

Housing Task Force minutes 9/24/18

Attending: Lyle Stirk, Skip Perry, Chuck Switzer, Annie Crane

Guests: Matt Ingalls and Andy ?? from Ingalls Planning

We welcomed new member, Lyle Stirk

Ingalls Planning had been invited to discuss the College neighborhood Plan they developed for the City of Cortland, and whether some of the ideas in that plan are appropriate for inclusion in our Comprehensive Plan.

It was noted that while Cortland us using some of the suggestions in their plan, they did not adopt the plan as a whole.

Cortland's College neighborhood developed problems throughout the years in part because the city did not enforce their limit of three unrelated people living in a house. Fortunately, we have been enforcing that law.

Matt believes best practices would include a proximity limit in the code which would limit density of student housing to no closer than 500 feet from another student house. Obviously, many student houses would be grandfathered in. This suggestion was one of the reasons Cortland did not adopt the plan, as they were concerned that it would not hold up in court. Matt says similar laws have survived ciurt challenges in other states. It has not yet been challenged in New York. He believes the Town of Chili has a similar law.

Another item in the Cortland plan was to create a high density housing area in an area zoned mixed use. This would allow more students per dwelling in one area taking pressure off of other neighborhoods.

Tax incentives to convert student rental back to owner-occupied family hones was mentioned. The property would need to remain owner occupied for at least five years.

The other idea mentioned was to put into code that if a student rental was converted to a family rental, it cannot revert back to student housing.

In other business, we elected lyle Stirk as Chair of the committee and re-elected Marcy Stickles as Secretary. The post of Vice Chair remains vacant.

Our next meeting will be October 22, 2018, 5pm, Village Hall