

# VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

## **Approved minutes OF THE MEETING ON December 21, 2022**

Members Present: Chairman David Metz, Stephanie Genco , Randy Crist, Susan Schumacher, and Angelo Daluisio. CEO Czechowski, Superintendent of Public Works Pruitt, Mayor Prucnal., Doug Feyes, Carmino Woods, Paul Marzec

Absent: Sue DeWitt and Craig Bieniek

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

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

### **Old Business**

#### **Marzec property – Exchange St. SBL#119.07-4-3.1 and 119.11-1-1**

A new concept plan was reviewed, with 10 or more changes.

- Lot boundaries numbered 1-9
- In order to meet frontage requirements for patio style home parcel, rezone may be required
- Have increased number of patio homes and decreased commercial space
- Drainage on easements shown.
- Identified all private roads. Only public road is the extension of Slade Dr.
- Added sidewalks.
- Full topo done.
- 100' fence around well.

#### Comments:

- Are the patio homes PUD or subdivision, do not qualify as subdivision under current code. Developer needs to decide what this parcel will be and how it fits Village Code.
- Rezoning a portion of the patio home style parcel would seem to make sense.
- Water and sewer estimates needed.
- Streetlights required.
- Sidewalks on both sides of public road. Private sidewalks?
- Parking spaces – sufficient? CEO will calculate when we receive official preliminary submission.

#### CEO notes:

##### Need:

- phasing
- Temporary turn around at end of street (Slade Dr.)
- Whole parcel shown on 1 plan
- Separate parcels according to who owns what parcel.
- Show other zoning districts, R-1, and C-1
- Sidewalks other than Slade Dr.
- Street lighting
- Federal wetlands – no buffer

#### Superintendent of Public Works notes:

- Need to show ditches/drainage.
- Top of hill on Exchange goes to their ditches.
- Superintendent then showed different ditches and flow patterns.
- Keeping driveway to Village Well Site
- Need to resolve Well Site fence/property location
- Who will clean and maintain wetlands? Otherwise, will flood Marzec property.

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

Motion by Genco and seconded by Schumacher to recommend approval of the Preliminary Plat for Wetzl Development, with the conditions that the Special Use Permit and Site Plan are approved by the Village Board.

Roll Call Vote: DeWitt – absent.

Schumacher – aye

Daluisio – aye

Bieniek –absent.

Crist – aye

Metz -aye

Genco - aye

**Updates:**

NYSDOT, no light at Slade Dr warranted due to traffic study showing not enough traffic volume.

The Alden State Bank is collaborating with an architect on plans for the recently purchased Alden Advertiser building at 13200 Broadway.

Chairman Metz entertained a motion for adjournment. Motion was made by Crist, seconded by Daluisio, 8:24 PM.  
All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, January 18, 2023

Submitted By,

Sue Galbraith  
Secretary, Village Planning Board