

Village of Freeville Planning Board
Meeting Minutes
July 19, 2016

Present: Planning Board Chair Diane Eaton, Planning Board Members Jim Krebs, & Holly Lockwood, Mayor David Fogel, Trustees Diana Radford & Penny Beebe, Zoning Board Member Brian Buttner, Code Enforcement Officer Rick Fritz, Village Residents Tim Gallagher, Rachel Dickinson, Cynthia Cuykendall, Nancy Carver, Lorraine Buonviri, , & Clerk-Treasurer Ron Campbell

Call to Order: Diane called the meeting to order at 7:45 PM.

Holly motioned to approve the minutes of the June 21st , 2016 meeting. Jim seconded the motion. All members present voted aye. Motion passed.

Site plan review for 34 Main Street - to go from 2 to 4 apartments. In addition to be changed from R1 to R2 (residential to commercial) Milan Croata not in attendance.

Rachel Dickinson said that has been on Village Boards for 20 years and Milan has a pattern of non-compliance. The door on the property has never been secure. It's currently closed with twine.

Rick Fritz stated that the Village cannot dictate whether a residence has a door knob or lock.

Rachel stated that this seems open to squatters, and unsafe for children. He's currently working on the building without a permit.

Rick assured that he's parging the outside of the building to improve appearance but has not started working on interior.

Rachel stated that the Tile Shop had complaints from the neighbors living across Fall Creek Rd, half measures were made to improve the appearance at that time.

Rick stated that Milan has sold the Tile Shop to employees. They are working with Rick to bring it into compliance.

Rachel questioned whether a visual screen (landscaping) would make it difficult to see pedestrian traffic when pulling out of driveway.

Jim replied that the pine tree on the neighbor's property already poses a problem when exiting driveway onto Main Street.

Brian Buttner noted that Land Use Code Section 313 states that any hedge shall not exceed 3 feet in height along any front or corner line, and shall be no closer than two feet to any public right of way.

Rachel ended by saying that the Village doesn't have to approve parking in front of building. Milan is requesting the additional rental units and should provide acceptable parking plans.

Cynthia Cuykendall believes that a 4 apartment building on Main Street would change the character of the neighborhood. Also worried about increased noise.

Holly Lockwood replied that when this came up at the June 21 meeting it was determined that smaller units would attract professionals as opposed to larger families or groups of students if larger.

Cynthia stated that the survey results in the Village Comprehensive plan stated that a majority of residents were against multiple rental units.

Penny Beebe said that Main Street has a lot of traffic & believes that this will only increase it. She hopes if the Planning Board does approve the 4 units they'll have all parking in the rear of building.

Rachel added that she enjoys walking down Main Street though has no desire to walk down Railroad Street because it doesn't have the same feel primarily because of multiple dwelling units.

Tim Gallagher has lived across the street for 16 years and doesn't remember any vehicles parking in front of building. Aerial photo of Main St supports this.

Nancy Carver added that it's wonderful that we're getting young families moving into the Village and it's important to keep the sidewalks safe for children.

Tim questioned how many units can share one well.

Cynthia recently looked this up and answered that there can be up to 5 units on one well.

Rick stated that we can't deny the project based upon Milan's history with the Village. He's worked with Milan so often that he's developed a good working relationship with him. He stated that R-2 properties currently in the Village have had a higher crime rate. The apartments on Railroad St were always having problems. They were recently sold and the property manager has been taking care of them and keeping up to code. Changing from a 2 to a 4 unit property will entail following the commercial property codes. He's recently received calls from developers interested in 52 Main St. for commercial use, should it come up for sale.

The meeting was held. Milan never submitted plans for parking, & didn't show up or request an extension.

Jim made a motion to deny the site plan review application for the following reasons:

1. The site plan application did not show the location of the 8 required parking spaces as requested by the Planning Board on June 21, 2016.
2. The site plan application did not show the green buffer zone as requested by the Planning Board on June, 21, 2016.

3. The site plan application for the development of a 4 unit dwelling is incompatible with the Village of Freeville survey results regarding multiple unit dwellings. The results can be found on page 7 of the 2012 Village of Freeville Comprehensive Plan.

Holly seconded the motion. All members present voted aye. Motion passed.

Jim motioned to adjourn the meeting. Holly seconded the motion. All members present voted aye. Meeting adjourned at 10:20 pm.

Respectfully submitted, Ron Campbell