

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway
Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON August 17, 2016

Members Present: Chairman David Metz, Susan DeWitt, Dick Kegler, Doug Henry, Paul Werner, Mark Casell, Village Trustee Angelo Daluisio, Shannon McNichol, CEO Joe Czechowski, and Sue Galbraith

Absent: Esther Kibbe

Chairman David Metz brought the meeting to order at 7:30 PM. Chairman David Metz entertained a motion to accept the July 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:

Shannon McNichol, owner, submitted the preliminary site plan for a change of occupancy to the existing structure at 13242 Broadway. The proposal is for a SNAP Fitness on both levels with an apartment in the back (upstairs). The review will focus on the proposed addition of a parking area on the east side of the structure. SBL#108.19-1-16

Dick Kegler asked, if things do not go as approved, what is the backup plan?

CEO Czechowski explained the procedure. The Zoning Board would be the next stop, for a variance on parking. If the ZBA approve it, it is done, if denied could approach village board for a waiver from the number of required spaces based on data and certain criteria. Would need to prove hardship and dedicated off street parking to the ZBA. There are currently 2 possible parking spaces available on the north end of the property, one could be handicapped parking. The code due to sq. footage requires 14 spots. Shannon has a proposal to blacktop east grassy area to the street which would produce 4 more diagonal parking spots. Would need a Variance to accept size and quantity of parking spaces. It is recommended that McNichol approach the neighboring businesses to see if an agreement could be reached on her clients parking in their lots. McNichol is hesitant to do this, as she does not feel she would sign such an agreement with a neighbor if the situation was reversed, but she will look into the possibility.

There was concerns from several board members about the proposed parking spaces on the east side
Lay out of parking spaces: limit length of vehicle as to not extend over the sidewalk, limited visibility and hazardous during school days.

McNichol explained this would be her fourth franchise, (she is allowed six) and she can prove the peak hours for the facility would be between 5:30 -7 am and pm. At this peak time there would be 6-15 people (8-10 cars) at the gym. This will be a community based gym and there would be a lot of foot and bike traffic. It is open 24 hours, 7 days a week with keyless entry. It would be manned 24-36 hours/week. Anticipated membership would be 200-250 members. Work out time varies between 20-50 minutes. Is working with an architect, to design facility. McNichol already has equipment stored at this location. Would like to see how on-street/off-street parking would work for 6 months, before investing \$10,000 to gain only 4 parking spots.

Mark Casell questioned if spending the \$10,000 would be creating a bigger mess, with a net gain of only 2 extra spots, but causing a hazardous situation with pedestrian sidewalks and backing onto Emerson. When approaching the ZBA will face 6 criteria, should be ready to address.

Trustee Daluisio questioned why she bought the building before pursuing the necessary variances/permits?

McNichol explained she could not submit a site plan until she owned the property. The church would not allow it.

Snow removal and the winter parking ban would also be an issue. The parking ban is from November 1 – April 1 from 2-6 am, with no off street parking allowed. With the proposed 4 new parking spots, would get snow build up from the plows and an increase of accumulation from the roof and drifting. Owner states she could have the snow taken off site with a pay loader if need be. Doug Henry mentioned the gas meter is outside the door in the north east corner and bollards would be placed in front of them. He also questioned the garage to the north, which is owned by the adjoining property owners on Broadway. Could gain 2 extra spots if was given access to this location. Trustee Daluisio – feels it would cause concern with the neighbors with street parking. CEO Czechowski- the ZBA would have to grant variance, would need to show unique situation. The adjoining neighbors will be notified as part of the hearing requirements.

MOTION by Paul Werner and seconded by Doug Henry to recommend to the Village Board of Trustees that the site plan submittal be denied because the proposed installation of parking spaces could be more of a detriment to street and pedestrian traffic than leaving the site as-is. It is further recommended that the owner tries to enter into a formal agreement with nearby property owner(s) with off-street parking areas to use their lot(s) for her patrons. It is further recommended that, absent the above, the Zoning Board of Appeals grant a variance for the size and quantity of parking spaces.

Roll Call Vote: Sue DeWitt – aye
Paul Warner – aye
Dick Kegler – aye
Mark Casell – aye
Dave Metz – aye
Doug Henry – aye

Old Business:

At their August 11 meeting, the Village Board approved the formal site plan submission for Joseph Kraus, 13394 Broadway, with the conditions set forth by this board with the addition of: West driveway limited to single axel vehicles. Curbing will be placed along west driveway area with catch basins, and will be 20' wide for two way traffic.

Birch Creek Run – 6" paver driveway is in, working well with rain. Waiting for Attorney General's approval of condo status, then can form HOA (Home Owner's Association). The question arose as to the integrity of the pavers, have been assured, they will not move and weight is not an issue.

Just Holster it – 13350 Broadway, custom gun holsters. Will pave south end of parking lot, maintain apartment and reinstall handicap ramp. Sign is being sent to the village board for approval. The business deals in custom made, molded gun holsters.

Communications:

Chairman David Metz entertained a motion to adjourn the meeting. Motion was made by Sue DeWitt and seconded by Doug Henry. All were in favor and the meeting adjourned at 8:48 PM.

The next regular Planning Board meeting will be held on Wednesday, September 21, 2016 at 7:30 PM.

Submitted By,

Sue Galbraith
Secretary to the Village of Alden Planning Board