

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON September 15, 2021

Members Present: Chairman David Metz, Mark Casell, Stephanie Genco, Craig Bieniek, Randy Crist, Angelo Daluisio, Darrel Gasper, Zoladz Construction Co. and CEO Czechowski.

Absent: Sue DeWitt

Chairman Metz called the meeting to order at 7:30 pm. Chairman Metz entertained a motion to accept the minutes of the July 2021 meeting without changes.

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

New Business

Zoladz Construction – SBL#119.08-2-7.1, vacant land on Broadway 3.46 acres

Darrel Gasper approached the board with a preliminary plan for the board to review for multi family 2 story, 1-2 bedroom apartments on the corner of Broadway and Rusher. 24-32 units, between 1100-1250 sq. feet each. Some concerns raised by the board were as follows: any age restricted senior housing proposed? Lower level apartments can be rented by seniors, but will be approaching the board with another plan for senior housing in another location in the village, that they will approach the board on in the near future. Rental price? \$1200-\$1650/ Month. ADA compliance? State Code dictates this. Wet lands? Will need to do wet land survey. Recommend parking in rear of building, set backs not up to code, number and size of parking spaces including handicapped, curb cuts -egress on Rusher or Broadway? Would rather do Rusher Dr. Detention pond location close to a playground at Belmont Apartments. Should have no water in it, dry, shallow shell, no fence, will need to meet criteria. Dumpster location? On the SEQR form – no Metro bus or public transportation, solid waste management, land fill? Will check on this. Gasper anticipates returning at a later date with updated information.

Old Business

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

Mr. Wetzl is working with his engineer to get more survey information before approaching the board again.

Birch Creek Run update – hoping to turn over project to the Home Owner Association, once it is established. Large laundry list to take care of before this can happen.

Chairman Metz entertained a motion for adjournment. Motion was made by Bieniek, seconded by Genco 7:59PM. All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, October 20, 2021

Submitted By,

Sue Galbraith
Secretary, Village Planning Board