

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway
Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON SEPTEMBER 16, 2015

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

Not Present: Mike Green

Guests: Penny Armitage of Armitage Architecture for Alden Medical Group Project, Mr. Joe Kraus, Mrs. Trudy Kraus, and Mr. Mike Metzger, Civil Engineering for Proposed Project on Broadway, and Keith Sitzman – Village of Alden Superintendent of Public Works

Chairman David Metz brought the meeting to order at 7:31 PM. Chairman David Metz entertained a motion to accept the August meeting minutes. 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 received a concept plan regarding a proposed commercial building on Broadway Street for retail space that is being planned for the “New 2 You” new store front being proposed by Mr. and Mrs. Kraus. Mr. Metzger explained to the Planning Board that they wanted to get their suggestions before proceeding to submit a site plan for the business to see if it would be worth this project going forward. Upon brief review and discussions, the Planning Board gave their suggestions and informed that they would be interested in seeing this project moving forward.

Old Business:

CEO Joe Czechowski informed the Planning Board members that he received the updated site plans from Penny Armitage regarding the new Alden Medical Group building addition for Dr. Kumar’s office.

Upon review and discussions of the site plan, Chairman David Metz entertained a motion to recommend to the Village of Alden Board to approve the final site plan with the four following conditions:

- 1) Southern and western drainage conveyance issues must be further examined and resolved to the satisfaction of the Village of Alden.
- 2) Exterior wall packs are to be shielded to keep lighting directed onto the subject property. Recommend a one year review period to ensure there is no impact on neighboring properties.
- 3) The plans must be modified to show parking in compliance with applicable codes.
- 4) The new handicap ramp must be shown on the plans, ensuring that it is code-compliant.

The motion was made by Sue DeWitt and seconded by Doug Henry. A roll call vote was taken as follows:

Sue DeWitt – Aye Paul Werner – Aye Dick Kegler – Aye Doug Henry – Aye David Metz – Aye

The roll call vote was unanimous and all were in favor so the motion was so moved and carried out.

CEO Joe Czechowski informed the Planning Board members that he received back the referral that was sent to Erie County regarding this project site plan and said that he did not have any response from them so the project can move forward.

UNAPPROVED MINUTES OF THE MEETING HELD ON SEPTEMBER 16, 2015 Continued

Old Business Continued:

Chairman David Metz informed the Planning Board members about some letters that the Village of Alden Board received from some neighbors in regards to the Birch Creek Run project. CEO Joe Czechowski also informed the members that the Village of Alden Board is leaning to have a fence put in to separate the patio homes from the existing homes and that the Village of Alden Board was leaning towards a vinyl fencing.

Upon brief discussion, the Planning Board does agree that a fence is appropriate as a buffer; Chairman David Metz entertained a motion to recommend to the Village of Alden Board that the fence be natural wood rather than plastic vinyl material. They also recommend a fencing type that has a "good side" on both sides so that neither property has to look at the structure of the fence, and that a regular maintenance schedule should be established for the fence, with consideration being given as to how the development/HOA will gain access to the west side of the fence for repairs and staining/painting if in fact the fence is erected at the property line.

Motion was made by Dick Kegler and seconded by Doug Henry. A roll call vote was taken as follows:

Sue DeWitt – Aye Paul Werner – Aye Dick Kegler – Aye Doug Henry – Aye David Metz – Aye

The roll call vote was unanimous and all were in favor so the motion was so moved and carried out.

CEO Joe Czechowski distributed the Master Plans to the Planning Board members.

CEO Joe Czechowski, Chairman David Metz, and the Planning Board members thanked Pat Shingledecker for her years of service and informed her how she did a great job and will be missed. Pat thanked everyone and informed them how it is bitter-sweet and she really enjoyed her position and serving the Board as long as she has, but is not planning on remaining a resident in Alden and has to relinquish her position.

Communications:

CEO Joe Czechowski and Chairman David Metz informed the Planning Board that they received letters of interest and resumes from two individuals wanting to fulfill the vacant seat on the Planning Board left by Tom Cantie. The candidates are Esther Kibbe residing at 1707 Baxter Ave. and Mike Sitzman residing at 1490 Church Street. Interviews will be setup with these individuals and hopefully one of them will be selected to fulfill the position.

Chairman David Metz entertained a motion to adjourn the meeting. Motion was made by Doug Henry and seconded by Paul Werner. All were in favor and the meeting adjourned at 8:35 PM.

The next regular Planning Board meeting will be held on Wednesday, October 21, 2015 at 7:30 PM.

Submitted By,

Patricia A. Shingledecker

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Secretary to the Village of Alden Planning Board