



3311 Wende Road
Alden, New York 14004

Planning Board

Meeting No. 9 Regular Planning Board Meeting Tues., Oct. 9, 2012

The regular meeting of the Alden Planning Board was held in the Alden Town Hall at 3311 Wende Rd., Alden, NY 14004 on Tuesday October 9, 2012 at 7 pm. Chairman Witt called the meeting to order. The roll call was taken by the Secretary.

Present: Don Stoffel	Michael Metzger, Town Engineer
Ralph Witt	Christ Snyder, Building Inspector
Michael Fleming	Mark Metz
Gary Wagner	Joseph Sakowski, Metz Attorney
Michael DeWitt	Keith Marquis, Metz Engineer
	Bill Weber, Town Councilman

Recording Secretary: Sue Galbraith

Chairman Ralph Witt called the meeting to order at 7 pm.

Approval of previous minutes

** Motion: to approve the September 11, 2012 minutes by Don Stoffel and seconded by Michael Fleming. Unanimous. Carried.*

Communications

Building Inspectors monthly report

New Business

Mark Metz – site plan, North Road

Parcel was subdivided without town approval, and a pole barn was erected on non-conforming lot without a house. The lot was rejoined to the mother parcel of Bernadine Metz, and the ZBA granted a Variance Use for cold storage in the pole barn.

In violation of state SEQR Law, no proper legal Environmental Law.

The site plan must be treated as a new build.

The following pertains to Engineer Metzger's 32 points of interest that still needed to be addressed:

1 & 2. Need structure EAF, application, engineer's report and documentation reviews by Town Attorney Jennifer Strong.

5. EPZ installation reviewed and approved by Erie County Water Authority – Petschke Plumbing will provide.

7. Will provide documentation on septic system design and installation approval by Erie County Health Department.
8. Building is located over a 36" storm sewer. Drains 1,000 ft. frontage from East side of road. 10' x8' structure sits onto of pipe, inside manhole access. County needs to be aware of the situation as a courtesy. Floor drain must contain oil separator, does not at this time.
9. Need a description of 36" storm sewer drain and how it works. Engineer Marquis to provide.
- 10 & 11. Storm water retention – Engineer to provide historical documentation (aerial photos) prior to building, to show impermeable surface. May need to go back and build storm water retention.
12. Will show electric and water on plans, does not have gas utilities on property.
13. Landscaping plan – will document.
14. Wet land investigation – need to provide historic documentation. Cannot prove previous condition at this point, can have wet land biologist assess it, or Army Corp. of Engineers.
15. Engineer to update plan, to show silt fencing and catch basin and other erosion control measures.
- 16 & 17. Driveway to rear of building goes back to pond, and engineer will note proper construction details on updated plan.
18. The building in question is a steel pole barn. Need to submit colored photos to the board for approval. Diesel fuel tank and natural gas well located on property, but are not shown on plan. Metz stated fuel tank in compliance with all state regulations. Building Inspector to check how close it can be to a building.
19. There are two curb cuts onto North Road. Engineer has conversed with county, but will supply confirmation in writing.
21. Engineer will sign.
22. Will install oil & water separator into floor drain and get inspected.
23. There is a light pole in the rear of the building that will be shown in revised plan.
24. Applying to ZBA for a variance to not have to comply with paved parking lot. Installing fence to block view of equipment from street.
25. Contractor's Yard is not allowed in the Rural Agricultural Zoning Classification, but has been granted a use variance.
26. The Building Inspector will check on the requirements concerning parking for a Contractor's Yard.
27. Any outside storage of equipment or materials will be hidden by an 8' tall solid wood fence constructed on the front and sides of the pole barn.
28. The dimensions of the building will be shown on the revised plan.
30. The Code Enforcement Officer will use his discretion on whether the Town Code Industrial performances Standards apply.
31. Rim and invert elevations will be shown on revised plan.

The following pertains to the town's site plan reviews that are considered needing modification:

6. Soil characteristics, regarding capabilities and/or limitations for development.
10. First floor elevation of building needs to be shown on plan.

14. The location of the Geo Thermal Energy System needs to be shown.
16. General landscaping plans will be submitted.
17. The engineer will submit detail sheet with pavement depths.
18. Preliminary architectural drawings will be submitted for Contractor's Yard, not cold storage site plan. Engineer will update and seek approval by the Code Enforcement Officer.
19. Septic and driveway plans need to be submitted to the county for approval.

Engineer Marquis will submit updates within 10 days. Metz hoping for approval this evening with the stipulation of work being completed to the towns' satisfaction, hoping to comply with Nov. 16 ZBA deadline. Site Plan is not complete, CEO Snyder will review when he receives all the information, and check that all permits have been applied for. Board will table and review at the next scheduled meeting.

Unfinished Business

None

Business from the Floor

None

Town Board Meeting Reports

September 17 – Gary Wagner – Drainage issues on Boncliff

October 1 – Don Stoffel. – Drainage issues on Boncliff

Special Meeting Report

None

Suggestions from members, consultant and Building Inspector

None

Representatives to town Board meetings

October 15 – Michael DeWitt

November 5 – Michael Fleming

Next scheduled Planning Board meeting – Tuesday, November 13, 2012

Adjournment

** Motion – a motion was made to adjourn by Michael DeWitt and seconded by Don Stoffel. (8:46 pm). Carried. Unanimous*