

ALFRED VILLAGE PLANNING BOARD
Regular Meeting Minutes
September 6, 2012 -- 7:30 pm -- Village Hall

Members present: Anne Wenslow (Chair), Peg Prisco, Peter McClain, Sherman Clark, Liz Cronin, Marc Agnello (substituting for a regular member)

Members excused Justin Grigg, David DuBois

Others present: Virginia Rasmussen, Eric Cushing, Phil Prigmore, Tom McDowell, Kelly Williams, John Howsman, Rose?

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

I. The Minutes of the July 5, 2012 meeting were approved unanimously with correction: the four conditions for a variance approval are listed in Article 4, Sec 406.00c not 106.00c.

II. Applications:

#2012-008: Porch on Elm Street side of Café Za. Eric Cushing and Phil Prigmore presented further information on materials to be used and drawings for a covered porch, with an additional 8'x8' connected roof over the Elm Street entrance. Visuals were also presented to show the historical significance of a flat roof on a Colonial Revival House. All wood work will be painted to match the existing house. The side porch is to be used as an outdoor dining area to replace the existing graveled area. The roof will be slightly pitched and covered with a rubber roofing material. The window in the bathroom hallway will be removed; an exterior door for porch access will be installed in its place. Estimated cost is just under \$20,000.

P. McClain made the motion to approve Application #2012-008 upon payment of the required fee. L. Cronin seconded; unanimously passed.

The Planning Board expressed enthusiasm for the new look of Café Za.

III. Other Business

A. CEO Report: Chuck Cagle was not in attendance, but submitted the July/August work report via e-mail. V. Rasmussen answered questions of concern. The balcony off the second floor of the Terra Cotta Coffeehouse/Old West has been given a Certificate of Occupancy and can be used. However, that does not include the roof terrace over the West, as there is no exit at the rear as required.

Concern was expressed as to who will do the inspections of the McLane Center addition, since state construction funds are being used. The Board was reminded that the SEQOR process has been done.

B. Trustees' Report: Virginia reviewed for the Board and concerned residents who were present, the reasons for the proposed Congregate Housing Law, as well as the current charge from the Trustees for review by the Planning Board. Chair Wenslow moved the subject forward on the agenda. Questions were asked by both Board members and residents of Reynolds Street.

A lengthy discussion followed. P. McClain distributed a new document for clarification of the proposed code breaking it down into three motions:

Motion 1:

>Replace Sec 201.00 c in the Village Housing Code with a new definition concerning maximum occupancy

Motion 2:

>Replace Article 3, Sec 302.00 G (page 27) in the Village Zoning Code with new wording of conditions required for all Congregate Housing to obtain a Special Use Permit..

>Remove Article 3, Sec 303.00 Conditional Uses (page 29) opening paragraph and replace with the term Congregate Housing

>Remove Rooming House definition (page 73) and replace with more complete wording

>Add definition for Congregate Housing

Motion 3:

>Remove Article 2, Sec 202.00 A3 (page 8) and Sec 204.00 D4 (page 10) and replace with addition of Sec 204.00 A3, Permitted Uses in the B-2 District.

The Chair thanked Peter for the very helpful clarification.

Concerns expressed by the Board members and residents were the following:

>What conditions would be required for approval and renewal of the Special Use Permit?

>Who will grant Special Use Permits—the AVPB, CEO, ASC or a new committee?

>What role will/should landlords play informing renters and enforcing Village Codes for Congregate Housing?

>Do we need legal counsel?

>What do other college towns with Congregate Housing do to maintain appearance?

>Comments: one resident, who agreed with imposing conditions, stated that all residents must be compliant with Village Codes; another stated that code enforcement in the Village should be a full-time job.

>A request was made to have AVPB minutes posted on the Village website. Wenslow stated that they must first be approved before that could be done. Therefore, the posted minutes will be from the previous month's meeting.

It was agreed that the issue of rezoning must first be satisfied before a decision can be made on the proposed law.

C. NYMS update – no report

D. Historic Preservation Commission members include Sherman Clarke, Terry Palmiter, Phil Prigmore, and Galen Brooks. The purpose of this group was briefly discussed.

E. Code revision re ceiling height of third floor apartments is a housing code matter, which we ask CEO to research.

F. Conference of Mayors packet of handouts was distributed. The documents give clarification on procedures for changing existing maps and zoning districts. Members were asked to read these before the October meeting.

G. Applications Checklist draft #2 was distributed with the request that members review carefully for changes or corrections.

The meeting was adjourned at 9:55 p.m. The next regular meeting is scheduled for October 4, 2012.

Respectfully submitted, *Peg Prisco*, Acting Secretary

