

**Alfred Village Planning Board
Regular Meeting -- Village Hall
6 March 2014**

Members present: Sherman Clarke, Liz Cronin, Peter McClain, Peg Prisco (acting chair)

Members absent: Anne Wenslow

Others present: Chuck Cagle, Mike Niederbach, Virginia Rasmussen, Christel Rodd, Jason Rodd

The meeting was called to order at 7:32 pm by Peg Prisco, acting chair.

I. Approval of the minutes. Corrections: spelling of Christel Rodd in listing of others present; spelling of Clarke in motion to approve the January minutes; change in IV.B.5 of "he" to "Virginia Rasmussen." Clarke moved approval of minutes for February 6 meeting as amended, McClain seconded, approved.

II. Applications

Mike Niederbach discussed the pre-application of Alfred University for the new building of the Schein Joseph International Museum of Ceramic Art on the site of Davis Gym. They are hoping for LEED certification. The full application will include SEQR. Demolition of Davis Gym is expected to begin on March 17. Building plans are the same as those presented in 2007. The road into the museum parking lot and McLane Gym will be moved so that the vehicle entrance will be from Main Street rather than Pine Street. Loud construction noise is not to begin before 8 am. Niederbach also discussed other Alfred University building plans including renovation and maintenance of dormitories and the future of South Hall. He was asked about 150 North Main Street which is currently not being used though it needs maintenance.

The full application will be presented at the April meeting. A public hearing will be held before the meeting, probably beginning at 7 pm.

III. No public comment

IV. Other reports

A. CEO report (Cagle)

Various matters on the monthly report were discussed.

Tim Hainey, the owner of 32-34 South Main, wants to add another apartment but this would be extending non-conformance to R2 zoning. He needs to come to Planning Board with an official request.

John and Chelly Ninos plan to move into 8 Church Street, currently rented after Hott Spot closed and house sold.

Zach Hamm and Cagle have discussed inspecting of tents for Hot Dog Day vendors. Cagle indicated that tents of less than 144 square feet do not need inspection. He will be in contact with Hamm, who is representing the fire company.

Cars are parking on the grass at the AU Welcome Center; Cagle will talk to John Dougherty. Alfred officers have been instructed to ticket cars which are parking on lawns.

B. Trustees (Rasmussen)

Rasmussen sent out a report on the meeting with Nicole Nyznyk and Richard Zink of Southern Tier West and Kier Dirlam, the Allegany County planning officer. She distributed a document on form-based codes and a list of publications to those who had not been at the meeting with Southern Tier West.

A "neighborhood concern form" is being prepared and will be posted on the village website. The form will go to Tim O'Grady and forwarded as appropriate to AU, Alfred State College, CEO, Public Works, Village Board, etc.

The proposal for an overlay zone for congregate housing has been forwarded to Harris Beach for legal counsel.

A six-part concert is planned for the evening of Hot Dog Day. The noise ordinance has been extended to midnight. It is hoped that the organized activity will lessen the number of house parties.

Keir Dirlam said that the county planning office will be conducting a workshop on comprehensive plans in the fall of 2014.

The trustees are working on the budget and we will have to dip into reserves in order to avoid raising taxes. They continue to investigate "pay as you throw" trash pickup. No major paving will be done. They may do a public meeting or survey to gather opinions from village residents.

A second traffic light celebration will be held, probably in June.

C. Zoning code review (McClain)

McClain led a discussion of the composite comments list that he had prepared.

Section 104.00: changes to the zoning map should be part of the work on the comprehensive plan

Section 105.00: we will look at village as if razed when considering changes to lot requirements, per Dirlam suggestion

Section 300.00 C2: McClain will do some more investigating

Section 301.00 F: looks OK

Section 302.00 A: need to have exception for temporary fences such as those to keep deer out of gardens

Section 304.00 Q: parking requirements for B1 and B2 should be removed since parking in those zones is shared

Section 305.00 C9: need to say only that election campaign signs are temporary and should be removed after the election

Section 305.00 E3e: Prisco mentioned that perpendicular signs are safety hazards on buildings with apartments on upper level(s)

Section 306.00: need to clarify maximum size for allowed antennas (aka satellite dishes)

Section 400.00 C: leave as is. Trustees give instructions to police department, and they can go to university or state college security as appropriate

The meeting adjourned at 9:40 pm.

Respectfully submitted,

Sherman Clarke, Acting Secretary