

**Alfred Village Planning Board  
Meeting Minutes  
July 28, 2016, 7:30 pm, Village Hall, Alfred, New York**

**Members present:** Ellen Bahr, Sherman Clarke, Herb Ehrig (Chair), Lou Greiff

**Non-members present:** Alena Giesche, Herbert Giesche, Marcela Giesche, Andrea Gill, John Gill, Peter McClain (Village Trustees liaison), Virginia Rasmussen, Christel Rodd, Buffy Turner, Al Yanda, Carlyn Yanda

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

1. The minutes for the June 2, 2016 meeting were approved through a motion made by Sherman Clarke and seconded by Lou Greiff.

2. Applications

A. Application Number 16-0011 from Raymond Vicchio to build a driveway from 12 Hill Street through to 14 Hill Street. Lou (whose property is next to property in question) looked at his deed and the property line on the engineer's drawings is not accurate. The engineer's drawings also do not address issues discussed with Jim McNulty, Public Works Superintendent for the Village. Application referred back to applicant for resubmission.

B. Application Number 16-0014 from Andrea Gill to build a 24 x 24 square foot garage on her property at 149 North Main Street. Andrea had a model of the house and property with proposed garage, and described the plans including issues with grading and position of gas line and drain field. Lou moved to accept the application, Ellen seconded, and the motion was passed unanimously.

C. Application Number 16-0017 from Alena Giesche to build an off-grid tiny house on a trailer and park it in the backyard of 2 Terrace Street. Alena described the process of building the house so far with particular emphasis on the advantages of moving the house to the property belonging to her parents (security, proximity to father's tool collection and to living quarters, supervision of systems testing). Considerable discussion ensued on the nature of a tiny house, i.e., trailer, mobile home, dwelling unit, accessory building, etc. The tiny house which was on Park Street in 2009-2010 was allowed by clauses in zoning code about temporary educational uses and those clauses have been removed from the code. Other towns are also grappling with tiny houses; Herb has talked to a representative of the NYS Department of State and of the NY Conference of Mayors. After considerable discussion, the options seemed to be that Alena should go to the Zoning Board of Appeals or take the house off the trailer and put it on a foundation. Lou moved to approve the application, Ellen seconded, and the motion failed. A followup motion that the Planning Board take up the issue of tiny houses at a future meeting was made by Ellen, seconded by Sherman, and passed unanimously. Another followup motion that Herb send a message of positive recommendation to the Zoning Board

of Appeals in regard to Alena's application was made by Ellen, seconded by Lou, and approved unanimously.

3. Public comments. No additional comments beyond those addressing Application 16-0017.

4. Monthly CEO Report - none available

5. Trustee report (Peter McClain, Village Trustee)

\* Recent and upcoming community activities include an Alfred Olympics swim meet, Alfred's Got Talent in the Village Hall theater, and the annual Str8 Eight tournament on August 8th.

\* Union negotiations are underway with public works and police employees.

\* Information on the comprehensive plan is about completed. MRB Group has been hired by the county to look at reports. A public discussion will be scheduled.

\* The village is working with Alfred State and the town to write a games of chance law which covers things like raffles by charitable organizations.

\* Soccer players from the U.K. (high-school age) will be in Alfred during August and staying with local folks. (Additional host families needed.)

6. Other business

A. The mayor is working with Alfred 21st-Century Group about the village sign which had included a ServU Credit Union add-on sign. The add-on sign was removed after concerns were expressed.

B. Herb and Peter both attended sessions on May 11 at the 23rd Annual Local Government Conference at Houghton College.

C. The SUNY Impact Aid Assessment Act was not put on the agenda for the legislative session which is now over.

D. The Abandoned Property Neighborhood Relief Act (aka the zombie house law) was passed by the state legislature and signed by the governor.

7. Lou moved to adjourn the meeting at 9:20. Motion passed.

Respectfully submitted,

Sherman Clarke  
Acting Secretary