

Alfred Village Planning Board
Regular Meeting - April 11, 2013
7:30 pm, Village Hall

Members present: Anne Wenslow (chair), Sherman Clarke, Liz Cronin, Matt Katz, Peter McClain, Peg Prisco

Others present: Peg Eisenhardt, Justin Grigg, Virginia Rasmussen, Jason Rodd

I. The **minutes** of the March 7th meeting were reviewed, with several typographical errors noted. Those will be corrected. The minutes were approved with McClain moving and Prisco seconding the motion to approve. It was announced that the Code Enforcement Officer will be attending the Village Board of Trustees meeting rather than the planning board meeting. The report will come to the Planning Board and questions routed through Virginia Rasmussen, liaison.

II. **Applications** - none

III. **Public comments:** Peg Eisenhardt of Hedgerow Farm Bakery presented her plans for the vacant lot on Main Street: two picnic tables, planters, garbage cans. She has a verbal agreement with Marty Curran, current owner of the property. Concerns include litter and grilling hamburgers on Friday. The planning board is amenable to the proposal and considers it an extension of her business application (2012-25). Her application for a permanent sign is still pending. Eisenhardt also asked about a vendor's license for the hamburger grill on Hot Dog Day; she and Rasmussen will be in contact.

Jason Rodd brought several issues to the attention of the board. He and his family plan on raising some chickens and wanted clarification on the village law about distances from neighbors and "manure management." He also noted that there are many uncontrolled and feral cats in the village and they are a threat to birds as has been widely reported in the news. Rasmussen reported that the dog control officer had also mentioned this and suggested a registration process for cats similar to the one for dogs. Rodd also presented himself as a candidate for the vacant position on the board and addressed the issue of no landlord representation on the board.

IV. Other business

A. CEO report: Rasmussen reported that the inspection form had been revised to include information about bedroom size, area of common space, and a listing of people residing in the space(s), with the landlord's signature. CEO Chuck Cagle and Chief of Police Tim O'Grady have reached an agreement and created a form to expedite the reporting of violations such as furniture on porches, garbage cans left out, and improper parking. O'Grady will send reports to Cagle who will proceed with appropriate action.

B. Trustees report: Rasmussen, Wenslow and others discussed planning issues with lawyer David Slottje when he was here to talk about a hydrofracking moratorium. Inconsistencies in the zoning laws can result in a variety of issues and problems including industrial uses related to hydrofracking, congregate housing, and the definition of family. Slottje will be in Alfred in June for more discussion of the hydrofracking moratorium and it would be good to have other zoning issues ready for discussion at that time.

Peter Degnan has been appointed village lawyer for normal matters. Harris Beach is currently being used for consulting on congregate housing.

Village Clerk Kathy Koegel reported to Rasmussen that board terms must be equivalent in length to the number of board members, that is, the Planning Board has seven members and therefore terms are seven years. Appointments for current board members will therefore be adjusted to: Prisco (term ending 2014), Wenslow (2015), "Grigg" position currently unfilled (2016), McClain (2017), Cronin (2018), Clarke (2019), Katz (2020). Any resignations will be filled for the duration of that appointment, based on this schedule. One new or renewed member will be appointed annually.

Justin Grigg was recently elected mayor and consequently resigned from the Planning Board. He reported that he will work with the teachers of the service learning course at Alfred University to assist in various village projects, such as an intern for Planning Board. He will also check with Alfred State College for similar opportunities. Grigg talked with Fion MacCrea of the Alfred Town Board about village and town cooperation to make Route 244 from the edge of the village to Tinkertown safer for pedestrians and bicyclists. Grigg also intends to meet with

village business owners and managers to discuss housing, beautification, and other issues. These are both an extension of the Complete Streets endeavors and the work on the village Main Street.

Rasmussen reported that various activities are planned for Earth Week, including films, discussions, trip to Pollywogg Holler, and an open house on Wellsville campus of Alfred State to see the green house and other sustainability efforts there. Announcements will be published in the *Sun* and on a website.

A new student group, Community and Student Alliance, has been established at AU.

Grigg is unaware of a timeline for repair of the village bandstand, owned by AU and currently fenced off and inaccessible. Wenslow will check with Mike Niederbach at AU.

C. Congregate housing continued discussion/public hearing minutes:

D. Definitions: family and temporary building:

The public hearing on congregate housing was held on March 28; minutes by Koegel were mailed to board members. The Village Board voted on the proposal after the hearing and there were insufficient votes to pass it. Following Planning Board discussion, it was determined that McClain would work on a rewrite of section 303 of the zoning law to tighten up restrictions on residential zones and add flexibility in business zones. Katz will research overlay zones. Cronin will research definitions of family and how it relates to group housing and density of people in a residence. Wenslow will research temporary for planning and zoning purposes. It is hoped that issues and inconsistencies in the zoning law can be ready for discussion with Slottje in June as mentioned earlier in these minutes. In some areas, this might mean presenting two or more directions in which to proceed. Grandfathering is related to use, not ownership of a property.

E. May 8 training at Houghton: Wenslow discussed the training for planning boards and other community positions. It was determined that no one was planning on attending this year.

V. Announcements & Concerns: Grigg's resignation letter was read. Appreciation for his service was universally expressed. We look forward to working with him in his new position as village mayor.

The next regular meeting is scheduled for May 2, 2013, at 7:30 pm, in the Village Hall.

Respectfully submitted,

Sherman Clarke

Acting Secretary