Lou. Motion approved unanimously.

Minutes respectively submitted by Barry Eckstein