

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway
Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON September 20, 2017

Members Present: Chairman David Metz, Paul Werner, Esther Kibbe, Doug Henry and CEO Czechowski.
Absent: Susan DeWitt, Dick Kegler and Mark Casell.

Chairman Metz brought the meeting to order at 7:45 PM. Chairman Metz entertained a motion to accept the July 2017 meeting minutes.

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

Old Business:

Birch Creek Run Patio Home Project, SBL# 108.18-2-3. Working with Erie County Health Dept. They were granted a ZBA Variance the night before for decks on the east side. At the ZBA meeting Severyn said they have 5 potential clients, but they are contingent upon them selling their homes. 3 would like to buy this fall and 2 next spring. They will be doing grading and landscaping this fall, as rodents have been seen on the large dirt pile. Sign has been approved. Fence will be in by the end of this month, it is a stockade full privacy stockade vinyl fence.

Kraus Brothers (New to You Consignment) 13394 Broadway. SBL#108.20-8-20.1 C of O will should be issued soon. Planning on opening soon. Will review outdoor lighting and CEO Czechowski received a concern of head lights shining into other properties. If complaints arise, it may be necessary to erect a fence on the Northern portion of the property in the near future.

Metz property on Exchange St. 101.50 acres SBL#119.07-4-3.1 has not been closed on this time.

Walter Schmidt 53 acres on Broadway behind Tops Market SBL#119.06-2-1.111 contains more than 50% wet lands running all the way thru the property to the east property line. This puts a damper on the plans to connect to the Metz Exchange St. property.

Walt Weber, Exchange St./Maple Ridge extension on east end of Cul-de-sac – 81.40 acres SBL#119.11-3-2.11. on a large slope, would prefer to use septic systems as opposed to extending the sewers and building a lift station, but septic systems not allowed in the village where sewer is available.

New Business:

CEO Czechowski drafted proposed code revisions 8/31/2017 on Cluster Development/PUD/Patio Homes. The CEO left spaces for the board to fill in the blanks. Need to establish lot size first and deal with questions on private roads, minimum requirements, design standards, front set-backs, if the frontage should include gutter curbs and much more. It was recommended the board review the proposal and return in October with their thoughts and suggestions.

Communications:

None

Chairman Metz entertained a motion to adjourn the meeting. Motion was made by Esther Kibbe and seconded by Doug Henry. All were in favor and the meeting adjourned at 8:40 PM.

The next regular Planning Board meeting will be held on Wednesday, October 18, 2017 at 7:30 PM.

Submitted By,

Sue Galbraith
Secretary to the Village of Alden Planning Board