

# VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

## Approved minutes OF THE MEETING ON April 20, 2022

Members Present: Chairman David Metz, Sue DeWitt, Craig Bieniek, Randy Crist, Stephanie Genco Angelo Daluisio, CEO Czechowski, Superintendent Pruitt and Darryl Gasper, Zoladz Construction.

Chairman Metz called the meeting to order at 7:30 pm. Chairman Metz entertained a motion to accept the minutes of the January 2022 meeting without changes.

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

### New Business

Zoladz presented concept site plan application for review for property at 13447 Broadway, SBL#119.08-2-7.1.

The board reviewed the information and was advised on items that need to be addressed on the application site list and recommendations from CEO Czechowski and Superintendent Sitzman.

#### Site Plan Application Checklist

1. No certification provided at this preliminary site plan stage
2. No seal at this time
3. Previously provided
- 4 & 5
- 6 included with submission
7. need to show master meter/submeters in unit utility room. Need to indicate meters. Need to see water mains on the drawings.
- 8 & 9 still working on lay out. 2 story concepts. May delete 2 units for emergency vehicles. Multi family dwelling, market rate rentals only. Must include turn radius, width, distance, turn around accommodations and be in compliance with NYS Building/fire code. Set back May need to modify to comply with applicable codes.
10. 7' fence along eastern property line, dumpster enclosure
11. working with the Fire Department, design according to snorkel specs. Parking need 2 per unit, handicapped, loading zone, garage counts as one, pre-approval if stacking. A minimum of two 10'x20' parking spaces per unit., visitor parking?
12. grass, bushes on final
13. same as 12, Superintendent of Public Works – concern about the drop off from the sidewalk to the storm water retention area on Broadway side, need to see maintenance plan.
14. needs to be shown up to code, 1-year conditional stipulation on lighting and shielding.
15. in front elevation, maintenance plan, retention, not designed to be wet. Does not show water and sewer connections to the Village and public utilities. Water should conform to all backflow requirements as well as connection and metering. Storm water must meet all requirements.
16. on map
17. Superintendent of Public Works – would like to see individual unit water meters put in one location with easy access to work on the meters also with a lockable valve if we had to shut a unit off.
18. fence & future of s/w portion
- 19 & 20, tbd, need downstream sewer test, 20, along with estimated sewer flow and water usage.
- 21 & 22. Health dept. storm water & county, NYSDOT
- 23 tbd

CEO notes – site plan lists as apartments, architectural documents list as townhouses. Need to determine dwelling unit type.

Need Certification and seals on all submitted documents

Survey and land use info must be included in all submitted documents

Signage, location, and dimensions need to be shown

Zoladz– siding will be varying colors of vinyl with 3' custom stonework on bottom

Questions about environmental impact will be addressed on the SEQR submission.

### Old Business

Wetzel – Broadway

Working on drawings, road is currently not going to connect to Exchange St. it will be an access rd. if anything. The layout is affected due to abundance of wet land.

Chairman Metz entertained a motion for adjournment. Motion was made by Daluisio, seconded by Genco, 8:00 PM. All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, May 18, 2022

Submitted By,

Sue Galbraith  
Secretary, Village Planning Board