



3311 Wende Road
Alden, New York 14004

Planning Board

Meeting No. 3 Regular Planning Board Meeting Tues., March 12, 2013

The regular meeting of the Alden Planning Board was held in the Alden Town Hall at 3311 Wende Rd., Alden, NY 14004 on Tuesday March 12, 2013 at 7 pm. Chairman Witt called the meeting to order. The roll call was taken by the Secretary.

Present: Michael DeWitt Bill Weber, Town Councilman
 Ralph Witt Chris Snyder, Building Inspector
 Michael Fleming Mark Moore
 Gary Wagner Dan Baccari

Absent: Don Stoffel

Recording Secretary: Sue Galbraith

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

Approval of previous minutes

**Motion: to approve the February 12, 2013 minutes by, Gary Wagner, and seconded by Michael Fleming with corrections. Unanimous. Carried.*

Communications

Building Inspectors monthly report

New Business

Conceptual Site Plan – Tree Care of WNY, 11493 Broadway

Scott's Engineer Dan Bacarri, was present at the meeting to present a concept plan for review with three major changes.

- 1) Would like to subdivide front lot. Looking to sell of C-2 lot on the North East portion on the corner of Broadway and Bonnie Lake.
- 2) Looking for approval for future subdivision on back portion, accessed by a road only, no longer frontage off Broadway if subdivided. Proposed lot is less than the 100' frontage creating a non conforming lot. Would need to seek variance, from the ZBA before Planning Board could entertain subdivision site plan. For the ZBA would need deeds, and legal descriptions.
- 3) Addition to rear portion of existing tree care business building, to store equipment. Also proposing phases 1,2 &3 of mirroring building across from existing business, for leasing opportunities. Retention pond to the rear of the lot, as opposed to the front near the street, due to the septic location. Would need to pave lot and show ample parking. Would require 3 separate surveys and legal descriptions for site plan review.

Mark Moore – 12472 Broadway- C2 zoned – seeking sign permit approval. Seeking a sign permit on property located on the corner of Broadway and Sandridge Rd. Owns 2 seasonal businesses - Landshapers – landscaping counselor business, and Sled Shop – snowmobile repair shop. Residence located on property has been renovated, would use preexisting garage for office of businesses with proposed expansion in future. Moore is seeking sign permit before relocating businesses on the site, would need to submit business and sign site plan for approval. Sign dimensions: 8 ‘ wide, 22 ft. high, 50 sq. feet, placement 15’ from right of way of Broadway. CEO Snyder agrees with Moore that commercial lot has not been changed, site already there. CEO would issue C of O, sign permit is up to Planning Board.

**Motion by Ralph Witt and seconded by Michael DeWitt to deny sign request at this time, until the Planning Board has a chance to review the site. Unanimous, Carried.*

Unfinished Business

Note to the board: concerning the rezone for Charles Roberts, 13692 Broadway- The property consist of 3 parcels. Roberts owns the two pieces the house and business are one, but the largest portion is owned by a trust. Roberts is still in the process of merging the properties.

Business from the Floor

None

Town Board Meeting Reports

Tuesday, February 19 – Gary Wagner – Public Hearing water districts

March, 4 – Mike Fleming- HOP, renewal Dean Adamski, 12120 Westwood/Sporting Goods Dealer.

Special Meeting Report

None

Suggestions from members, consultant and Building Inspector

Representatives to Town Board meetings

March 18 – Michael DeWitt

April 1 – Gary Wagner

Next scheduled Planning Board meeting – Tuesday, April 9, 2013

Adjournment

** Motion – a motion was made to adjourn by Michael DeWitt and seconded by Michael Fleming. (8:14 pm). Carried. Unanimous*