

# VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway  
Alden, NY 14004-1394

## APPROVED MINUTES OF THE MEETING ON March 21, 2018

Members Present: Chairman David Metz, Dick Kegler, Esther Kibbe, Susan DeWitt, Paul Werner, Doug Henry, Trustee Mark Casell, William Kraus, Joseph Kraus, Samantha Kraus, Lee J. Weisbeck III and CEO Czechowski.

Chairman Metz brought the meeting to order at 7:30 PM. Chairman Metz entertained a motion to accept the February 2018 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:** Broadway SBL# 108.20-9-8, Irving St. SBL# 108.20-9-6

Bill and Joe Kraus approached the board with a concept drawing of a senior housing proposal. Bill Kraus's own 46.94 acres with access off Irving St. They have built a home on the northern portion of the parcel and would like to subdivide a lot off the southern portion of the mother lot to build the proposed 2 story 48-51 unit development. It would be a 55+ community with a community room, exercise room, elevators, garages and outdoor benches. This is meant to be senior housing, but not to an assisted living aspect. They would like to have it fenced with pedestrian traffic only on to Irving St, and an driveway egress onto Broadway. There is currently a village owned strip of land, 80' wide x100' deep that runs between Dollar General 13404 Broadway and JJB Automotive 13450 Broadway. The village reserved this land for this reason, in case anyone would want to develop the back acreage in the future. There is a billboard on this strip which generates \$1800 annually for the village.

Of the 4 acres they are looking to develop, half (most southern portion) is zoned B-1 where dwellings are allowed only on the 2<sup>nd</sup> floor, and the northern portion is zoned R-O – single family dwellings only. To accommodate their plans, the entire 4 acres would need to be rezoned R-C for multi family dwelling or C-1 multi and commercial. The village does not allow spot zoning, the B-1 zoning ends at the Chamber building – 13350 Broadway. CEO Czechowski will confer with the Village Attorney concerning zoning. It does not appear that there would be an issue with water or sewer capacity.

The board was all in agreement, this would be a viable and much needed solution to our shortage of senior housing. William Kraus suggested a lifetime easement onto Broadway and preserving the billboard.

New appointment. Since Mark Casell has been appointed to the village board, this leaves a vacancy on the Planning Board. The board expressed their gratitude to Trustee Casell.

### **Old Business:**

**Master Plan** – not updated since 2015, CEO recommends keeping in mind the last few sections in the village that are currently undeveloped: Schmidt property – Broadway behind Tops (53 acres), Kraus, Weber property - east end of Maple Ridge (81.4 acres), Marzec – Exchange St. (101.1 acres). CEO recommends starting from the beginning of the master plan.

**Birch Creek Run Development – SBL#108.18-2-3**, model and home furthest to the north east of the lot is sold. Building new home on east side and new model on west side. Overflow to Homecourt still an issue. Trying to mitigate the problem, last year pumped into DI on Homecourt. Hopefully once houses are build brick pavers in road will help with flooding.

### **Additional Discussion on Kraus Proposal**

Trustee Casell suggested maybe a swap could be done, like with Cherry Tree lane, to preserve some of the northwoods/aquifer recharge area. Possibly swapping the 80'x100' piece of egress onto Broadway for the northern portion of Kraus's property to preserve the slate banks and village aquifer.

### **Communications:**

None

Chairman Metz entertained a motion to adjourn the meeting. Motion was made by Dick Kegler and seconded by Doug Henry. All were in favor and the meeting adjourned at 8:35 PM.

The next regular Planning Board meeting will be held on Wednesday, April 18, 2018 at 7:30 PM.

Submitted By,

Sue Galbraith  
Secretary to the Village of Alden Planning Board