

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway
Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON JULY 15, 2015

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

Guests: Dave Stutz, Apex Consultant, William Severyn, Sr., William Severyn, Jr., and Alex Severyn of Severyn Development for Patio Homes Project, Mayor Michael Manicki of Alden Village Board, Angelo Daluisio of Alden Village Board, and Mr. Keith Sitzman – Village of Alden Superintendent of Public Works

Chairman David Metz brought the meeting to order at 7:30 PM. Chairman David Metz entertained a motion to accept the June meeting minutes as corrected with the proper spelling of Severyn, not Severym. Motion was made by Dick Kegler and seconded by Paul Werner. All were in favor and the motion was so moved and carried out.

New Business:

The Planning Board reviewed the preliminary site plan for the Birch Creek Run patio homes development. Upon lengthy discussions and review of the preliminary site plan, Chairman David Metz entertained a motion to recommend to the Village of Alden Board for approval for both the preliminary and final site plan for this project with the following conditions:

- 1) Remove references to "subdivision" on the final plan.
- 2) Developer must provide documentation showing the proposed drainage easement on the northern (Koelbl) property has been executed.
- 3) Adjoining properties must be identified on the final plan.
- 4) Gas provided must be changed to National Fuel on the final plan.
- 5) All references to the Town of Alden must be changed to Village of Alden on the final plan.
- 6) A profile and plan of the Main Street sewer section must be provided.
- 7) The sewer main extension along Main Street must be extended to the east end of Lot #21 with a cleanout at the end.
- 8) All necessary variances must be obtained from the Zoning Board of Appeals before final approval.
- 9) Final plan must reflect house numbers as designated by the Town of Alden Assessor.
- 10) Recommend that the Village Board include a provision to address an individual lot-by-lot evaluation or rear yard buffering as lots are developed.
- 11) Locate development sign/wall a minimum of ten feet from the south property line.
- 12) Provide details of the proposed sign/walls at the south end of the development.
- 13) Main Street sidewalk is to be five feet wide and have tactile handicap warning pads installed on both sides of the proposed roadway (east & west sides).
- 14) Install striping on private roadway approach to delineate the five-foot public sidewalk area.
- 15) Change the building sewer detail to reflect the Village of Alden requirements for interior trap & vent as per Superintendent Sitzman.
- 16) Developer will monitor and regulate on-street parking through the Homeowners Association Agreement so that emergency vehicle access is maintained as required by the New York State Building Construction & Fire Prevention Code.
- 17) Include plantings around the hotbox at the southwest corner of the property.

APPROVED MINUTES OF THE MEETING HELD ON JULY 15, 2015 Continued

- 18) All items referenced in Superintendent Sitzman's Memo dated July 15, 2015 must be addressed to the satisfaction of Superintendent Sitzman/Village Engineer.
- 19) Developer must verify the location of the pre-existing gas well on the property and that it has been terminated in a fashion that will not encroach on future construction and development of the property.
- 20) A split-rail fence with reflectors will be installed at the north end of the private roadway.
- 21) The private street and sidewalk paving material colors must be presented and approved by the Village of Alden.

Motion was made by Tom Cantie and seconded by Doug Henry to accept the plan as the preliminary and final site plan for recommendation to the Village of Alden Board with the above conditions. A roll call vote was taken as follows:

Mike Green – Aye	Sue DeWitt – 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.

Old Business:

The Alden Medical Group project is still pending until August.

Communications:

Mayor Michael Manicki informed the members of the Planning Board that he spoke with NYS DOT and they are planning on making Broadway a two lane instead of one lane under the railroad viaduct. A temporary solution will be in place this year with a permanent solution being done by next year in accordance to NYS DOT. Mayor Manicki also gave brief updates for Exchange Street and Crittenden Road of what the response from Erie County was in regards to these roadways.

Member Tom Cantie informed the Planning Board that he will need to resign his seat and will be submitting a letter to the Village of Alden Board regarding his resignation. However, he did mention that he will be able to attend the next Planning Board meeting in August.

Also, Patricia Shingledecker, Secretary to the Planning Board, gave her notification as well since she will be moving out of the area and is planning a long term stay out of state. Her last meeting that she will be able to attend will be the September 16th meeting since she will be leaving for Florida in October. A letter to the Village of Alden Board will be submitted immediately so they may begin the process to fulfill this position.

Chairman David Metz entertained a motion to adjourn the meeting. Motion was made by Sue DeWitt and seconded by Tom Cantie. All were in favor and the meeting adjourned at 9:30 PM.

The next regular Planning Board meeting will be held on Wednesday, August 19, 2015 at 7:30 PM.

Submitted By,

Patricia A. Shingledecker

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Secretary to the Village of Alden Planning Board