

# MINUTES – Alfred Village Board of Trustees Meeting

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February 10, 2014

**Present:** Mayor Grigg; Trustees Rasmussen, Bowden, Prophet, McDowell; Clerk-Treasurer Koegel; and approximately 23 members of the public

1. **Meeting Opening** – Mayor Grigg opened the meeting at 7:00 p.m.
2. **Social Housing Proposal** – Mayor Grigg opened the meeting in response to feedback provided at the January 28<sup>th</sup> special meeting.
3. **Public Comments** –
  - a. **Occupancy Limits**- Guest expressed belief that overlay proposal unfairly restricts occupancy.
  - b. **Support to pass this version** – Guest expressed support for board approval of this version with changes possible in the future, if necessary, instead of making slight changes at each meeting.
  - c. **Other College Towns** – Guest asked if village had looked at this issue in other college towns; yes, tried to find those that would be logical precedents for Alfred. With size of town, sophistication of structure would increase. Also looked at court decisions.
  - d. **Zone may be too restrictive and small** - especially if Alfred State College expands.
  - e. **Safety and Occupancy Levels** – A.E. Crandall Fire Chief Zach Hamm pointed out with a greater number of people in a house there becomes an increasing safety hazard; emphasize inspections with focus on construction type and sprinkler requirement if over a certain occupancy.
  - f. **Parking** – With this type of housing there are often vehicles exceeding the driveway space; when they park on sidewalks pedestrians have to walk in the streets and that poses a safety hazard.
  - g. **Balance** is important to consider in these meetings.
  - h. **Why focused on fraternities and sororities** – Right now fraternities and sororities are zoned for E-1 only; village is trying to create an area that addresses the specific distinction between rooming houses, boarding houses and fraternities and sororities and instead focuses on the social nature of the group.
  - i. **Lot size** – If lot size is too small, social groups may spread activities into the street, creating a safety hazard and blocking traffic. If lot size too large, may have to consider broadening overlay zone.
  - j. **South Main St.; other areas** – Suggested as potential additional zones
  - k. **Zoning Committee** - potential formation to consider overall re-zoning of the village.
  - l. **Enforcement** – Ongoing concerns about effectiveness
  - m. **Special Use Permit** – Ongoing concerns about requirement/lack thereof; cost vs. benefit; constraints on affected housing dependent on such permit; alternative oversight measures in working through college procedures.
  - n. **Consideration of Overlay over Overlay** – to protect the church and church center.
4. **Attorney review of Social Housing Proposal** – **A motion was made** and seconded by Trustees McDowell/Bowden to send the proposal to Harris Beach for review for legal integrity. Motion passed 5-0.

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5. **Adjournment** – The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Kathryn L. Koegel, Clerk-Treasurer