

**Village of Freeville Planning Board**  
**Meeting Minutes**  
**June 21, 2016**

Present: Planning Board Chair Diane Eaton, Planning Board Members Tom Cavataio, Jim Krebs, Ron Szymanski, & Holly Lockwood, Mayor David Fogel, Trustees Diana Radford & Penny Beebe, Zoning Board Member Brian Buttner, Code Enforcement Officer Rick Fritz, Village Residents Tim Gallagher, Nancy Carver, Lorraine Buonviri, Suzanne & Christopher Hoback, Milan Croata, & Clerk-Treasurer Ron Campbell

Call to Order: Diane called the meeting to order at 7:37 PM.

Holly motioned to approve the minutes of the May 17<sup>th</sup>, 2016 meeting after additional corrections of LUC Section 447.6 -.....with either the Special Use Permits (**Section 404.3**) in this development.... And Section 448 -.....Special Use Permits (**Section 404.3**), but not Planned Unit.... Tom seconded the motion with the corrections. 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) Section 315.4 of the Village Land Use Code dictates that there should be 2 off street parking places for each unit, requiring a total of 8.

Tim Gallagher has lived across the street and for 9 years the property has remained unfinished. For several years the door has remained unsecured and he's had to chase children out of the building. He also has concerns over parking.

Milan Croata stated that he's had financial & health difficulties but he has a construction loan with the bank where he needs to complete work to be able to draw additional funds.

Chris & Suzanne Hoback are in favor of his plan.

When questioned about parking Milan stated that he plans to have 5 spaces in front of building and 3 in the rear.

Penny Beebe, Nancy Carver, Tim Gallagher, Brian Buttner are not in favor of having any parking in the front of the building. Nancy Carver asked about the maximum number of residents and what the rents would be.

Milan stated that there will be one 2 bedroom and 3 one bedroom apartments (including his residence) They'll be renting from \$1,000.00 To \$1,200.00 monthly. The apartments are high end so he expects that renters will be professionals.

Fire code will be approved by Code Enforcement Officer. Milan states that there are 12 inch concrete walls on building so it far exceeds the requirement. Milan will submit a fire rating from the architect.

Brian Buttner has concern that parking in front of building will create a precedent in the Village.

Milan stated there has always been three parking spaces in front of the original house. The current house is set back further leaving even more of a buffer zone from the property line/sidewalk. There are several residents/business' in the Village who have rather large parking lots on the side that come up to the property line.

David Fogel suggested that Milan might want to pursue going to the zoning board to attempt to get a variance to have only five spaces required, they could all be in the rear of the property.

The Planning Board stated that this would create additional on street parking and not an acceptable alternative.

Size of building is not changing, building will be finished and back on the sewer line and inhabited, all of which is beneficial to the Village. Milan is agreeable to having 3 parking spaces in front and 5 in rear of building.

Jim moved to close comments from floor at 10:03. Ron Sz. Seconded the motion. All members present voted aye. Motion passed.

Biggest concern seemed to be parking. Finished plans not submitted for parking or landscaping. Planning Board approved the SEQR but will postpone final decision of project until completed application submitted. Milan has agreed to submit architect plans of parking for 3 spaces in front, 5 spaces in rear as well as landscaping in front.

Jim made a motion to table the site plan review until complete application/plans submitted. Tom seconded the motion. All members present voted aye. Motion passed.

Ron Sz motioned to adjourn the meeting. Jim seconded the motion. All members present voted aye. Meeting adjourned at 11 pm.

Respectfully submitted, Ron Campbell