

# VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

## **Approved minutes OF THE MEETING ON November 16, 2022**

Members Present: Chairman David Metz, Sue DeWitt, Randy Crist, Susan Schumacher, Craig Bieniek and Angelo Daluisio. CEO Czechowski, Mayor Prucnal., Trustee Casell, Doug Feyes, CarminoWoods, Neil Sander, Independence Engineering and Peter Sorgi, ESQ, for Wetzl Development.

Absent: Stephanie Genco

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

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

### **Old Business**

Wetzl Development:

The ZBA approved all 14 variances at their meeting the prior evening.

### **SPECIAL PERMIT:**

The Planning Board reviewed the Special Permit submitted to the Village Board.

Motion by Crist and seconded by Daluisio to recommend approval of the Special Permit to the Village Board.

Roll Call Vote: DeWitt – aye

Schumacher – aye

Daluisio – aye

Bieniek – aye

Crist – aye

Metz -aye

Genco - absent

### **SUBDIVISION:**

Name of Subdivision: Black Water Acres Subdivision.

CEO – Preliminary Plot has been received prior to the deadline date, and had the Town Assessor and Village Engineer endorsements as required

Next action will be on 12/21 meeting, then Public Hearing after improvements are done

### **SITE PLAN:**

The board reviewed the criteria from the Site Plan recommendations from October, to see if they have been addressed.

#7.-location of utilities – working on it, conditional.

#15 – Drainage –Waiting on NYSDOT.

#18 – buffer zones –No NYSDOT reply yet on ingress and egress.

#19 & #20 – sanitary sewer - Engineer reviewed and looks good.

#21 –SEQR – waiting on NYSDOT – traffic study ordered.

#23 – schedule of completion - Need time frames.

CEO, Engineer & Superintendent of PW submitted concerns, need to be addressed.

MOTION by member Schumacher and seconded by member Bieniek to recommend approval of this final Site Plan to the Village Board, with the following conditions:

- 1) Completion of all engineering, DPW and CEO items.
- 2) Response from NYS DOT regarding the Slade/Broadway intersection/street light and the private driveway east of Slade Drive.

Roll Call vote: Member Schumacher – aye

Member DeWitt – aye

Member Crist – aye  
Member Metz – aye  
Member Daluisio – aye  
Member Bieniek – aye  
Member Genco – absent, Carried.

**Lakeshore Management – Alden Village Estates – 13535 Broadway SBL#119.08-3-1.21 and 119.08-2-7.3**

**Concept Plan**

The owner is looking to add an additional 18 units to the currently vacant southwest property they also own. There are no wetlands or floodplains to contend with on this parcel. There are 2 separate parcels which divide the current park with the new proposed addition. One is owned by Reserve Gas. Mr. Sanders to look into this information. Proposal calls for 10 mobile homes 16'x66' and 8 mobile homes 24'x40'

Trustee Casell – why is East Drive to Railroad Street closed? That was the park's decision.

CEO – Rusher drive ends with a gap between Belmont and the portion the park owns, which would go to Railroad. The Master Plan calls for this to be a public road, upgraded to provide for commercial traffic. The 33' gap can be obtained thru Eminent Domain, to complete the road. NYS Stormwater regulations need to be addressed as well as: NYSDOT for existing driveway, ECDOH and SEQR.

Need water and sewer calculations, need to join 2 parcels, need a formal submission and special permit. Need 100' buffer against R-zoning (zoned R-C). East drive no cuts onto Railroad for road or sidewalks.

**Updates:**

None

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

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

Submitted By,

Sue Galbraith  
Secretary, Village Planning Board