

# VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway  
Alden, NY 14004-1394

## APPROVED MINUTES OF THE MEETING ON May 16, 2018

Members Present: Chairman David Metz, Dick Kegler, Esther Kibbe, Susan DeWitt, Randy Crist, Craig Bieniek, Joseph Kraus, Samantha Kraus and CEO Czechowski.

Absent: Paul Werner

Chairman Metz brought the meeting to order at 7:30 PM. Chairman Metz entertained a motion to accept the May 2018 meeting minutes.

Motion was made by Dick Kegler and seconded by Esther Kibbe. All were in favor and the motion was so moved and carried out.

### **New Business**

Chairman Metz welcomed the two new members – Randall Crist and Craig Bieniek.

The CEO has been approached with the possibility of putting an automatic car wash on Slade Dr. behind Imagination Station. It would include 2-3 automatic bays, like the one on Clinton and Two Rod. It would recycle all but 20% of the water it uses. Anticipate attending June meeting. Recommended Superintendent Sitzman is present.

One house is being built at the end of Homecourt, by Zoladz, it is not a subdivision.

Kraus – possible 50 unit on Broadway – Village Board still negotiating price for parcel located west of Dollar General. It was questioned if Federal wetlands are located on the property.

### **New 2 You, 13394 Broadway, SBL#108.20-8-20.1**

Interested in approaching the board on 4 changes from the previously approved site plan

- 1) Curbing in back, just would like to take rounded area and make it straight across. Easier for plowing and maintaining. Green space, drainage no changes.
- 2) Plantings along Westcott entrance – Instead of the hedge row, planted grass, will monitor hill on south west portion for erosion and water drainage
- 3) Proposed mature trees are too expensive for the size on the plan, went over budget. Put in smaller caliper trees instead, will replace if they die.
- 4) Installation of planter boxes along east side of building – Planters would make it too difficult for snow removal, would like to maintain large potted plants instead.

The Planning Board reviewed the requested changes, as well as submitted plans and pictures, and discussed them with the property owners.

### **Motion by Sue Dewitt and seconded by Dick Kegler to recommend the following changes to the previously approved site plan for 13394 Broadway, with conditions as listed:**

- 1) Remove the requirement for planter boxes to be installed along the east side of the structure, provided large potted plants are maintained in the same locations.**
- 2) Remove the requirement to install planting shrubs on the south side of the Westcott entrance driveway, provided the area is properly graded and seeded with grass and this alternative stabilizes the soil in this area. If it does not, applicant must return to the Planning Board for discussion on an alternative solution. There is no expiration of this requirement for the property.**
- 3) Authorize the modification to the curbing along the southwest corner of the parking area to allow said curbing to be squared off along the parking spaces rather than curve out around the mulch/treed area.**
- 4) Allow a waiver from the installation of trees at calipers specified on the approved site plan, provided smaller trees are maintained in all locations. If said trees do not survive, they must be**

**replaced as often as necessary. There is no expiration of this requirement for the property.**

Roll Call vote: Sue DeWitt – aye  
Craig Bieniek – aye  
Randy Crist – aye  
Dick Kegler – aye  
Esther Kibbe – aye  
Dave Metz – aye

**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).

Review of Comprehensive Plan should be done every 2 years.

CEO Czechowski will send out updates after the meetings and will complete when finalized.

**Section 1** – no changes

**Section 2** – page 2-3 Limit the amount and type of development that can occur within flood plains. This will affect later sections. Focus on Walter Schmidt (Tops) wetlands, large portion (over 50%) considered wetlands, ceasing the option to exit off Exchange St. It disrupts future goals.

Page 2-4 remove –Initiate a cooperative agreement with the NYSDOT to ensure proper maintenance of storm drainage appurtenances to prevent recurrent flooding under the viaduct on Broadway.

**Section 3** -3.3 - Demographic and Socioeconomic Factors– will need to update all references to census with 2020 information.

Page 3-4 reflect new changes to PUD/Condo from recent code changes.

Section 3.7.2 Wetlands - . Will need to look at updating wet lands map & zoning. When a site plan is submitted a SEQR should be explored for updates

Section – 3.9.1 Water Supply, 3.9.2 Wastewater – Section 3.9.4 solid waste disposal - all need to be updated.

Section 4- Issue analysis – Southwest quadrant needs to be addressed.

North West – Birch Creek Run – smaller property

North east – Kraus – if it happens

South east – Maple Ridge

Page 4-4 – 2<sup>nd</sup> paragraph should be 50%

Page 4-5 update census information

Board members are asked to start by analyzing Section 5 to be reviewed at the next meeting.

**Communications:**

**None**

Chairman Metz entertained a motion to adjourn the meeting. Motion was made by Esther Kibbe and seconded by Craig Bieniek. All were in favor and the meeting adjourned at 8:26 PM.

The next regular Planning Board meeting will be held on Wednesday, June 20, 2018 at 7:30 PM.

Submitted By,

Sue Galbraith  
Secretary to the Village of Alden Planning Board