

MINUTES – Alfred Village Board of Trustees Public Hearing #2

March 28, 2013

Present: Mayor Clark; Trustees Dosch, Rasmussen; Clerk-Treasurer Koegel; Police Sergeant Griffith, 4 members of the Planning Board, and approximately 47 members of the public

1. **Meeting Opening** –Mayor Clark opened the public hearing at 7:35 p.m.
2. Congregate Housing Changes to Housing and Zoning Laws – Mayor Clark summarized the proposed law changes, with main points being the addition of the term congregate housing and allowing that type of housing in the B-2 district. Trustee Rasmussen reviewed the history of the congregate housing proposal through the Planning and Village Boards and in Public Meetings over the past year.
3. Questions & Comments
 - a. Is a resident manager required? We plan to meet with responsible parties and have worked on supportive measures to improve means of communication with responsible parties and improve accountability, such as an improved inspection form, a new social hosting law, and updated fines for noise and disturbing the peace violations.
 - b. How does one find out who owns a property? Code Enforcement Officer, Allegany County website.
 - c. How does one find out who owns trash cans? Police Department
 - d. If a house has four bedrooms, would it have to put in a kitchen? Not if is a multi-unit building.
 - e. Statement of opinion that this is a misrepresentation according to NYS building codes and not about allowing maximum occupancy, and the noise law is subjective with too hefty of a fine, and claim that 10% of the housing stock is four bedrooms or more and therefore a congregate house, and question of whether Park St. is going to become part of the E-1 district because there are 12 houses with 16 bedrooms.
 - f. What is the purpose of the law, because it seems like property values would decrease and it would force houses to become congregate houses which, if not in the proper zone, would have to put in another kitchen? Increased flexibility that would allow fraternities and sororities in the village outside the E-1 district.
 - g. Objection (by more than one person) to congregate housing not being spread out instead of being restricted to B-2, and claim B-2 would look like a ghetto When fraternities and sororities sought a place in the village, many people on the Planning and Zoning Board thought instead of allowing them just anywhere it would be preferable to allow them in areas of already intense use.
 - h. Objection to congregate housing in B-2 due to claim of decline in beauty and incompatibility with community use; claim that student housing in R-2 currently makes areas of R-2 look like a ghetto.
 - i. Objection by student member of the public to ghetto statements as offensive.
 - j. Did the village consider the anomaly of Reynolds Street with three separate districts on one street, and how placement of congregate housing in B-2 becomes a problem for them? The village cannot rule out all fraternities and sororities or all congregate houses, so the board has to look at a changed law. The board needs more help with review of the zones.

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- k. Statement by student member of the public that improvement of greek houses and good behavior may improve property values on Reynolds Street.
 - l. Has anyone considered a civic zone? Yes, it was talked about and it was determined that such a zone would probably not solve the issue.
 - m. Statement that having a part-time code enforcement officer does not offer a scenario that will take care of the issues; the village should have a full-time code enforcement officer.
4. **Adjournment** – The public hearing was adjourned at 8:39 p.m.

Respectfully submitted,

Kathryn L. Koegel, Clerk-Treasurer