

**Alfred Village Planning Board
Regular Meeting
June 11, 2015, 7:30 pm, Village Hall**

Board members present: Artemas Steere, Ellen Bahr, Herb Ehrig, Louis Greiff, Sherman Clarke

Others present: Peter McClain, Christel Rodd, Paul Johnson

The meeting was called to order by Herb Ehrig at 7:30 pm.

1. Approval of the minutes of the May 7, 2015 Regular Meeting

Sherman moved to accept the minutes, Artemas seconded, and all voted in favor.

2. Applications

A. An application has been received from John W. Ninos for a building at 16 South Main Street in which he states that he would like to change a four-bedroom apartment into two, two-bedroom apartments. Mr. Ninos was not present, so discussion was deferred to a future meeting.

B. An application has been received from Paul F. Johnson to rezone his property at 123 N. Main Street from R1 to R2.

The house, which was once a two-unit home, was rezoned from R2 to R1 at an unknown date. Mr. Johnson has been trying to sell the property on and off since about 2008. Potential buyers and realtors have stated that the house is too large for one family.

Herb Ehrig described a provision in the Village Zoning Ordinance for houses that are 4000 square feet or larger. Through this provision, it might be possible for the Zoning Board of Appeals to provide a special use permit for two units, one of which would be owner-occupied. It was clarified that the house has fewer than 4000 square feet. Mr. Johnson also expressed concerns about the impact that such a restriction would have on his ability to sell the property.

The Planning Board explored options, including making a recommendation to the Village Board that the property be rezoned from R1 to R2, or asking the owner to go to the Zoning Board of Appeals for a variance. The pros and cons of both approaches were discussed. Herb Ehrig explained that the Planning Board can only make recommendations for zoning changes, which must then be approved by the Village Board.

An added complication is the fact that the property abuts North Main Street, where adjacent properties are zoned R2, and Hillcrest Drive, where adjacent properties are

zoned R1. The possibility of dividing the parcel into two parts, one of which could be zoned R2 and the other of which could be zoned R1 was discussed. Mr. Johnson gave Herb Ehrig and other members of the board permission to go onto the property if needed.

A board member expressed concerns about the impact of rezoning on neighboring properties. At the same time, there were concerns expressed about the impact of a vacant house. A change in zoning will require a public hearing and notification of neighbors, which should give neighbors an opportunity to provide input.

Louis Greiff moved that the Planning Board make a recommendation to the Village Board that the eastern portion of 123 N. Main Street be rezoned as R2, with the understanding that the western portion of the lot, facing Hillcrest, the exact size of which will need to be determined later, would remain as R1. Artemas Steere seconded the motion and all voted in favor.

Mr. Johnson expressed his preference that the lot not be split into two properties until the zoning change is approved. It was suggested that the Village Board could make the zoning change contingent on a specific lot line.

C. No application numbers have been assigned at this time.

3. Public comments

Christel Rodd requested that meeting agendas be posted to the Village website prior to the meeting.

4. Monthly CEO Report

Members of the board received a written report from Chuck Cagle, Code Enforcement Officer. Reports are for the board's information, and follow-up questions should be directed to the CEO.

5. Other Business

A. Trustee Report

Peter McClain provided updates from the last two Village Board meetings. Police training and the comprehensive plan process are moving along. The Lions Club has proposed two possible locations for a dog park, one on Pine Street and the other near the Vet Tech Building on 244. The Village is still working with Alfred University on water metering concerns. Some Village lights have been changed to LED, which will result in energy savings. The proposed changes to traffic patterns near Glen Street have not yet been acted on (changing Saratoga to a one-way going up the hill, and changing Green to a one-way going down the hill).

B. Comprehensive Plan Update

Artemas Steere, Casey Klingensmith, and Fion MacCrea attended a session on sustainability. There was a focus on connecting goals with specific actions and timelines. A specialist who was going to present in late July is now presenting on June 30; Pete will follow up to get more information. A compilation of documents to date is kept in the Village Clerk's office.

C. Signup for County Planning School

Individuals from the village and town have been invited to participate and some have signed up for specific sessions. Herb encourages us to sign up and to encourage other residents to sign up.

D. Next Schedule Meeting

Thursday, July 2, at 7:30 pm in the Village Hall. Minutes are to be taken by Liz Cronin.

6. Announcements and Concerns

None.

7. Motion to Adjourn

Ellen Bahr moved to adjourn, Louis Greiff seconded, and all voted in favor.

Respectfully submitted,
Ellen Bahr, Acting secretary

