

Minutes
Alfred Village Planning and Zoning Board Meeting
December 4, 2014

Members Present: Ellen Bahr, Sherman Clarke, Liz Cronin, Herb Ehrig, Lou Greiff, Peter McClain.

Others Present: Virginia Rasmussen, Christel Rodd, Doug Streeter

1. A motion made by Liz Cronin and seconded by Sherman Clarke was passed unanimously to approve the minutes of the November 6, 2014 meeting with corrections.
2. There were no comments or questions from community members attending the meeting.
3. An application made by Doug Streeter to add a front porch to his property at 10 West University Street had been approved at the August 18, 2014 meeting pending verification that the porch setback was at least 25' from the property line. At the present meeting Doug presented paper and computer diagrams indicating that the porch would be at least 32' from the property line. Since the application was already approved, no additional vote was necessary on this project. Doug will pay the site plan application fee.
4. Board members restated their need to have applications in hand by the Monday of the week during which a board meeting takes place.
5. It was announced that Karrie Edwards will be appointed as an alternate member of the Planning and Zoning Board.
6. Virginia Rasmussen reported on the November 14, 2014 Village Board of Trustees meeting during which a public hearing took place on the most recent draft of zoning-code changes. These changes are posted on the village website. Christel Rodd was thanked publicly for her concerns and suggestions relating to this document. A listing of significant changes to the Village of Alfred Zoning Law (including comments from those present at this Planning Board meeting) is as follows:
 - A. Educational institutions must obtain a variance when they acquire village property.
 - B. Any bar or tavern in a B2 zone must be no closer than 50' from any R zone.
 - C. The statement that village police have the authority to enforce the zoning code was omitted from the zoning-code document. Ellen Bahr stated that the police do have this authority when the zoning code and village laws overlap. More clarification is required on this matter.

D. No more than 50% of a property's value may be spent on exterior modifications. Board members commented that this requirement might prevent essential maintenance of the property. The board may consider this matter further in the future.

E. The concern that certain zoning-code violations might incur jail time was discussed at the Board of Trustees meeting. It was made clear that this possibility pertained only to hydro-fracking activities. Also, the sections of the zoning law covering hydro-fracking were separated from the rest of the document. Jason Rodd was thanked publicly for his efforts to clarify this matter.

F. Another public hearing is scheduled for December 9, 2014 to discuss the latest version of the Alfred Zoning Law. This announcement concluded Virginia Rasmussen's detailed report of the November Board of Trustees meeting.

7. Christel Rodd raised concerns about excessive light and noise generated by athletic events and athletic facilities on the Alfred University campus. The noise can be annoying, and the light can be intrusive and distracting both to nearby residents and to motorists. The question was raised as to whether the campus lights can be redirected to end or minimize this problem.

8. The agenda item of window signage, which Sherman Clarke and Liz Cronin volunteered to investigate, was taken up by the board as a whole. Photographs taken by Liz Cronin of signs on village businesses were shown to all board members. Herb Ehrig commented that Section 305 of the Alfred Zoning Law has generally not been enforced. It was also mentioned that flyers, posters, notices, and other temporary signs are not subject to the signage ordinances. Permanent window signs are limited to no more than 20% of the business's window area. The board agreed unanimously that this meant 20% of the business's total window space as opposed to 20% of each pane of glass. The board also agreed informally that an effective way to enforce the signage regulations might be to communicate directly with any business owner whose signage appears excessive or unsightly.

9. Bill Cleveland, Karrie Edwards, and Fion MacCrea have volunteered to attend the comprehensive planning school during January to June, 2015. They will distribute and share the information they receive with other village officers and committee members.

10. Herb Ehrig stated that signposts are needed for the two handicapped parking spaces in the Community Bank parking lot. He suggested that the Village Board of Trustees send a letter to the bank manager about this matter.

11. The issue of establishing a clear definition of fraternities and sororities was discussed. Elements of such a definition mentioned by board members included official recognition by an educational institution, the existence of a charter, limitation of participation exclusively to members, rules and requirements for members. It was also mentioned that a completed registration form is required of fraternities and sororities by the Village of Alfred. Doug Streeter relayed a message from CEO Chuck Cagle to the

Planning Board that such registration needs to be completed by the end of January, 2015. Doug also stated that a fraternity or sorority is different from a fraternity or sorority house. If village boards and/or officers wish to establish a firm method of identifying such houses, they might consider basing it on the percentage of residents within those houses who are members of the same organization.

12. Referring back to his porch project, Doug Streeter asked the Planning and Zoning Board if a dumpster might be placed in the front yard at 10 West University Street for the duration of construction. This request was approved informally but unanimously by the board.

13. At 8:45 PM a motion made by Herb Ehrig and seconded by Liz Cronin was approved unanimously to adjourn.

Respectfully submitted,

Louis K. Greiff