

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON October 21, 2020

Members Present: Chairman David Metz, Susan DeWitt, Randy Crist, Paul Werner, Craig Bieniek, Michael Manicki, CEO Czechowski, Mayor Mark Casell, Michael Urso and Jonathan Bennett, Architect.

Chairman Metz called the meeting to order at 7:30 pm. Chairman Metz entertained a motion to accept the minutes of the September 2020 meeting without changes.

Motion made by DeWitt, seconded by Werner all in favor. Carried.

New Business

Schmidt property located behind Tops Markets SBL #119.06-2-4, 119.06-2-6.1, 119.06-2-8, 119.06-2-10

Michael Urso, developer/investor and Jonathan Bennett, Architect have presented before the board, a concept plan for future development behind Tops Markets, the property has not been purchased yet, until their plans have been deemed feasible.

Chairman Metz explained there is a tentative proposed re-zone for that corner of the Village, that has not gone to the Village Board for approval, until plans (guidance), have been submitted. Keeping in mind the vast amount of wetland that are undevelopable, encompassed within the borders of the property.

Bennett – described the project, as a destination site, walkable community, Historical themed, early 1900's, period buildings, 45 room hotel (bed & Breakfast), banquet facilities, row houses, carriage house, blacksmith shop, carriage rides. He also passed out drawings of what the hotel and commercial/residential areas will be designed to look like. Only using 1/3 of the land with this proposal, staying clear of the wetlands. It is proposed in 2 phases, phase I \$7 million, Phases I&II, totaling \$36 million dollars, with capital from a “couple of good investors”. Proposed timeline, 2 years start to finish, people will occupy some areas within a year.

Urso – has tenants lined up already for 2 story mixed use and row houses. Will also have green space. Have been told by Northern Suffolk, a train stop with a depo could be arranged.

CEO Czechowski –addressed several issues/ideas.

- The Master Plan calls for Slade Dr to eventually connect to Exchange St.
- The original proposed zoning with some slight changes, can be achieved. Move duplexes, patio homes towards phase 2 and relocate the hotel as a focal point as you enter the complex. Avoids spot zoning.
- Design suggestions: like Main St. in Disneyland, Old Town in Kissimmee Florida or The Island in Pigeon Forge Tenn., with shops on bottom, apartments on top. Comply with proposed B-1, C-1 zoning.
- Wetlands, if not useable for development, wildlife walkway, like Tift Nature Preserve. Deed to Village?
- Keith, Superintendent of Public works recommends putting storm water retention in back with wetlands.
- Questioned parking, public or private streets, lanes in and out. Urso -3 lanes thru commercial, 2 lanes residential.
- Cautioned according to code can only subdivide every 3 years.

Urso – questioned surrounding properties deteriorating condition, any code to make them clean up area? CEO will check.

Chairman Metz asked for guidance, opinion from the board, whom all seemed (unofficially) in favor of the proposal.

Will present zoning changes to the Village Board.

CEO- need to layout sketch plans with modification to comply with zoning, then re-submit for informal review. If everything was in order, formal applications could then be submitted and formal reviews could be conducted.

Bennett- will update site plan.

Urso -will contact ECIDA

Old Business

Esential Care Spa and Wellness – SBL#108.19-4-17

Complaint from neighbors, instructed by village Board to erect 6 ft. solid fence to southern property location.

Communications:

None

Chairman Metz entertained a motion for adjournment. Motion was made by Crist, seconded by Warner 8:32 pm. All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, November 18, 2020

Submitted By,

Sue Galbraith
Secretary, Village Planning Board