

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON March 17, 2021

Members Present: Chairman David Metz, Susan DeWitt, Paul Werner, Stephanie Genco, Randy Crist, Angelo Daluisio, Marzec Homes and Land LLC and CEO Czechowski.

Absent: Craig Bieniek

Chairman Metz called the meeting to order at 7:30 pm. Chairman Metz entertained a motion to accept the minutes of the February 2021 meeting without changes.

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

The board welcomed returning member Angelo Daluisio.

New Business

Mr. Marzec -- 101.5 acres on Exchange – SBL#119.07-4-3.1 attended the meeting with a development concept. It is a mix of commercial, residential and recreational use areas called “The New Village”. Concepts include a new street to off burden Broadway’s traffic, renewable energy-based businesses and residences, an electric car charging station, multifamily, single family and estate residential lots. The road extension will have to be discussed more thoroughly.

Commercial – 20 acres located to the furthest northern portion of his property. Proposed concept includes electric car charging station, integrated solar roof self-storage facility, retail, food service, banking.

Multifamily – 15 acres south of the adjacent commercial proposed section

Single family zone - adjacent and south of the multifamily residential zone, approximately 100 lots, including some estate lots. Combined approx. 76 acres.

Recreational green space – interweaved between the zones, recreations area and walking paths connecting residents to daily conveniences.

With the current wetland delineation information recently surveyed to the undeveloped property to the west and northwest, it was recommended that he investigate how this would affect his proposal.

Need to also check zoning with CEO Czechowski.

Schmidt property located behind Tops Markets SBL #119.06-2-4, 119.06-2-6.1, 119.06-2-8, 119.06-2-10 – contractor proceeding with purchase and preliminary engineering. No timeline at this point.

Review of Comprehensive Plans Chapter I, II, & III with updates.

April 13, 2021 meeting – board needs to review Master Plan Chapters IV, V & VI.

Old Business

None

Chairman Metz entertained a motion for adjournment. Motion was made by Werner, seconded by DeWitt, 8:17 pm. All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, April 21, 2021

Submitted By,

Sue Galbraith
Secretary, Village Planning Board