

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON January 20, 2021

Members Present: Chairman David Metz, Susan DeWitt, Randy Crist, Stephanie Genco, Craig Bieniek and CEO Czechowski.

Absent: Paul Werner and Michael Manicki

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

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

The board welcomed new member Stephanie Genco.

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

These parcels are located in the south west portion of the village, although consisting largely of wet land, rendering it undevelopable is the only large vacant area left for significant development. Prior developer that approached this board Oct. 21, 2020 is no longer able to purchase property. CEO Czechowski has been contacted by another developer inquiring on this land. No one was present at this meeting to represent this plan, but his vision is as follows: residence for functioning autistic adults: independent living in town house structures; functional farm for therapy that would be open to other organizations & schools for therapeutic field trips; considering solar farm adjacent to farm, as this is a foundation organization and will not have endless funds. This is a different concept than the Master Plan calls for. The extension to Exchange St., important to the master plan, may not be present in the most recent concept. The owner of the Exchange St. adjoining parcel has yet to approach the board with any plans of development. The board had several questions: what kind of farm animals? Chickens, horses, cows? Farm animals not permitted in code. CEO – not a full farm and farm animals allowed in R-O Zoning, may need to rezone to accommodate. A large concern of the board is not having an actual concept plan to review. How much of the parcel would it consume? In phases? It is the last large commercially zoned area in the Village currently undeveloped. Would it be tax exempt? Ideally a big box manufacturer, retailer or mixed use with commercial on ground floor, residents on 2nd floor is ideal for master plan.

In light of the recent events surrounding these parcels, the Planning Board again discussed the proposed rezoning of that quadrant of the Village. Discussion involved C-1 in front (retail below, apartments above), to C-2, no 1 family, 2 family, multi-family residential except as allowed in appropriate districts. Enlarge current C-1 line across to R-1, R-2; eliminate current R-2 district to C-2 no property north of wetlands; propose C-2 north west of village well to R-2 as a buffer. Motion was made by Crist, seconded by Genco to submit a recommendation to the Village Board to proceed with a proposed rezoning of the southwest quadrant of the Village, with proposed changes per attached map as per the Master Plan. CEO will revise proposed map and email it to the Planning Board members for final review and, if acceptable, forward said map and cover letter to the Village Board.

Roll Call Vote: Bieniek – aye

DeWitt – aye

Crist – aye

Genco – aye

Chairman Metz - aye

February 17, 2021 meeting – board needs to review Master Plan. CEO – latest updates and revisions to be included. CEO will print and distribute 2015 Master Plan to members as amended. The plan is reviewed bi-annually. Will include 2020 census info when it becomes available. Will need to comprise committee for next full Master Plan in 2025.

Old Business

Pink Cow – 13119 Broadway, SBL#109.19-4-2.1- previously approved, approval of site plan expires in March 2021. CEO – estimated cost are 2-3 times more than anticipated.

Alden Medical Group commercial addition, 12845 Broadway, SBL#119.06-2-1.12 Site plan approved by Village Board.

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. Neighbor no longer wants fence, as the proprietors were not going to place in on the berm, but closer to their house than they would like. Request has been rescinded.

Chairman Metz entertained a motion for adjournment. Motion was made by DeWitt, seconded by Bieniek 8:26 pm. All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, February 17, 2021

Submitted By,

Sue Galbraith
Secretary, Village Planning Board