

ALFRED VILLAGE PLANNING BOARD
Regular Meeting Minutes
October 4, 2012 - 7:30 pm - Village Hall

Members present: Anne Wenslow (chair), Marc Agnello (alternate, substituting for DuBois), Sherman Clarke, Liz Cronin, Justin Grigg, Peter McClain, Peg Prisco

Members excused: David DuBois

Others present: Chuck Cagle (Code Enforcement Officer), Virginia Rasmussen (Trustee liaison), Barbara Willis

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

I. The Minutes of the September 4 meeting were approved with corrections, i.e., spelling of Clarke's surname, the correction of "John Howsman" to "John Hosford," and the addition of surname to Rose Katz. McClain asked about the use of "satisfied" in the minute on Motion 3; after discussion, it was determined that the intent of the sentence "It was agreed that the issue of rezoning must first be satisfied before a decision can be made on the proposed law" was that the issue of rezoning needed to be fully discussed and consensus reached before a decision could be reached. After discussion, the minutes were approved (Clarke moved, Cronin seconded).

II. Applications:

2012-015: Barbara Willis, 11 Elm Street, business sign

Willis brought the sign which is on flexible material which will be attached to wood, framed, and installed. Grigg moved and Cronin seconded a motion to approve the application as submitted. Cagle will clarify the placement of the sign with Willis.

III. Other business

A. CEO report

Cagle was present to answer questions about his written report. The driveway at 23 Sayles Street is to be paved to the crest of the hill so that stones will not wash into the intersection of Sayles and Terrace. Ditches will be shaped as much as possible to direct water flow from storms. The installation of the sign for Uncle Alfred's will be pursued. An extended discussion on unrelated persons living together included discussion of the definition of "family" in the Zoning Law which should perhaps be revised. Cagle will prepare information on how many situations are potentially in violation of numbers of residents, space per resident, and/or number of parking spaces. This also relates to discussions of congregate housing. Cagle is working with Stan Wisniewski and Panda Chinese to finish work on exhaust from the restaurant. Cagle also brought up houses which need to be painted; under the NYS Property

Maintenance Law, concerns about deteriorated paint are under the purview of code enforcement officers. Police officers may act as CEO when necessary.

B. Trustees report

Alfred University and Alfred State College have indicated they will not pay the increased amounts for security officers requested by the Village Board of Trustees. We will continue to work on the zoning code to minimize conditions in which student houses cause security issues. We will also monitor the number of security calls which are attributable to the student population. Discussion ensued on the relationship of enforcing the zoning code and the support of the colleges.

C. NYMS report

Grigg reported that the New York Main Street grant monies have been spent and the only work remaining is administrative. This will include a final walkthrough of the projects to be sure that the money was spent as anticipated.

D. NYCOM zoning packet discussion

Wenslow summarized the materials received from the New York State Conference of Mayors. While the materials do not help much with congregate housing, they are a good refresher. The value of the comprehensive plan was noted and the potential need for a review and/or updating of the plan.

E. Congregate housing discussion

The three motions prepared by McClain and presented at the September meeting were discussed. It was determined that we needed to do more research before voting on the motions and forwarding them to the village trustees. Additional matters: should "family" be revised from three to four unrelated persons? How many congregate houses exist now in the village? Estimate: 18-20 houses. Cagle has spreadsheet of information about uses and residents. Can text be added about houses being consistent with campus housing rules and compliant with village laws and campus regulations, as well as noise, maintenance, and community expectations. It is hoped that some of the discussion of these matters would be undertaken electronically before the next regular meeting.

F. Application Checklist draft #2, comments, etc.

Discussion postponed.

G. Bergren Forum invitation

Wenslow reported that the Village Planning Board had been invited by Emrys Westacott to participate in the series of lunchtime forums. Grigg has discussed this with Westacott and will pass on that we are interested.

V. Announcements & Concerns

A. Progress on updating Village website - Peter

Discussion postponed.

B. Other

Peg Eisenhardt has discussed opening a bake shop to sell bread and prepared foods. The space now occupied by Custom Electric Tattoo is not available though the business is currently inactive. Eisenhardt is looking at the space below the Kampus Kave. She will need a sign permit at some point so this serves as notice that she may appear at November meeting with application (or pre-application).

The meeting adjourned at 9:55 pm. The next regular meeting is scheduled for November 1, 2012.

Respectfully submitted,

Sherman Clarke
Acting Secretary