

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

Approved minutes OF THE MEETING ON July 20, 2022

Members Present: Chairman David Metz, Sue DeWitt, Randy Crist, Angelo Daluisio, Susan Schumacher, CEO Czechowski, Jason Beuford, GPI and Darryl Gasper, Zoladz Construction

Absent: Craig Bieniek and Stephanie Genco

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

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

Old Business

Zoladz presented site plan application for review for property at 13447 Broadway, SBL#119.08-2-7.1.

The Zoning Board of Appeals has issued two variances to the project at their June 21, 2022, meeting.

#1) The proposed front yard setback for the north structure of 24.59 feet is 5.41 feet less than the minimum required setback of 30 feet, as per section 210-21D (1).

#2) The proposed front yard setback for the south structure of 15.53 feet is 14.47 feet less than the minimum required setback of 30 feet, as per section 210-21D (1).

Both variances were granted.

Old Business

Zoladz presented site plan application for review for property at 13447 Broadway, SBL#119.08-2-7.1.

The board reviewed the information and was advised on items that need to be addressed on the application site list and recommendations from CEO Czechowski and Superintendent Pruitt.

Site Plan Application Checklist

8. just vinyl siding shown on plans, will have cultured stone on front of units 3 feet up and multi tone colors.

11. modified with variances granted by ZBA. Acceptable parking spaces, snow removal site and turning radius for emergency vehicles.

13. grading – north end will be close to the sidewalk but will use construction fence during construction. There is a gradual drop (taper) from the sidewalk and development.

14. 1-year conditional stipulation on lighting and shielding. Review in one week.

15. need details on meter lay out. working on for their health permit. Master meter required. Recommend contacting the Superintendent of Public Works.

18. resident to the west, had concerns about head lights shining in their house. Zoladz would like to mitigate the situation, so both are satisfied. Lighting will be reviewed a year later.

22. storm water updates, it is currently in Counting Planning for review. Then it will go to the Village Board for SEQR and wet land review.

The address will be 1515 Rusher Drive and the units must be identified for Emergency purposes.

Motion was made by Daluisio, seconded by Schumacher to recommend approval of this final site plan with the 2 conditions.

- 1) 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.
- 2) 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.
- 3) All items listed in CEO Czechowski and Superintendent Pruitt's memorandums, both dated July 20, 2022, must be adequately addressed to their satisfaction.
- 4) The two apartment structures will have multi-tone vinyl siding and will include 3-4' of cultured stone along the front facades.

- 5) The headlight/buffer issue raised by the existing residential property owner immediately west of the subject property must be addressed.

Roll Call Vote: Member DeWitt – aye
Member Daluisio – aye
Member Schumacher – aye
Member Crist – aye
Chairman Metz - aye

All were in favor.

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

The solar company has withdrawn their involvement from the project due to complications with NYSEG, so Wetzel is now looking at other options including storage facilities and/or residential housing. Wetzel is also considering changing the layout to move The Farm to the east of the property. Also looking to straighten the road and make a public roadway, hoping to come to August meeting.

Chairman Metz entertained a motion for adjournment. Motion was made by Dalusio, seconded by Crist, 8:037:57 PM. All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, August 17, 2022

Submitted By,

Sue Galbraith
Secretary, Village Planning Board