



3311 Wende Road  
Alden, New York 14004

## Planning Board

### Meeting No. 8 Regular Planning Board Meeting Tues., August 13, 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, August 13, 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                Charles Contrino  
          Michael Fleming        Joseph Camillo  
          Gary Wagner  
          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 July 9, 2013 minutes by, Don Stoffel, and seconded by Michael Fleming. Unanimous. Carried.*

#### **Communications**

Building Inspectors monthly report

#### **New Business**

The board viewed two local laws dealing with Article III, District Use Regulations, R-A Rural Agricultural District. The board made the following suggestions, but will revisit again at the September meeting, after having a chance to review the code. Under 20-11. the subdivisions for (A) principal uses- move the following into (B). permitted accessory uses – (2) Kennels, (04) park & playgrounds, (10) picnic area, and remove (06) experimental stations all together. Make (3) single dwelling only, remove two –family dwelling. Should the question of minimum size of primary structure be addressed?

#### **Unfinished Business**

None

#### **Business from the Floor**

Joseph Camillo – Townline Rd., seeking to rezone property from M-1, light manufacturing to R/A, so he can subdivide it into 3 building lots. The frontage on this particular parcel is 1,065 ft. leaving at least 300 ft. frontage per parcel. There is a 500 ft. wide power line piece of property, which would act as a buffer between the proposed R/A zoning and the M-2 zoning. Lenny owns the railroad tracks, and with the power line property, it causes all the back land remaining in the eastern portion of the M-2 zoned property land locked. There are only 2 portions in Alden zoned Manufacturing,

following the master plan. Does the town want to give up M-1 zoning, when there is very little of it available? Property across the street is in Lancaster, and the board does not know the zoning of that portion. Camillo to layout plans, check out the Lancaster zoning, and consult with the CEO, on what else is needed to revisit the Planning Board in September.

#### **Town Board Meeting Reports**

Monday, July 15 – Michael DeWitt - nothing pertaining to PB

Monday, August 5 - Don Stoffel – nothing pertaining to PB

#### **Special Meeting Report**

None

#### **Suggestions from members, consultant and Building Inspector**

Board would like to see updates from the CEO concerning properties being monitored monthly, along with other reports on progression concerning the planning board. Would like CEO to be available for meetings, as questions arise during the meeting, where the board needs the CEO's input.

#### **Monthly property progression review**

**Mark Moore – 12472 Broadway.** Has berm of crushed stone on right of way, causing a possible hazard. Need site plan before sign goes up.

**Brylin – Genesee St.** no improvement, large weeds growing on large berms. Needs rezone, no application received, running construction company out of property. Did the CEO issue a stop work order?

**Two Rod and Broadway-** No change, signs are still there. Truck and signs are off the right of way and are on private property, cannot do anything if on private property. Need to consider changing code from 30 days to 10 for someone to come into compliance, before being able to issue a stop work order.

**Bike Shop – Walden,** 10 pieces of equipment were parked in lot leaving no visitor parking. No site plan, no action being taken.

**Tree Care of WNY –** 2-3 piles of wood all over. Has complied with request in the past, concerning issues.

**Crittenden/Genesee –** limited activity, doors are closed.

**Federal Labs – Townline Rd. –** 2-3 trucks parked and large semi used for storage taking up all of the parking spots. The appearance is unacceptable, and unfair to the neighboring businesses that take pride in their appearance. The business added an addition a couple of years ago, without a permit, but even that is falling apart and was never completed. Need to consult with the CEO to see if any code violations have been addressed.

**Lund – Cayuga -** had 30 days to comply with violations, as property no longer deemed grandfathered. Letter with stop work order was sent, but was returned unsigned. Lund never went thru with rezoning, withdrew application, and never reapplied.

#### **Representatives to Town Board meetings**

September 16 – Mike DeWitt

October 7 – Don Stoffel

Next scheduled Planning Board meeting – Wednesday, September 11, 2013

Adjournment

*\* Motion – a motion was made to adjourn by Michael Fleming, and seconded by Michael DeWitt. (8:08 pm). Carried. Unanimous*

