

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway
Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON August 15, 2018

Members Present: Chairman David Metz, Dick Kegler, Randy Crist, Susan DeWitt, Paul Werner and CEO Czechowski.
Absent: Esther Kibbe & Craig Bieniek

Chairman Metz brought the meeting to order at 7:30 PM. Chairman Metz entertained a motion to accept the July 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 has been approved by the Village Board. A letter has been sent to Walter Schmidt concerning his obligation to build the sidewalks on the east side of Slade Dr. per previous written contract. .

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

7 houses are being built. Needs 11 to turn over to the HOA (Home Owners Association)

1581 Lindan Ave. SBL# 108.20-10-9. House recently destroyed by fire, has been demolished. No plans submitted as of yet

Continuation of work on Master Plan with regards to South West Quadrant modifications:

Walter Schmidt approached the CEO with concerns of water/sewer shortage. The board must determine a vision for this section, due to the abundance of wet lands. The wet lands can be mitigated, but is expensive and cost would not be recuperated. Zoning became questionable for this section as there is a limited development of the property possible. The northern ends of the Schmidt parcels in this quadrant are zoned C-1 and C-2, and not affected by the wet lands, need to be evaluated for zoning. The southern portion of these properties (wetland areas) may be zoned R-O, which is restrictive, but this is the only remaining place in the village for this zoning. Recommend leaving zoning R-C, R-O as shown within the wetland areas. Possibly zoning to B-1 on North east section, not effected by wet lands. B-1 zoning allows for retail on the bottom and apartments on 2nd floor.

The wet lands also make it unfeasible to extend Slade Dr. to Exchange St., unless the Exchange St. access is closer to the railroad tracks/Broadway, entering near Retzlaff's house (1286 Exchange). Need to discuss this with Marzec, who recently purchased the 101.5 acres on Exchange SBL#119.07-4-3.1. Would need to do northern street first, and may also need some areas rezoned. Northwest section of Marzec is currently C-2, may need to change to residential. Also possibly look at rezoning R-C to R-1 on the southern portion. CEO Czechowski to draw a draft zoning map for this quadrant for members to review and discuss. Planning Board members are encouraged to bring ideas to CEO Czechowski.

Other 3 quadrants, zoning is appropriate, no changes.

New Business:

none

Communications:

None

Chairman Metz entertained a motion to adjourn the meeting. Motion was made by Sue DeWitt and seconded by Randy Crist. All were in favor and the meeting adjourned at 8:10 PM.

The next regular Planning Board meeting will be held on Wednesday, September 19, 2018 at 7:30 PM.

Submitted By,

Sue Galbraith
Secretary to the Village of Alden Planning Board