

**Alfred Village Planning Board
Regular Meeting
3 January 2013
7:30 pm - Village Hall**

Present: Anne Wenslow (chair), Sherman Clarke, Liz Cronin, Justin Grigg, Matt Katz (alternate), Peter McClain

Excused absent: Peg Prisco

Others present: Chuck Cagle (CEO), Virginia Rasmussen (Village Trustee liaison), Jason Rodd, Pamela Eastman, Vinnie Jassak

The meeting was called to order by Chair Wenslow at 7:30 pm. Wenslow reported that Marc Agnello had resigned as of January 1st, due to a new job. She will request that alternate member Matt Katz be appointed a full board member.

I. Approval of the Minutes of December 6, 2012 Regular Meeting

The following corrections were made to the minutes of the December 2012 meeting as distributed: Justin Griegg should be Justin Grigg; in paragraph III, the sentence "Fraternities and Sororities can not be considered congregate housing" should read "Fraternities and Sororities will be considered congregate housing"; the sentence "Fraternities and Sororities existing in E-1 will be required to obtain a Special Use Permit annually" should read "The motions under consideration are described below:" A motion to approve the minutes as amended was made by Clarke and seconded by Grigg. Motion passed. [After the meeting, it was noted that Clarke should have been recorded as "excused absent" rather than "present."]

II. Applications

2012-033: Pam Eastman, sign for new business Paradise Pick Up at former tattoo place, 14 West University Street, Unit 6: Eastman described the sign as well as the plans for the business which will serve prepared food for off-site consumption (a sort of "deli" to complement the "grocery store" of Kinfolk). Vinnie Jassak will have a kiosk "Vinnie's Vittles" which will sell cooked items and supplies. They hope to open on February 1st. They inquired about sign boards and tables out front and both would be proper as long as sidewalk traffic is not impeded. Cronin moved to approve the sign permit as submitted; McClain seconded and the motion passed.

III. Public Comments

Wenslow reported that a pre-application was expected in February from Jason Rodd on renovations to his house on Hillcrest.

IV. Other Business

A. CEO report: Cagle reported on the situation at Brennan Lang's property at 17 Reynolds Street: notice and appearance ticket have been issued in regard to parking situation and retaining wall. Court date is set for later in January. Cagle had consulted with several landlords and/or owners about illegal or inappropriate parking at residences. The Rose Apartments which had significant damage in an explosion will be partly demolished and the North end will be reinforced; Cagle will be working with owner and builders to assure safety of resulting structure. Cagle had prepared a list of big structures in the village; discussion of some of the situations ensued. Rose Apartments are now taxable, with increased assessment after garages were added some years ago. A new assessment after damage is repaired will probably be based on resale value in Allegany County. 20 Church Street is a new congregate house which is currently being occupied under a temporary permit following the Zoning Board of Appeals discussion which led to the work on congregate housing. The signage at Uncle Alfred's will be discussed by Cagle with business owner. Dan Napolitano is working with John Ninos, Sr. on the community pictures above the vacant lot on North Main which are significantly faded and torn. Rasmussen passed out copies of readings on placemaking, new zoning codes, and multi-generational design in community planning. Cagle distributed a list of 16 properties that have apartments with more than three persons, thereby violating the current definition of "functional family unit" in the Zoning Law. At least six or eight of them have four tenants and would therefore fit the redefinition of family unit as 4 or fewer persons being discussed.

B. Trustees report: Rasmussen reminded Wenslow that budget requests are due by mid January; Wenslow will submit. Rasmussen reported on reading in *Planning News* that communities are advised to reappoint Zoning Board of Appeals members in staggered terms of five years; she will suggest to Village Board that they start a process to appoint one person each year to establish such a rotation. [Village Planning Board members are to indicate each spring whether they wish to remain on the board for the coming year.]

C. Congregate housing: Two motions were distributed before the meeting, based on December's discussion. Motion 1 revised the Village Housing Code to introduce the terminology of congregate housing and to increase the required space per resident from 50 square feet per resident to 60 square feet per resident. McClain moved, Grigg seconded, and the motion was passed as distributed.

Motion 2 revised several sections of the Village Zoning Code to use "congregate housing" rather than the current mix of fraternities, sororities, association houses, boarding houses, rooming houses, chapter or membership association houses. The motion also revised the rooming house definition and added the congregate housing definition. McClain moved, Grigg seconded, and the motion was passed as distributed.

The two motions will go to the Village Board at its next meeting (January 8th, semi-annual community forum and regular board meeting). Together, the motions

define the concepts and clean up some issues. The second phase of the process will be determining how to move forward with opening up zones other than E1 or rezoning in order to deal with new congregate houses, as well as potential redefinition of functional family unit. McClain, Grigg, and Katz will act as subcommittee to discuss and prepare proposals for the Planning Board.

D. Residential parking: The issue arose with the Village Board about a contradiction between zoning law and vehicle/traffic law about parking on the lawn or street. The bottom line is that no one can park on their lawn but must be in a prepared space (driveway). Tim O'Grady (police chief) believes that laws do not need to be changed and that officers must exercise some judgement in enforcement. Regardless, it is illegal to park in a no-parking zone. Some streets should probably get no-parking signs on one side to assure that emergency equipment can get through.

The meeting adjourned at 9:35 pm.

The next regular meeting of the Village Planning Board is scheduled for 7 February 2013, 7:30 pm, Village Hall.

Respectfully submitted,

Sherman Clarke, Acting Secretary