

Alfred Village Planning Board
Regular Meeting -- February 7, 2013
7:30 pm -- Village Hall

Members present: Anne Wenslow (Chair), Sherman Clarke, Liz Cronin, Peter McClain, Justin Grigg, Matt Katz, Peg Prisco

Others present: Virginia Rasmussen (Village Trustee), Chuck Cagle (CEO), Bob Myers, Shawn Hyland, Brennan Lang, Jason Rodd

The meeting was called to order by Chair Wenslow at 7:30 pm.

I The Minutes of the January 3, 2013 meeting were reviewed & approved as presented with a motion made by L. Cronin & seconded by M. Katz.

II Applications

2013-00 -- Pre-submission submitted by Bob Myers for construction at 174 N. Main (in R-2), of a separate garage/workshop with a second-floor studio. The basic structure would be timber frame with a board & batten exterior to be built by Shawn Hyland. Since it is a single-family house outside the Historic District, it will not need Site Plan review. C. Cagle has reviewed the plan for zoning compliance and will issue the required Building Permit. The Chair thanked Mr. Myers for bringing the plan before the Board for our information.

2012-24 -- Sign Permit submitted by Ellen Odell for Uncle Alfred's Sub Shop at 17 N. Main. The application had been previously tabled on 10/26/12 because of insufficient information. The CEO described the plan as Ms Odell was not in attendance. It includes a large banner located diagonally inside the lower right front window and two small decals attached to the inside of two upper windows.

The original motion was not removed from the table. A new motion was made by S. Clarke to ask the CEO to inform Odell that the existing diagonal sign across the front window is acceptable, as well as the small decals in the upper windows, as long as no more than 20% of the glass area is covered. Such signage does not preclude adding lettering above the store front in the future. Motion was seconded by J. Grigg; all approved.

III Public Comments

Chair Wenslow explained the rules for those persons wishing to speak but were not on the agenda. Jason Rodd had been scheduled for the agenda, but asked to be removed. He was now giving the explanation.

Jason stated why he would not seek a large dwelling reuse Special Use Permit for 37 Hillcrest St., located in R-2, but at this time will instead proceed with the needed interior renovations and improvements. Also, he expressed concern about the inequality of the Village tax base, since 91% of the properties are tax exempt. Further, he encouraged the Planning Board to consider passing zoning laws prohibiting the removal of any more properties from the tax rolls. In his opinion, local residents should not be expected to subsidize services provided for the students. Some discussion followed, until Chair Wenslow applied the three-minute rule.

Virginia agreed that the Village Planning Board and Trustees need to examine the tax issue. She also informed the Board that no new properties have become tax exempt in the last eight years, and that some AU properties do pay full assessment value or a PILOT.

IV Other Business

A. CEO Report

CEO report for January was reviewed with comments related to the location of the Hedgerow Farm Bakery sign and the renovation of Rose apartments. The south end where the explosion occurred will be demolished and rebuilt according to the original plan, with special attention given to the maintenance/electrical room. The structural damage in the north end will be repaired where necessary. The ownership of 61 S. Main St. has not as yet been transferred to Alan Griffin. Reconstruction of 60, 63 and 64 S Main St. is proceeding according to plan.

Cagle will investigate the large white mobile sign that has appeared in front of the Cohen Center. There is the assumption that it relates to a student project and is temporary

B. Trustees Report

1. Virginia informed the Board of a Public Hearing to be held February 12 at 7:15 pm in the Village Hall on the two motions proposed by the Planning Board relating to Congregate Housing. Virginia also pointed out, however, that there as been a question on interpretation. She proposed adding the phrase "excluding those consisting of single family units" to clarify the definition. Further thoughts will be e-mailed to PB members for review or additions before the Public Hearing.

2. CEO Cagle has requested a clear definition of "temporary structure" as it is not found in the Definitions section of the Zoning Law.

3. Interium ASC Police Chief, Matt Heller, revealed that there are three recognized ASC off-campus fraternities (4 Reynolds, 17 W. University, 20 Church). There are others known by CEO Cagle that are recognized by ASC and illegal. Heller was informed that only fraternities that can legally exist off campus are those that are grandfathered.. Others must "cease and desist". There is a need to clarify the definition of 'family' and requests a PB review in the near future..

4. It appears that the Village is not covered by the Hydraulic Fracturing Ban passed by the Town of Alfred. Virginia has been in touch with David Slottje, the Executive Director and Senior Attorney of the Community Environmental Defense Council. He advises that the Village pass a moratorium as soon as possible, therefore, giving time to work on a zoning ban.

C. Congregate Housing adhoc committee -- no report

D. Other -- no comments

V. Announcements and Concerns

A. Wenslow reported that she has submitted the 2013-2014 budget requesting \$1,120, which includes NYS Planning Federation dues, mandated training seminars plus mileage, and miscellaneous for postage, printing, etc. It was noted that, if asked, the Planning Federation will send someone to the Village for a site-specific training session. Wenslow will investigate.

B. The date for the Bergren Forum on Planning and Zoning is set for March 28, 12:10 pm in the Nevins Theatre at AU. Anne, Justin and Drew McInnes will present the program.

C. A21CG has installed the name plates indicating the donors to the theatre-seat restoration project. These are attached to the wooden chairs. Also, a plaque is on order & will be hung near the ticket booth.

The meeting was adjourned at 9:10 pm.

The next regular meeting is scheduled for March 7, 2013, at 7:30 pm in the Village Hall.

Respectfully submitted, *Peg Prisco*, Acting Secretary