

Village of Albion

PLANNING BOARD MEETING-PUBLIC HEARING

Thursday, July 27, 2023, at 5:00pm

PRESENT:

Karen Conn, Deb Zicari, and Mike Massaro

ALSO PRESENT:

CEO Chris Kinter, CEO Anne Podolak, and approximately 30 members of the public

CALLED TO ORDER:

Karen opened the meeting at 5:01 pm. The Pledge of Allegiance followed.

OPEN PUBLIC HEARING

- A motion was made by Mike and seconded by Deb to open the public hearing on the subdivision on parcel 73.9-1-43, property located at 411 West Ave, Albion at 5:01PM
MOTION CARRIED

CLOSE PUBLIC HEARING

- A motion was made by Deb and seconded by Mike to close the public hearing for the subdivision at 5:05PM
MOTION CARRIED

COMPLETE SEQRA

- A motion was made by Deb and seconded by Mike to allow chairperson to sign SEAF and adopt a negative declaration for SEQRA on the subdivision for parcel 73.9-1-43
MOTION CARRIED

APPROVE SUBDIVISION

- A motion was made by Mike and seconded by Deb to approve the subdivision for parcel 73.9-1-43 property located at 411 West Ave. The original size being 1.9 acres, now being 2, 411 West Ave is now .87 acres, the subdivision is now 1.06 acres. Orleans County to provide the new address along with parcel ID.
MOTION CARRIED

OPEN PUBLIC HEARING

- A motion was made by Mike and seconded by Deb to open the public hearing on the special use permit application for the property located at 355 S Main Street, Albion for multifamily dwellings and developments at 5:11PM
MOTION CARRIED
- Attorney Jeff Palumbo, representing Realtegie LP by Ravi Prasher-potential buyer, advised the board of intent for 18-20 1 bedroom, 1 bath apartments for \$1500.00 including utilities for the site.

- Various residents expressed concern on traffic flow and increase foot traffic in area due to potential apartments. Concerns included maximum occupancy in apartments, children's toys and equipment, energy, sounds, and increase in vehicles on site.
- Other concern involved no site plans for public to view. Residents requested to view site plan and had issue as to why a site plan was not available for public.
- Planning board advised members in the audience that the site plan would be made available at the next month board meeting 8/10/23 for residents to review.

CLOSE PUBLIC HEARING

- A motion was made by Deb and seconded by Mike to close the public hearing for the subdivision at 5:37PM
MOTION CARRIED

COMPLETE SEQRA

- A motion was made by Deb and seconded by Mike to allow chairperson to sign SEAF and adopt a negative declaration for SEQRA with the exception the following:
 - 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?
 - Although land use allows multifamily dwellings having more than 4 units may affect the quality of the neighborhood.
 - 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?
 - If there will be up to 18 units, the current parking lot and having one entrance into the property could affect the traffic patterns/concerns.
 - 6. Will the proposed action cause an increase in the use of energy, and it fails to incorporate reasonable available energy conservation or renewable energy opportunities?
 - The energy may not be affected due to bringing the building up to current building code.

MOTION CARRIED

APPROVE SPECIAL USE PERMIT

- A motion was made by Deb and seconded by Mike to approve the special use permit limited to the parcel located at 355 S Main St and not be transferable pending site plan review and approval.

MOTION CARRIED

NEXT REGULAR MEETING:

Thursday, August 10, 2023, at 5:00PM.

ADJOURN

Motion to adjourn by Deb and seconded by Mike at 6:08 PM.

MOTION CARRIED

Respectfully Submitted,

Tracy VanSkiver
Clerk Treasurer