

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

Approved minutes OF THE MEETING ON May 18, 2022

Members Present: Chairman David Metz, Sue DeWitt, Craig Bieniek, Randy Crist, Stephanie Genco Angelo Daluisio, CEO Czechowski, Jason Beuford, GPI 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 April 2022 meeting without changes.

Motion made by Genco, seconded by Bieniek all in favor. Carried.

Old Business

Zoladz presented 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. Stamped
2. Sealed
3. Previously provided
- 4 & 5
- 6 included with submission
- 7 utility plans included
- 8 elevations and layouts backwards, do not match
- 9 architectures, have but need changes, no view of the back of buildings on Broadway, trees & shrub screening, screen panel between patios, need rear elevation.
10. fence and sign shown, probably will not have a sign, but need to show setbacks.
11. CEO parking – 62 spaces? 10x20'spaces, 48 for garages and stacking. Stacking must meet village board approval. Need to change layout if no stacking. Could recommend approval with village board if they obtain a variance from the ZBA on parking issues. No handicapped parking shown, or loading zone, need 2 of each. Parallel spaces are not practical, turn around must be adequate for fire equipment per codes. Property at southeast could be possible parking but may affect the layout. Snow removal? Where is the snow going? If they take out the center strip it would create 14 more parking spaces and cut back on the turn around. Will need ZBA Variance request for: front yard setback for the north structure, 5.41' less than code and for the south structure 14.47' less than code. Can consider taking out bump outs but takes away curb appeal and green space which is already eliminated from center and bump outs help separate units. This board agrees stacking is acceptable.
12. need to modify and upgrade, if building is moved over to the south, location of trees on southern border? Superintendent Pruitt concerned trees along Broadway too close to the sidewalk and branches hanging over causing issues for pedestrians.
13. final landscaping, grading may change with ZBA variance, larger dry detention, pond smaller.
14. wall packs on building. 1-year conditional stipulation on lighting and shielding.
15. water supply, drainage,
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, 19 & 20. On engineering report
21. as shown RPZ standards, storm water, no curb cuts on Broadway

Motion was made by Daluisio, seconded by DeWitt, to recommend approval of the preliminary site plan to the Village Board with the following conditions:

- 1) If there are any complaints regarding exterior illumination of the site within one year of the date of issuance of the final Certificate of Occupancy for the property, the property owner must mitigate the complaints to the satisfaction of the Village of Alden.
- 2) If there are any complaints regarding buffering of the site adjacent to the residential properties within one year of the date of issuance of the final Certificate of Occupancy for the property, the property owner must mitigate the complaints to the satisfaction of the Village of Alden.

- 3) The Planning Board recommends allowing stacking of parking spaces outside of the proposed garages if necessary to meet the parking requirements, however the Board would like to see all other possible parking alternatives explored first.
- 4) All items listed in CEO Czechowski and Superintendent Pruitt's memorandums, both dated May 18, 2022, must be adequately addressed to their satisfaction.

Roll Call Vote: Member DeWitt – aye
Member Daluisio – aye
Member Genco – aye
Member Bieniek – aye
Member Crist – aye
Chairman Metz - aye

All were in favor.

New Business

Sexual Harassment training immediately following the June 15 meeting.

CEO met with EC Clerk – over 7,000 foreclosures this year, will cause an increase in rent and need for apartments.

Village Board has resumes for open position and should be deciding shortly.

Chairman Metz entertained a motion for adjournment. Motion was made by Crist, seconded by Bieniek, 8:58 PM.

All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, June 15, 2022

Submitted By,

Sue Galbraith
Secretary, Village Planning Board