

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway
Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON July 18, 2018

Members Present: Chairman David Metz, Dick Kegler, Randy Crist, Craig Bieniek, Susan DeWitt, Paul Werner, Keith Sitzman, Superintendent of Public Works, Trustee Bob Overhoff, Jason Bennett, Ashwood Architecture, Greg and Sandy Willey.

Absent: Esther Kibbe

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

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

Old 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.

The Planning Board reviewed the revised drawings and related documents as presented by the applicant:

210-51B(6)- a fence has been added to the North side of property, as it is neighboring a day care facility for children. Developer has the option of a wood stockade style as shown on the plan or a vinyl stockade style fence.

210-51B(10)- signage will be addressed separately with a sign permit.

210-51B(11)- Site Plan modified to widened driveway and turn around points to coincide with requests by Alden Fire Chief for apparatus maneuverability. Removed front and side islands, moved light poles farther back. Increased building by 4 ft. and increased height by 6-12 inches to accommodate pitch of roof. Parking requirements according to Village Code Section 210-27F(h) are not in compliance, will need Village Board waiver. The Superintendent of Public Works has reviewed the 2008 agreement with Walter Schmidt, showing it is his responsibility to build sidewalks.

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

210-51B(20) – daily estimated sanitary flow/water usage. Superintendent of Public Works reviewed numbers (710 gallons on the busiest day) and found it would not be a burden on the villages system. The recycling system recycles 85% of the water, with 15% fresh.

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. The plan has been submitted on a separate drawing.

210-51B(23)- Items brought up at the previous meeting have been addressed and are included on the revised drawings

MOTION by Sue DeWitt and seconded by Randy Crist to recommend formal site plan approval to the Village Board with the following conditions:

- The Village Board will need to address/grant a waiver for the parking.
- Sidewalks must be installed as per 2008 agreement with Walter Schmidt.

- 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.
- 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: Paul Werner - aye
 Craig Bieniek – aye
 Randy Crist – aye
 Dick Kegler – aye
 Sue DeWitt - aye
 Dave Metz –aye

Severyn Development, Birch Creek Run – W. Main St. SBL#108.18-2-3

CEO and Superintendent of Public works met with an engineer from GHD to assess the drainage issues to possibly come up with some possible alternatives.

Chairman Metz likes the idea of being able to have an engineer review projects in the future if necessary.

Master Plan – Section V.

With the recent discovery of the extensive wet lands in the south west quadrant (4 parcels - 170+ acres), owned by Walter Schmidt – SBL#119.06-2-10, 4, 6.1 & 8) it will change this section substantially. Until the board has a chance to review the findings, changes in this section are limited.

The board has been asked to consider the remaining viable acreage for zoning and building ideas (commercial, mixed, single, pud etc.)

The village is down to 3 larger residential developable lots

1. Marzec – 101.5 acres on Exchange – SBL#119.07-4-3.1 has not approached the board since purchasing.
2. Weber – 81.40 acres Exchange/Maple Ridge, SBL# 119.11-3-2.11
3. Zoladz –by Mitchell’s, W. Main St. 61.59 acres, SBL#108.18-2-1.21

Business District-no change

5.3 Economic Protection – no change

5-4??? Historic Resources – Architectural preservation (keeps character) as opposed to historic preservation – restrictive and costly.

5.5Infrastructure and transportation management – vision plan update due to Schmidt property.

New Business:

A demolition permit has been issued for Lindan Ave, due to fire.

Questions concerning condition of Jablonski parcel at 13265 Railroad SBL#119.07-6-2.1 – over grown with weeds, abandoned trailers, CEO to check. Also questions concerning auto garages with stock piled cars/parts, would be behind fence.

Communications:

None

Chairman Metz entertained a motion to adjourn the meeting. Motion was made by Dick Kegler and seconded by Paul Werner. All were in favor and the meeting adjourned at 8:25 PM.

The next regular Planning Board meeting will be held on Wednesday, August 15, 2018 at 7:30 PM.

Submitted By,

Sue Galbraith
 Secretary to the Village of Alden Planning Board