

# VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway  
Alden, NY 14004-1394

## APPROVED MINUTES OF THE MEETING ON JANUARY 21, 2015

Members Present: Chairman David Metz, Susan DeWitt, Mike Green, Paul Werner, Dick Kegler, Doug Henry, Tom Cantie, CEO Joe Czechowski and Pat Shingledecker

Guests: Mr. Bill Severyn of Hunt Real Estate, Mr. William Severyn of Ambitious Enterprises, Mr. David Stutz of Apex Consultant, and Mayor Michael Manicki

Chairman David Metz brought the meeting to order at 7:29 PM. Chairman David Metz entertained a motion to accept the December meeting minutes. Motion was made by Dick Kegler and seconded by Tom Cantie. All were in favor and the motion was so moved and carried out.

### New Business:

CEO Joe Czechowski provided the Planning Board memos with the memorandum in regards to the Wendling project for the patio homes. CEO Joe Czechowski also informed the Planning Board that the Village of Alden Board would like to receive a recommendation either way from the Planning Board in regards to either rezoning the area to an RC district or keeping it as an R-1 district with special permissions attached for the patio home project, as suggested by Chairman David Metz.

Upon discussion and review in regards to the zoning and briefly going over the sketch plan that was received, the Planning Board decided to recommend keeping the area as an R-1 district with the opportunity to obtain a Special Permit for patio homes, with the following requirements:

- (a) All patio homes must be erected on a foundation consisting of a full basement.
- (b) Every patio home shall have an attached garage.
- (c) Every patio home shall have provisions for a minimum of two off-street parking spaces per home.
- (d) Every patio home development must have provisions for pedestrian sidewalks.
- (e) Every patio home development must have provisions for exterior street illumination.
- (f) Every patio home development must have provisions for snow storage and removal.
- (g) Every patio home development must have provisions for garbage and recycling storage and removal.
- (h) Every patio home development must have a development-wide planting plan.
- (i) Every patio home development must have streets with either concrete curbing or concrete gutter curbing. No open ditches shall be permitted.
- (j) Every patio home development must have a design plan that is architecturally consistent with the surrounding areas within which said development is proposed to be located.
- (k) Every patio home within a proposed patio home development project must be designed in such a manner that it is architecturally and aesthetically consistent with other patio homes within said development.
- (l) Every lot on which patio homes are located must meet the following minimum lot area requirements:
  - [1] Where no more than ten percent (10%) of the patio homes have three (3) bedrooms, there shall be no less than five thousand (5,000) square feet of lot area per home for the first four (4) homes and two thousand five hundred (2,500) square feet for every home thereafter, but under no circumstances shall there be less than a total of twenty thousand (20,000) square feet of lot area.
  - [2] Where more than ten percent (10%) of the patio homes have three (3) bedrooms, there shall be no less than six thousand (6,000) square feet of lot area per home for the first four (4) homes and three thousand (3,000) square feet for every home thereafter, but under no circumstances shall there be less than twenty thousand (20,000) square feet of lot area.

## APPROVED MINUTES OF THE MEETING HELD ON JANUARY 21, 2015 Continued

The Planning Board further recommends that the definition of Patio Home be changed as follows:

PATIO HOME – A detached single-family home that is a single story measuring Between 1,200 square feet and 2,400 square feet in gross area (not to include garages, breezeways or enclosed patios). Each home shall have two or three bedrooms and must be located on a lot that is in common ownership of other patio homes on the same parcel of land. A patio home must maintain a minimum front yard setback of 20 feet measured from the front of the structure to the edge of the street or access drive pavement, a minimum rear yard setback of 10 feet, and a minimum side yard setback of 7 feet.

Chairman David Metz entertained a motion to recommend the proposed code changes to the Village of Alden Board as per the above. Motion was made by Sue DeWitt and seconded by Doug Henry. A roll call vote was taken as follows:

Sue DeWitt – Aye	Mike Green – Aye	Paul Werner – Aye	Dick Kegler – Aye
Doug Henry – Aye	Tom Cantie – Aye	David Metz – Aye	

The roll call vote was unanimous and all were in favor so the motion was so moved and carried out. A letter to the Village of Alden Board will be sent out recommending the revisions.

### Old Business:

CEO Joe Czechowski handed out copies of the newly revised Master Plan to the Planning Board members, along with one set of the maps for their review. Chairman David Metz asked the Planning Board members to review their copies so they can either approve or make additional changes by the next meeting scheduled on Wednesday, February 18, 2015. CEO Joe Czechowski informed the Planning Board that newly revised Master Plan will be put into a three-ring binder once approved, along with the other bound books they have so they only have one book to carry versus three or four.

CEO Joe Czechowski informed the Planning Board that the Dollar Tree store is moving along nicely.

### Communications:

There was nothing to present at this time.

Chairman David Metz entertained a motion to adjourn the meeting. Motion was made by Tom Cantie and seconded by Paul Werner. All were in favor and the meeting adjourned at 8:52 PM.

The next regular Planning Board meeting will be held on Wednesday, February 18, 2015 at 7:30 PM.

Submitted By,

Patricia A. Shingledecker

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Secretary to the Village of Alden Planning Board