

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway
Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON November 15, 2017

Members Present: Chairman David Metz, Paul Werner, Esther Kibbe, Susan DeWitt, Mark Casell, and CEO Czechowski.

Absent: Dick Kegler and Doug Henry,

Chairman Metz brought the meeting to order at 7:30 PM. Chairman Metz entertained a motion to accept the October 2017 meeting minutes.

Motion was made by Sue DeWitt and seconded by Paul Werner. All were in favor and the motion was so moved and carried out.

New Business:

Kotas & Kotas -1480 Exchange St. SBL#108.19-4-15 and 1472 Exchange although the plan submitted met code, it was not the best arrangement available. Kotas's are soliciting adjoining businesses to sign an agreement concerning rear parking and ingress and egress sharing. The Village Board has approved the Formal Site Plan with conditions, but the survey needs to be updated and brought before this board.

Birch Creek Run Development – SBL#108.18-2-3, New street lights are the bright while blinding LED. Many residential complaints, so the Severyn's are decreasing the intensity and installing opaque filters. Board feels the intensity, quantity and color temperature rendering needs to be addressed on lights and signs in the near future.

Old Business:

The board worked on the Proposed code revisions concerning PUD (Planned Unit Development) 210-25 starting at Design Standards.

DESIGN STANDARDS

The following regulations shall apply in a PUD:

A. Permitted principal uses.

- (1) Single-family dwellings installed on a full-height basement foundation.
- (2) Church or similar place of worship, parish house, convent, rectory or parsonage.
- (3) Community, activity, or recreation facility.

B. Permitted accessory uses.

- (1) Detached storage buildings as follows:
 - (a) A maximum of one (1) accessory structure per dwelling per lot.
 - (b) One (1) story, not to exceed fifteen (15) feet in height.
 - (c) A maximum of one-hundred fifty (150) square feet in area.
- (2) Private family swimming pools.
- (3) A home occupation, provided a permit is secured therefor. This shall not include retail sales on

the premises. See § 210-29 for regulations.

C. Lots: minimum requirements.

(1) Depth. Area.

(a) A minimum of eighty (80) feet deep. Fifteen thousand (15,000) square feet for an interior lot.???

(b) ~~Sixteen thousand five hundred (16,500) square feet for a corner lot.???~~

(2) Width.

(a) A minimum of sixty (60) feet wide. One hundred (100) feet and one hundred fifty (150) feet deep for an interior lot.???

(b) ~~One hundred ten (110) feet and one hundred fifty feet (150) feet deep for a corner lot.???~~

D. Yards: minimum requirements. See § 210-27 for exceptions.

(1) Front: A minimum of twenty-five (25) feet and a maximum of thirty (30) feet from edge of the right-of-way or street limits.

(2) Side: Six (6) feet each for a one-story dwelling.

(3) ~~Rear: Equal to twenty five percent (25%) of lot depth, but need not exceed fifty (50) feet.???~~

(4) Accessory Structures: Must be located only in rear yards, and must be a minimum of three (3) feet from property lines and five (5) feet from dwellings, and may not be located in any front yard.

E. Buildings. See § 210-27 for exceptions.

(1) Maximum height.

(a) One story, not to exceed twenty-five (25) feet.

(2) Minimum floor area of dwelling, not to include garages, breezeways or enclosed patios, shall be one-thousand (1,000) square feet.

(a) ~~One thousand four hundred (1,400) square feet at ground floor level for a one-story dwelling.~~

(3) Maximum floor area of dwelling, not to include garages, breezeways or enclosed patios, shall be one-thousand eight-hundred (1,800) square feet.

(a) ~~One thousand four hundred (1,400) _____ square feet at ground floor level for a one-story dwelling.??????~~

(4) A maximum of two (2) bedrooms per dwelling unit.

F. Parking.

(1) A minimum of two (2) off-street parking spaces shall be provided for each dwelling.

- (2) Stacking of vehicles shall not be allowed.
- (3) Each parking space must be a minimum ten (10) feet wide by twenty (20) feet long.
- (4) All driveways and parking spaces must be finished in concrete or blacktop.
- (5) No more than thirty-five percent (35%) ~~25%~~ of the provided front yard may be utilized for driveways and parking spaces.

G. Projections into yards. The following regulations shall apply to the following structures allowed within required yards:

- (1) A wall or fence not over three feet (3) feet high in any front or side street yard, provided all walls or fencing is a minimum of five (5) feet from any sidewalk or right-of-way.
- (2) A fence not over six (6) feet high in any other yard.
- (3) A retaining wall of any necessary height.

~~(4) Balconies, bay windows, chimneys and roof projections not exceeding three (3) feet.~~

H. Fences.

- (1) All fences shall be kept in good and proper working order and the same shall not be allowed to deteriorate or be so designed, erected, placed, maintained or painted so as to constitute a nuisance, obstruction or annoyance to any resident within the Village of Alden. All such fences shall be of one uniform color and shall not be constructed of any scrap or junk materials.
- (2) All such fences shall be so designed, constructed and placed so as to have all support beams, posts, etc., on the interior of the yard upon which such fence is placed. No such support features or posts shall be so placed as to be in the view of any adjoining land owners unless it is an integral part of the fence design.

Communications:

None

Chairman Metz entertained a motion to adjourn the meeting. Motion was made by Mark Casell and seconded by Esther Kibbe. All were in favor and the meeting adjourned at 9:00 PM.

The next regular Planning Board meeting will be held on Wednesday, December 20, 2017 at 7:30 PM.

Submitted By,

Sue Galbraith
Secretary to the Village of Alden Planning Board