

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway
Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON June 20 2018

Members Present: Chairman David Metz, Dick Kegler, Esther Kibbe, Randy Crist, Craig Bieniek, Paul Werner, Keith Sitzman, Superintendent of Public Works, Greg and Sandy Willey, Irving St. residents – Tom Hassenbohler (13403), Bill & Patty Aquila. (13389)

Absent: Susan DeWitt

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 Esther Kibbe and seconded by Paul Werner. All were in favor and the motion was so moved and carried out.

Old Business

Several Irving St. residents were in attendance to air concerns they feel stem from the new construction of New 2 You, 13394 Broadway, SBL#108.20-8-20.1. Their back yards are situated north of the building.

The board previously reviewed correspondence from the neighbors, CEO and Trustee Casell, so they were familiar with the situation.

Their grievances are as follows:

Water flooding in their backyards, ruining their property values and causing their fences and sheds to be under water, and eroding soil around pine trees causing health and safety concerns. The elevation has always been low, but is now is more of an issue, in comparison to the new build causing more water to retain on their property. The retention pond installed by the commercial business is working properly.

Lighting – lights on building are too bright and shine in their yards. Boards recommend shields on exterior lights, decreased wattage or softer hue color temperature bulbs.

Dumpster – overflowing and recyclables on side of dumpster. Superintendent Sitzman to review initial plans and observe the situation, an enclosure may be warranted.

Fence – would like a fence across the northern end of the property adjacent to the parking lot, for privacy and shield incoming vehicle lights. Fence is slated for 60' by retention pond. Owner piles snow to the west of the pond. Fence cannot be erected at northern end of property as the elevation dips substantially. The business owners do need to re-seed the property.

The business currently has a temporary Certificate of Occupancy for a year which is standard for the code. The Planning Board recommends these issues be addressed by the Village Board. .

New Business:

Site plan submission for Willey Car Wash on 101 Slade Dr. SBL#119.06-2-1.112

2 automatic and 2 hand wash bays. He would also like to add an additional 4' to the building (north to south axis) to accommodate doors, not shown on current plans. This change will have to be done for the final site plan.

Chairman Metz and the board reviewed the Site Plan Application Checklist. The list addresses the items in Section 210-51B of the Village Code. All sections were reviewed to be acceptable except for the following sections which needing to be addressed.

210-51B(6)- would recommend a fence to the North side of property, as it is neighboring a day care facility for children.

210-51B(10)- signage will be on the building, but would like an additional sign on the corner of Slade Dr. and Broadway. Will confer with the CEO.

210-51B(11)- Fire Chief Pruitt reviewed the plan with regards to accessibility of emergency equipment access. A modified map was presented to the Willey's with widened driveway and turn around points to coincide with NYS Building Prevention and Fire Codes. Additional information is required to show compliance with the parking requirements according to Village Code Section 210-27F(h). Willey assured board his car would be the only employee parking there. CEO Czechowski mentioned the board should consider issue of stacking cars waiting to use the facility. Sidewalks were also discussed. The Superintendent of Public Works will review 2008 agreement with Walter Schmidt to see whose responsibility it would be to build sidewalks.

210-51B(11)- CEO recommends both buffering and lighting review for one year after issuance of Final C of O.

210-51B(20) – daily estimated sanitary flow. This is an issue which concerned the Superintendent of Public

Works and the Planning Board members. After further discussion it does not appear to be a substantial issue as this system is a recycling system which recycles 85% of the water, with 15% fresh. Estimated usage numbers will need to be submitted to continue.

210-51B(21,22)- according to Superintendent Sitzman, this project will require a RPZ backflow prevention device on the potable water service which must be approved by the Village of Alden and the E.C .Health Dept.

210-51B(23)- would like to start construction by Aug./Sept., completed by November.

Superintendent Sitzman also noted the following on Drawing C of the plans:

Drawing C- 2.0 Dumpster service can be contracted with a private collector or the village.

Slade Dr. road cut for sanitary sewer is to be restored to existing conditions.

3.0 Slade Dr. Curb is to saw cut

4.0 is a SWPPP to be prepared for this project as disturbed area is less than 1 acre?

5.0 A trap is required in the sanitary sewer lateral

The sewer lateral is to be core drilled and link sealed into existing manhole. A drop pipe may be required depending on elevation of manhole penetration.

Provide estimated daily sewer and water usage. (May require ECHD and or NYDEC approval.

MOTION by Dick Kegler and seconded by Esther Kibbe to recommend granting the preliminary site plan approval pending necessary changes in data pending final site plan approval.

Roll Call vote: Paul Werner - aye

Craig Bieniek – aye

Randy Crist – aye

Dick Kegler – aye

Esther Kibbe – aye

Dave Metz –aye

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 9:47 PM.

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

Submitted By,

Sue Galbraith

Secretary to the Village of Alden Planning Board