

REVISED
Village of Freeville Planning Board Meeting
February 19, 2019

The Meeting was called to order at 7:03 pm.

Present: Planning Board Members, Chairman, James Krebs, Acting Chairman, Brian Buttner, Justin DiMatteo and Thomas Cavataio. Absent was Stephanie Ortolano. Also in attendance was Karen Snyder, Deputy Clerk.

Chairman Krebs briefed the Board on his meeting with the Village CEO Rick Fritz regarding the former Water Wheel Café property, located at the corner of Route 38 and Main Street and how the measurement was conducted and determined. The Planning Board and other parties agreed that the two foot (2') standard measurement for the BFE (Basic Flood Elevation) would be ideal, although the board would consider a measurement of a one foot plus (1')+ mark height instead, based on the circumstances. CEO Rick Fritz has accepted the decision of the measurement. This acceptance would allow the Site Plan application proposed for ground floor apartments at the former Water Wheel Café to move forth. Member Buttner spoke on the NFIP (National Flood Insurance Program), which is a Federal program. Adding the Village Planning Board is the administrative and an advisory Board to the Village Trustees regarding specific items that arise. Member Buttner wanted to recognize that the 2' free board as it is called, and the agreed 1'+ mark height was not an accommodation made by this Planning Board for the applicant and their proposed project, which the board has no authority to make adjustments to the NFIP. It was stated that CEO Fritz also agreed by default he is the Flood Management Administrator.

The Board also discussed an email they received from Mayor Fogel regarding suggestions for volunteers to be the Emergency Liaison to represent the Village. Member Cavataio suggested this Board reach outside the email list for other volunteers of the Village, adding most of the existing Board members are already over extended between employment, positions on other boards and family. The Board members will follow through and will reach back to Mayor Fogel with their search for volunteers. The Board members did question if the volunteer should be a resident of the Village?

Chairman Krebs also briefed the Board on his discussion with CEO Fritz on three (3) upcoming Site Plan Applications. Peter Constantine is proposing a mini grocery store/small food store to be located at 9 Railroad Street within the garage area. Board members discussed the parking, the type of items to be shelved and sold and the Health Department's involvement. A second proposal is by Danila Apasov who is looking to expand his business, EcoJarz/Jarmazing Products. No Site Plan Application has been submitted to the Village as of this date. A third proposal is a hair salon; no application has been submitted to the Village only inquiries of the process and what was required.

A motion was made by Tom Cavataio, seconded by Brian Buttner to approve the minutes of January 15, 2019 Village Planning Board meeting. All were in favor the motion carried.

Old Business:

The Planning Board members reconvene with the definitions left off from their January 15, 2019 meeting. Using the Town of Dryden's definitions the Board started with the definition of "Open Space".

Acting Chairman, Buttner took over the meeting for Chairman Krebs.

Open Space: Any space or area characterized by (1) natural scenic beauty or (2) whose existing openness, natural condition or present state of use enhances the present or potential value of abutting or surrounding property or maintains or enhances the conservation of natural or scenic resources.

Outdoor Storage: Commercial and industrial storage outside the confines of an enclosed structure of any equipment or materials in usable condition which are not being specifically displayed as merchandise or offered for sale. Outdoor storage shall not be construed as a Junk Yard, Contractor's Yard or Self-Storage.

Board members discussed Parking Space size and a proposal to the Village Board of Trustees to increase that size within the Village Code.

Chairman, Jim Krebs made a motion, seconded by Member, Tom Cavataio to request the Village Board of Trustees adopt a resolution to update the Village Land Use and Development Code, regarding Section 315.2, parking space size. The Planning Board is requesting the size of a parking space be increased to 9' X 20' from the current code space size of 8' X 20'. All were in favor the motion carried.

Parking Space: To be addressed when Village Board of Trustees adopt the requested change to the Village Land Use and Development Code on Parking Space size.

Recreation, Active: Recreation that involves organized athletic teams and/or infrastructure such as playing fields and/or accessory infrastructure such as seating areas, changing facilities and/or concessions.

Recreation, Passive: Recreation that generally does not involve organized athletic teams and/or significant fixed infrastructure, apart from such improvements as trails, parking areas, restrooms, picnic shelters and the like. Passive recreation activities include but are not limited to jogging, biking, cross country skiing, hiking, walking on recreational trails and paths, horseback riding, wildlife viewing, picnicking and relaxation.

Recreation Facility, Amusement: A commercial or non-commercial recreational use that may be permanent or temporary in nature for the conducting of recreational activities including but not limited to batting cages, mini-golf, paintball courses, skateboard parks, including but not limited to similar indoor or outdoor recreational facilities, excluding any motorized sports.

Religious Institution: Use of land and/or structures by a tax-exempt institution, a bon fide religious sect or denomination where religious worship and related activity is conducted.

Retreat or Conference Center: A facility used for service organizations, businesses, professional, educational or religious meetings or seminars limited to accommodations for attendees. The accommodations can include sleeping, eating and recreation.

Self-Storage: A structure or structures in which, materials, goods or equipment are stored with separate storage units having individual access for storage or personal or business property.

Senior Care Facility: A long-term living and care facility for over ten (10) seniors in a variety of settings.

Planning Board Members agreed “Short Term” should be added to the definition “Convalescent Home” of the approved minutes of December 18, 2018.

Senior Housing, Family: Living facilities offering a family type of living environment where residences are designed to feel like a home instead of a medical facility and to blend in architecturally with neighboring homes. The residences are designed as efficient homes for six (6) to ten (10) seniors, each of whom has a private room with a private bath and easy access to all communal areas of the house including a living room area, dining area, kitchen, laundry, outdoor garden and patio.

Special Use Permit: An authorization of a particular land use, which will not adversely affect the neighborhood, in such as requirements are meant. Special Use Permits are specific to the use and owner and do not transfer with the property.

Tavern (Bar, Pub, and Inn): A commercial structure where food is prepared, served, sold and alcoholic beverages are consumed on the premises.

Variance:

- a. **Variance, Area:** The authorization by the Zoning Board of Appeals for the use of land in a manner, which is not allowed by the dimensional or physical requirements established by this Ordinance.
- b. **Variance, Use:** The authorization by the Zoning Board of Appeals for the use of land for a purpose, which is not allowed by this Ordinance.

Village Board of Trustees: The Village Board of Trustees of the Village of Freeville, Tompkins County, New York.

Village Planning Board: Language to be added at a later date.

Village Zoning Board of Appeals: Language to be added at a later date.

Warehouse: A building or part of a building designed for the receiving, storing and distribution of goods, wares and merchandise, whether for the owner or for others and whether it is a public or private warehouse. This definition includes a wholesale business for shipping/receiving. Not including incidental use or temporary use of an empty building for storage.

Chairman, Jim Krebs made a motion, seconded by Member, Tom Cavataio to adjourn the meeting. All were in favor the motion carried.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Karen Snyder
Deputy Clerk