

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON June 19, 2019

Members Present: Chairman David Metz, Dick Kegler, Esther Kibbe, Craig Bieniek, Paul Werner, CEO Czechowski, Robyn Cierniak, Project Manager, WM Schutt Associates.

Members Absent: Susan DeWitt. Randy Crist

Chairman Metz called the meeting to order at 7:30 pm. Chairman Metz entertained a motion to accept the minutes of the May 2019 meeting without changes.

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

New Business:

Proposed Wellness Center, 1454 Exchange St. SBL#108.19-4-17

C-1 residential zoning. Anticipating 6 treatment rooms, 1 waiting room and 1 reception area using 1,600 sq. ft. of the building. It is showing 12 parking spots, minimum requirement is 9. Will have 6500 sq.ft. paved parking area. Retention pond currently slated for behind garage, but may be relocated. They will be trying to locate the large 18" or 24" RCP storm drainage pipe, which runs down Broadway to Exchange. Has always been a question who owns the pipe, the state, county, municipality or property owners. Would like to camera or test pit, to identify location and destination. Looking to do the following: possibly remove large chestnut tree by barn, changing back doors and install ramp for ADA Requirements, reinforce landscaping on southern border to reinforce buffer, the front porch and lighting will remain the same. Lighting will be reviewed in 1 year as required by code. Garbage will be curbside.

At his point the Chairman and board reviewed the Site Plan Application Checklist. All were provided for or were non-applicable except the following:

210-51B(10) - The location and description of any existing or proposed fences or outdoor signs.

No information on signage at this point, but would require a sign permit. .

210-51B(21) - Conformance to any approved federal, state and county standards.

Will contact County DPW to widen curb cuts.

Perspective owners plan to close on the property next week.

CEO Comments attached.

A conditional approval was made by Werner, seconded by Kegler with the following provisions:

- 1) All items identified in CEO Czechowski's Memo of 6/19/19 must be addressed as required.
- 2) All items that may be identified by Superintendent Sitzman must be addressed as required.
- 3) The status of the 18" storm sewer drainage piping and maintenance thereof must be researched and resolved so that current and future water flow is maintained.
- 4) Any yard signage proposed for the project should be shown on the final plan submitted for approval.
- 5) 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.
- 6) 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.

Roll call Vote: Bieniek – aye
Warner – aye
Kegler – aye
Kibbe – aye
Metz - aye

Chairman Metz expressed disappointment with the lack of information on the storm sewer drainage pipe that runs within

the property received by the Village Planning Board from within the Village, requiring a condition on the recommendation to the Village Board. This is the same pipe that required access by the Kotas addition site plan and possible runs into Broadway and south toward the railroad tracks. While confident the necessary information will be available to the Village Board on their final decision of the site, it would have been helpful on our recommendation. The status of this pipe should be researched to determine its ultimate location and ownership as it may, in the future, require maintenance or repair.

Old Business

Willey Car Wash on 101 Slade Dr. SBL#119.06-2-1.112, work is underway,

Kraus consignment shop, Broadway: DOT issued driveway permit

Communications:

None

Chairman Metz entertained a motion for adjournment. Motion was made by Kibbe, seconded by Bieniek.

All were in favor and the meeting adjourned at 7:50pm.

The next regular meeting of the Planning Board is scheduled for Wednesday, July 17, 2019

Submitted By,

Sue Galbraith
Secretary, Village Planning Board