

MINUTES – Alfred Village Board of Trustees Public Hearing

October 29, 2015

Present: Mayor Grigg; Trustees Bowden, McClain, McDowell; Deputy Clerk-Treasurer Hasper; and 5 members of the public

1. **Hearing Opening** –Mayor Grigg opened the public hearing at 7:10 p.m.
2. **Local Law #2015-1: Zoning Map** – Mayor Grigg summarized the proposed change to the zoning map. 123 North Main Street has historically extended between North Main Street and Hillcrest Drive. In doing so, adjacent properties have different zoning designations. The owner of the property shown on Local Law #2015-1: Zoning Map as 123 North Main Street has split the lot in two. The new lot line runs north/south. Before and after maps were distributed to all present. The action before the board is to change the zoning for the east portion of 123 North Main Street from the One-Family Residence District (R-1) to the Two-Family Residence District (R-2).
 - a. Comment – Suggestion was made that possibly this area of North Main Street could be zoned R-2 owner occupied.
 - b. Comment - Incorporating owner occupancy in the zoning would be a long term item as it would need to be incorporated in the ongoing revisions to the Comprehensive Plan and, subsequently, a revised Zoning Law.
 - c. Comment – The action requested must be based on the current Comprehensive Plan and not on what possibly could be in a future Comprehensive Plan.
 - d. Comment – Concerns were expressed about the impact an increase in the intensity of use for this property would have on neighboring properties.
 - e. Comment – Owner of 123 North Main Street is seeking zoning rights that his neighbors have held for many years. This is certainly not spot zoning.
 - f. Comment – Only houses zoned R-2 have been selling in the Village.
3. **Adjournment** – The hearing was adjourned at 8:05 p.m.

Respectfully submitted,

Carolyn Hasper, Deputy Clerk-Treasurer