

# VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

## **Approved minutes OF THE MEETING ON August 17, 2022**

Members Present: Chairman David Metz, Sue DeWitt, Randy Crist, Angelo Daluisio, Susan Schumacher, Craig Bieniek and Stephanie Genco. CEO Czechowski, Glenn Wetzl, Chris Wood, and Peter Sorgi.

Chairman Metz called the meeting to order at 7:30 pm. Chairman Metz entertained a motion to accept the minutes of the July 2022 meeting without changes.

Motion made by Daluisio, seconded by DeWitt all in favor. Carried.

### **Old Business**

#### **Wetzl property located behind Tops Markets SBL #119.06-2-4, 119.06-2-6.1, 119.06-2-8, 119.06-2-10**

The board reviewed the criteria for the Site Plan.

#1-6 on Site Plan Application Checklist are complete and there are no questions at this time.

#7.-location of utilities – Superintendent of Public Works has submitted the following comments: there are 6-8” water meter/backflow enclosures and they will have to be completely off the right of way- print shows some are partially in the right of way.

#8 – location with setbacks, etc. CEO – overall maps showing the entire existing 4 parcels and the proposed 7 parcels after subdivision should be provided. Need to provide a per-parcel detail sheet showing all property lines, areas, building/structures, setbacks, parking, etc. Per parcel sheets are necessary to determine compliance with applicable zoning and building codes. An all-overall project layout with proposed phases of construction should be provided. Proposed dates for said phases of construction should also be provided.

#9- Architectural plans – CEO Preliminary architectural drawings should be provided for all structures.

#10, - signage – monument signs on ground to identify each building.

#11 – roads/pedestrian parkways – The current spaces are 9x19, code requires 10x20. Only off-street parking spaces are counted towards the code requirements. Cannot have parking spaces in the right of way, due to snow removal and street maintenance. Number of spots and sizes may warrant a variance. The main portion will be a public street, so must correspond with village code. The street would be dedicated to the village, Superintendent does not like the traffic circle, concerned about time and cost from the village to maintain yearly, as the village has other such areas that are a task to maintain. Chris Wood – it is a landmark, with benches, grass, and a flagpole, to give it the village feel and will slow traffic down. Schumacher raised a concern about traffic not turning right at the circle and driving into the center of the circle area, where benches and pedestrians may be. A suggestion was to place planter walls across from the two-lane street areas within the circle to act as a barrier should this occur. The Planning Board was in agreement, they liked the idea of the landmark traffic circle. Phase 1 would be to the east end of the traffic circle and phase 2 would be the remainder. The road will stop at the end of Phase 1 for the time being. Need to show turn around at the end of the street per the Superintendent. Sorgi – May need an extension on the code requirement for start of construction/building permit for more than 6 months. There will be back flows within the buildings instead of hot boxes. They questioned the need for individual meters in each building, but this is what the Superintendent would recommend.

#12 landscaping plan – will be provided

#13 ok

#14 lighting – standard review 1 year. Streetlights – 23 total c-109 lights, that can be deenergized for maintenance. Superintendent advises must be LED and the right brightness. The play field will not have outdoor lighting at this point.

#15 – Drainage – Superintendent – being there is a mix of public and private that tie together, where does the responsibility lie if the storm water is not properly flowing to the retention pond. Will the detention pond be the villages, or should there be an easement? Need Superintendent and Engineer to review.

#16 dumpsters – corrals shown

#17 – already discussed.

#18 – buffer zones – east end open (recreational area), as is for now. No NYSDOT reply yet on ingress and egress.

#19 & #20 – sanitary sewer needs Superintendent and Engineer to review.

#21 – the SEQRA has been done for the rezone. Will want to request a traffic light at Broadway & Slade, due to increase in traffic and dangerous traffic area. CEO - additional SEQRA review will be required for the proposed site plan and subdivision. Need to decide on lead agency.

#22 permit

#23 – schedule of completion – will provide.

Other matters per CEO:

Sheet c-100 zoning shown is incorrect, properties were rezoned in Dec. 2021; southern property line should be shown as the other property lines and the eastern portion of the line should be removed for the largest proposed parcel; need to show turnaround at the eastern of the public street.

Sheet c-101- the references for "easement to the Village, would be ROW if the road is made public and turned over to the village.

Please provide separate documentation for the subdivision and site plan

Attorney Sorgi – would like to have a historical theme, happy to be in the village. Sue G. will send information.

Member Daluisio – any subsidized affordable housing? Not at this time

Motion by Genco and seconded by Bieniek to recommend acceptance of the preliminary site plan, with a formal plan to be submitted with changes and additions as discussed, for full review in the near future.

Roll Call Vote: Member DeWitt – aye

Member Daluisio – aye

Member Schumacher – aye

Member Crist – aye

Member Bieniek – aye

Member Genco - aye

Chairman Metz – aye carried. All were in favor.

Motion by Crist and seconded by Schumacher, to defer lead agency status to the Village Board of Trustees for a coordinated review of both the site plan and subdivision SEQRA as necessary.

Roll Call Vote: Member DeWitt – aye

Member Daluisio – aye

Member Schumacher – aye

Member Crist – aye

Member Bieniek – aye

Member Genco - aye

Chairman Metz – aye carried.

All were in favor.

Attorney Sorgi will forward a draft motion for lead agency before the next Village Board Meeting.

CEO and Superintendent will contact the engineer. (The applicant pays all the expense for the engineer).

Chairman Metz entertained a motion for adjournment. Motion was made by Daluisio, seconded by Bieniek, 8:45 PM.

All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, September 21, 2022

Submitted By,

Sue Galbraith

Secretary, Village Planning Board