

**Alfred Village Planning Board
Minutes of Regular Meeting - Village Hall
Thursday, 5 October 2017**

Board members present: Herb Ehrig (chair); Austin Bower; Liz Cronin; Karrie Edwards; Lou Greiff; Sherman Clarke

Others present: Jim Ninos; Peter McClain (Village Trustees liaison)

1. Approval of minutes of the Regular Meeting of September 7, 2017. Minor changes were discussed to the Trustee report by Peter McClain. Lou moved to approve the minutes as amended, Liz seconded, and they were approved unanimously.

2. Applications: None have been received.

3. Public comments: None

4. Monthly C.E.O. Report of 09/12/2017, for August 2017
Chuck Cagle attended a class on zombie houses in Buffalo. Dennis Brown is working on the subdivision of his properties at 89 and 85 North Main Street. Chuck and others have been monitoring garbage pickup and related curbside cleanliness.

5. Trustee Report -- Peter McClain, Village Trustee
Student liaisons have been appointed from both Alfred State and Alfred University to the Village Board of Trustees. The State student attended the September meeting. Herb met with Mayor Justin Grigg and Larry Greil (chair of Zoning Board of Appeals) on tiny houses and setbacks (see below). While there is funding available for hiring a notetaker for Planning Board meetings, no one has yet been appointed. Peter spoke on village issues to a leadership class at Alfred State. Repaving on Glen Street has still not happened but is expected before the snow flies; Jim Ninos is meeting with Blades in the coming week.

6. Other Business:

A. Changes and Additions to the Zoning Ordinance

Justin, Larry, and Herb met on changes to the ordinance to cover tiny homes and manufactured homes in certain districts (not R1 or R2). Harris Beach has recommended that the relevant special use permit be up for renewal every two years. Peter reported that the schedule for renewal might be related to the term of a lease, that is, the permit renewal might be related to a change of leasee. Other questions: relation to assessment and tax rolls; foundation and chassis.

B. Review of Setback definition on page 75 of the Zoning Ordinance

Herb looked at setback regulations in Hornell and Bath. They are much less complicated than Alfred's, but they have more types of applications. Herb talked to

County Clerk's office about tax maps, particularly property lines and surveys. Determination of street line is less definite in Alfred than in Hornell or Bath. Herb reported that we do not need to change the table of setbacks in Section 105.

No site plan was received for work done on parking spaces and driveway at 8 Reynolds Street. A site plan is expected for the November meeting of the Planning Board. Issues at this property and at others are exacerbated by quantity of cars at rental properties relative to available space.

Jim Ninos reminded us that the 2015 International Building Code has now been adopted by most jurisdictions in the United States, and was used by the Tiny House Committee in its deliberations.

C. Update on hiring an individual to take Planning Board minutes
Funding is available. No appointment has yet been made.

7. Motion to adjourn

Liz moved to adjourn at 8:15 pm, Austin seconded, and the motion passed unanimously.

Respectfully submitted,

A handwritten signature in black ink that reads "Sherman Clarke". The signature is written in a cursive, flowing style with a long horizontal line extending to the right.

Sherman Clarke
Acting Secretary