

**Alfred Village Planning Board
Regular Meeting- March 7th, 2013
7:30pm -Village Hall**

Members Present- Anne Wenslow (Chair), Matt Katz, Pete McClain, Peg Prisco.

Others Present- Craig Clark (Mayor), Virginia Rasmussen (Village Trustee), Police Chief O'Grady, Greg Sammons, Spencer Peavy, Patrick Day, John Innis, Brian Quinn, Christie Rodd, Jason Rodd, Maeghan Rodd, Calynn Rodd.

The meeting was called to order at 7:31pm by Chair Wenslow.

I. Approval of the Minutes

The minutes of the February 7th, 2012 were review and approved as presented with a motion made by P. McClain and seconded by M. Katz.

II. Applications

No applications were presented.

III. Public comments

Mayor Clark spoke thanking the Planning Board and expressed his appreciation for their work done and aiding the Village Trustees in the process of changing the zoning laws.

J. Robb raised questions about "the rule of 3" (family definitions and limits in the zoning law) He asked how the rules apply for the 16 houses listed as currently violating the residency capacity laws. He requested resolution as leases for the next school year are imminent. P. McClain responded that the Planning Board has no authority on this matter, consideration of such rules falls to Chief Enforcement Officer Cagle and the Village Trustees.

IV Other Busniess

A. CEO Report: CEO Cagle was absent, his report was made via V. Rasmussen.

M.Katz asked about progress on the Rose St. apartments. He asked about complications with recreating and attaching new segment of building to remaining structure. V. Rasmussen confirmed that the new structure was more complicated than originally believed and progress will be deliberate.

P. McClain questioned the term "flip" in reference to costs associated with 23 Sayles St. The answer was unknown by V.

Rasmussen.

B Trustees Report

V. Rasmussen discussed the hydraulic fracturing moratorium. She stated that the town's laws do not cover the village. The village has been advised by legal council to pass its own moratorium. She stated that although the village's zoning laws restricts industrial applications in all zones. It is believed that these laws do not exclude ancillary procedures of hydraulic fracturing and advised that new laws be written to ban ancillary procedures.

V. Rasmussen made the announcement of public meeting, 2pm Friday the 8th of March 2013, with attorney David Slottje, Executive Director of Community Environmental Defense Fund in Ithaca.

P. Prisco questioned the increases of traffic increases with franking. V. Rasmussen stated that the village is working on business traffic routing plan.

A draft of the villages moratorium was sent to County Planning Board for official response, they had no objections.

It was reported that clerk K. Kogel has received calls from other villages regarding Alfred's trash and other laws, for reference as model laws.

Election registration was announced, from noon to 5pm Saturday March 9th, 2013 in the village hall.

Village elections were announced for Tuesday March 19th 2013, from 12-9pm. at the village hall.

The village hall was announced as the polling place. It was reported that the new County Board of Elections has been helpful.

C. Congregate Housing Discussion

The village has been working with the Harris Beach law firm in Rochester. Their goal was to examine similar uses on a universal basis. Harris Beach agreed that we have to have a universal accompany law.

Changes to language in all sections of the law were discussed. Specifically Section 303, conditional uses, and discussion of if the laws were too restrictive. P. McClain asked if lot size requirements were too restrictive.

P. McClain made a recommendation to allow congregate housing in the B-2 district with the exclusion of section. Of Section 303.00A and Section 303.00B (lot size and frontage) and to change Section 303.00C from 30 to 35%. Leaving all other Sections of 303.00 in effect. P. McClain also recommended Section 303.00E be revised to 20 ft and Section 303.00F to 10 ft.

Changes in building spacing regulations were considered but left unaltered.

V. Rasmussen's responded explaining the reasoning behind changes and the public process and history.

Maximum occupancy revisions were discussed. Recommendations were made to "Required dwelling unit floor area" every dwelling unit shall contain at least 150 square feet of habitable space per dwelling unit, each additional person shall add 100 more square feet. Required sleeping area is an additional 70 square feet per person in a bedroom; for example 3 people =210 square feet.

The definition of congregate house was also discussed. A simplified version with considerations definitions of family was recommended. A definition was recommended as, Congregate Housing: A dwelling with shared cooking and living spaces shared by 4 or more non-family members.

An objection was made by J.Robb to limits on unit dwelling occupancy and size.

The discussion on family definitions was delayed until April. P. McClain made a proposal for working group on the subject.

D Planning Board membership terms.

Three year terms with the option to continue or resign at the completion of a term

Recommended terms would be,
A. Wenslow and P. Prisco would be up in 2014.
P. McClain, S. Clarke, and L. Cronin would be up in 2015.
M. Katz and unassigned members would up in 2016.
Alternates will serve without term limits.

E. The Bergren Forum on planning and zoning will take place on Thursday March 28th at 12:10 with A. Wenslow and J. Grigg, in Nevins theater at AU.

F. Questions were raised on planning board training at Houghton College in May. No literature has been received.

G. The April meeting was changed to Tuesday the 11th due to multiple members with scheduling conflicts.

8:30pm, meeting adjourned
Respectfully submitted, Matt Katz, Acting Secretary.