

MINUTES – Alfred Village Board of Trustees Meeting

January 28, 2014

Present: Mayor Grigg; Trustees Rasmussen, Bowden, Prophet, McDowell; Clerk-Treasurer Koegel; Police Sergeant Griffith; Code Enforcement Officer Cagle; and approximately 50 members of the public

1. **Meeting Opening** – Mayor Grigg opened the meeting at 7:00 p.m.
2. **Congregate Housing Proposal** – Mayor Grigg and Trustee Rasmussen summarized the meeting agenda and proposed overlay zoning district for sororities, fraternities, rooming houses and boarding houses.
3. **Tally of Written Comments** – Trustee Rasmussen displayed and reviewed a tally of written comments gathered during the public comment period, as follows:
 - a. Zone okay/no expansion (6)
 - b. Eliminate N. Main R-3 section from zone (2)
 - c. Zone too small/concentrated (3)
 - d. Lot size too small, suggest min. 12,000 (3)
 - e. Special use permit should be required annually (2)
 - f. Structure safety (1)
 - g. Better enforcement of village laws (7)
 - h. Need additional laws (2)
 - i. Serve/welcome the students and will serve the village and economy (5)
4. **Discussion Groups** – Those in attendance each participated in one of four groups led by a board trustee to discuss the proposal. Board trustees prioritized comments and reported to the entire group. Main concerns were:
 - a. Annual Registration Form – what groups are required to follow this process, and is it fair for all
 - b. Lack of Communication between Alfred State College and village seems to be problem
 - c. Lack of Enforcement of existing laws
 - d. Annual Special Use Permit – if added to proposal: would administrative cost be feasible and would fee be charged to property owner; what groups would be required to follow process and would it be fair for all?
 - i. “By Right” vs. “By Condition” zoning – is “by condition” zoning via the permit process necessary, due to enforcement limitations?
 - e. Functional Family – when would a group be considered the equivalent of a functional family, and how would that affect occupancy limits?
 - f. Apartment house/Congregate House – difference is confusing and could be perceived as unfair treatment
 - g. Pre-existing Nonconforming Houses – what would be status?
 - h. Congregate Housing throughout village – should be considered
 - i. Variance – Make sure public is aware of their rights to pursue
 - j. Zone size – too small, creates difficulty for students to find housing off campus and doesn’t allow for community accommodation of more campus groups in future.
 - k. Church location & zone compatibility - concern
 - l. Safety Inspections – conversion to a congregate house should be adequately inspected

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- m. Grandfathering – proposal should include language and what it means
- 5. **Special Meeting** –In response to feedback provided at the meeting, Mayor Grigg asked for articulation of concerns in the form of proposals, for consideration at a special meeting on February 10, 2014 at 7:00 p.m. in the village hall.
- 6. **Adjournment** – The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Kathryn L. Koegel, Clerk-Treasurer