

**Alfred Village Planning Board  
Regular Meeting -- June 6, 2013  
Village Hall, 7:30 pm**

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

Others present: Virginia Rasmussen, Ellen Bahr, John Wisniewski, Chuck Cagle

The meeting was called to order at 7:30 pm by Chair Wenslow.

I. Approval of the Minutes of the May 2, 2013 regular meeting: Liz moved for approval as submitted; seconded by Matt; unanimously approved.

II. Applications:

Pre-submission application for 27 N. Main St. was presented by John Wisniewski to convert the bar/pool table area into a restaurant. Included in the application was a drawing showing the location of doors and windows of the current space and the changes to be made. Namely, the archway door between the bar/pool table area will be blocked; on the Church Street side of the building a new entrance will be created in what is now a window. The door that opens into the alley and two windows will remain the same. He also plans a new kitchen, which will vent into the alley, in the rear of that space. Signage is yet to be designed.

A final application for this renovation and a signage application will be submitted at the Board's July 11 meeting.

III. There were no public comments.

IV. Other Business

A. CEO Report: Chuck is refining his schedule and will attend Planning Board meetings as much as possible. The Board reviewed his work for May. The focus has been on the inspection of rental properties. To facilitate the process, he is working on a list of permits required for all rentals; this will be distributed to the village landlords.

Other items discussed were:

- a) the Rose apartments reconstruction, with a possible August move-in date.
- b) the dumping of stones & dirt onto Brennan Lang's S. Main St. property in order to create a drainage area and collection point for water running off the hill;
- c) the problem of parking three cars in the front yard of 32-34 S. Main St---no record has been found approving three spaces; the Police Chief stated that they cannot ticket only one car, but must ticket all three for illegal parking in the front yard. Chuck will communicate with Tim Hainey, the owner, about this problem.

d) 105 N. Main St has been purchased by a parent from Syracuse for her daughter and two friends as student housing for two-three years. Chuck will check into the number of students allowed and the number that actually live there. Real estate agents should be reminded to give new landlords a copy of the Q & A Booklet prepared by the Planning Board.

B. Trustee report: Virginia reminded us of the semi-annual Public Forum to be held at 7:00 pm before the regular Village Board meeting on June 11. Also, she has talked with Katherine Jacox regarding plans to ‘market’ the Village.

C./ D. Congregate Housing and Overlay Zones discussion continued with Matt presenting a detailed explanation of his research showing how the overlay zones could help with Congregate Housing. Matt & Peter (via e-mail) submitted to the Board possible locations within the Village center that could accommodate Congregate Housing. Matt’s spreadsheet compared the plans that included a count in each of the following categories: private homes, congregated houses, rentals, parking lots, mixed uses and businesses. He also indicated the numbers of the above that would be affected in an expanded Zone (five properties on either side). A lengthy discussion followed.

Matt had suggested that Ellen Bahr, a resident of the Reynolds St. neighborhood & Zoning Board member, share with the Board her research information regarding the congregated housing issue. She summarized what was found and her sources, as well as identifying possible actions that the Village might take. Her goal is to help find a solution that works for everyone—Village officials, permanent residents and students.

Here are the five suggested actions: 1) input from a lawyer; 2) update definitions of fraternity and sorority; 3) define an effective Special Use Permit process; 4) reconsider use of the Congregate Housing designation; 5) update the Village definition of Family.

Chair Wenslow thanked Ellen for her concerns, useful research and thoughtful notes.

E. Family definition discussion: Anne has done extensive research on the terminology used to describe “Family” in other towns/states. She presented one, but also proposed suspending the discussion and further research until after the initial meeting with David Slottje on June 26.

F. Transportation Enhancement Program: The Chair reported that while it is of definite interest to the Village Board, we are now too late to begin the application process. A possible project and the process will be reviewed earlier next year.

V. Announcements and concerns:

a) David Slottje’s initial visit is scheduled for June 26, 2013 at 2:00 pm in the Court Room. The purpose being discussing, tightening & revising the Zoning Code.

b) The Planning Board will have a locked cabinet in the Court Room for storage of past minutes, other reference materials, and publications which can be used for required annual training.

c) Reminder was given to read the NYPF Spring Newsletter, especially the article on Home Rule/Hydrofracking.

d) The repair of the Village Bandstand is still under discussion; it is agreed that the Bandstand and the green area are an important part of the heart of the Village. .

The meeting was adjourned at 9:30 pm. The next meeting is scheduled for July 11.

Respectfully submitted, *Peg Prisco*, Acting Secretary