

**Village of Freeville**  
**Planning Board Minutes**  
**August 15, 2017**

Present: Planning Board Chair Diane Eaton, Planning Board Members Jim Krebs, and Brandon James, Mayor David Fogel, Board of Trustee Member Miles McCarty, and Clerk Edania Hernandez.

Meeting was called to order at 7:06pm

On minutes Rae Harris paragraph “the wind turbine will adversely affect property value”. Last paragraph Nelson Mead; it’s the fire department building that will be in the fall zone not the turbine.

Jim Krebs motioned to accept the minutes. Brandon James seconded. All present aye. Motion passed.

Mayor David Fogel mentioned to the Planning Board that Michele Blackmore will not be joining. She feels that she has not been in the Village for a long period of time. Justin DiMatteo was confronted about joining the Planning Board but he wants to think about it. He will make a decision within a week or so.

Rick Fritz will attend the next Board of Trustees meeting in September. Mayor David Fogel mentioned that if anyone has questions about 34 Main Street, Rick will be there to answer. Rick already stated that 34 Main Street would be a three-unit building.

Diane Eaton mentioned that there was no stipulation on the three apartment plan and six parking spaces. Diane mentioned that Tom brought up a point that doesn’t he need to renew the permit and not the variance.

The Mayor and the Clerk checked the files and found no variance for the property. According to Rick Fritz, it was the Planning Board that permitted the three-unit building at some point. The three-unit building does not contradict the moratorium. There is nothing in the law that states he is not allowed to have parking spaces in the front of the building, as long as the setback requirements are met.

Ron Symanski stopped at Diane Eaton’s place and handed in his resignation of the Planning Board. It states, “Effective immediately I am resigning my position on the Village of Freeville Planning Board. Thank you for the opportunity to serve this community.”

Diane Eaton stated there are a few matters to discuss.

- Suzanne McMannis' email:

Brandon mentioned the tone of the email made the planning board seem like the bad guys but not many residents turned up when the vote was to be made.

- The moratorium on multi-unit dwellings:

Survey was completed. Diane said that we were up to the part of designating work and recommend to Board of Trustees were to designate multi-unit dwelling and commercial properties.

Jim Krebs mentioned to Brandon James that currently we are making up the rules. There is nothing officially made commercial. Do we want anything that is commercial and if so where. We do have commercial zone and concentrate where we have these zone.

Diane Eaton explained the purpose of the moratorium to Brandon James. Brandon was not on the Planning Board when the moratorium was placed. The property 34 Main Street submitted to Planning Board a site plan review to change the plans from a three to four unit apartment which changes from residential to commercial. Along with application were inquires to pieces of properties along Route 366 by developers that would put in rental facility. The residents on Main Street do not want excessive traffic and human noise. That could give the State the right to widen Main Street which means cutting down of trees, homes may lose front yard. Another concern is safety with kids, especially at the elementary school. The Planning Board requested the State to place a moratorium on multi-units until the board finds an applicable solution. Another route was to apply for historic registry, which can protect the homes.

The Planning Board agenda is to continue working on designating commercial and residential areas within the Village.

Jim Krebs motioned to adjourn the meeting. Brandon James seconded the motion. All members present aye. Motion passed.

Respectfully,

Edania Hernandez  
Clerk