

**Alfred Village Planning Board
Regular Meeting
July 2, 2015 - Village Hall**

Members present: Herb Ehrig (Chair), Ellen Bahr, Sherman Clarke, Artemas Steere

Others present: John W. Ninos, Christel Rodd

The meeting was called to order at 7:35 pm.

1. The **minutes** of the June 11, 2015 were unanimously approved as presented. Motion to approve made by Sherman and seconded by Artemas.

2. Applications:

A. John W. Ninos discussed his plans for **16 S. Main Street** (application not yet numbered by Code Enforcement Officer). The house is currently divided into two four-person apartments. The first floor apartment, at 2100 square feet, includes large common spaces which have repeatedly led to excessive partying and John would like to divide the apartment into two two-person apartments. The parties have meant significant damage to his property as well as litter in the yard and adjacent children's park though no one has called the police about the noise. John has talked to Police Chief Griffin and Griffin has indicated that he supports this measure to significantly reduce the probability of property damage and noise. The house across the street (17 S. Main) has recently been sold for use as a family residence. Ellen moved that the application be denied based on nonconformance with its R-2 zoning and that it be referred to the Zoning Board of Appeals, and that the case merits review. Artemas seconded and the motion was approved unanimously. During the discussion of this application, we speculated that the village board or fire company should perhaps consider maximum occupancy guidelines for residences.

3. Public comments: none

4. Monthly CEO report: none received

5. Other business

A. Trustee report: Peter McClain was detained by personal business. Herb reported on his earlier conversation with Peter: Paul Johnson should be asked to bring a survey map of his property at 123 N. Main Street to the Village Board meeting on July 14, in support of his June application to rezone the property to R-2. Following discussion with the Planning Board in June, the front of the property on North Main will be divided from the back of the property on Hillcrest Street. This would make both parts of the existing lot consistent with neighboring properties on North Main and Hillcrest. The application was passed onto the Village Board since their approval of rezoning would allow his plans for the property.

B. Comprehensive plan update: none

C. Signup for County Planning School: Herb reported that Southern Tier West will be doing some more classes in November, based on a notice in the *Municipal News*. Board members are expected to earn four CEUs each year.

D. Next scheduled meeting is September 3, 2015. Minutes to be taken by Liz Cronin.

7. Artemas moved **adjournment** at 8:24 pm, approved unanimously.

Respectfully submitted,

Sherman Clarke
Acting Secretary