

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

Approved minutes OF THE MEETING ON October 19, 2022

Members Present: Chairman David Metz, Sue DeWitt, Randy Crist, Susan Schumacher, and Stephanie Genco. CEO Czechowski, Mayor Prucnal. Superintendent Pruitt, Doug Feyes, Dave Britton, Engineer Nussbaumer & Clarke, Mr. Marzec and son, Glenn Wetzl and Peter Sorgi, ESQ.

Absent: Craig Bieniek and Angelo Daluisio

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

Motion made by Genco, 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

Doug Feyes, Engineer reviewed changes made to plan. The additional plans included: the change in light fixtures, additional lighting plans, which match the streetscape and all with LED bulbs and route for trucks/fire apparatus have been adjusted accordingly. Also detailed landscaping plans with Superintendent Pruitt's recommendation for types of trees. Submitting Variances for November ZBA Meeting. Final site plan after that.

They have submitted the application for Subdivision, which will go to the Planning Board for approval.

The Site Plan goes to the Village Board for a Public Hearing and approval.

Dave Britton, reviewed the plans, said the project layout was nice and the phases made sense, and had the following comments:

- 1) Cut and fill calculations to show is balanced
- 2) Road profile, specifications of materials and compact materials
- 3) Designer should do reviews between phases
- 4) Would like to see site plan
- 5) End turn around needs to be larger for plows, T turn around.

Need map cover and easement for pond. Also – need to revisit stormwater, pond to small, emergency overflow?

CEO - has new addresses.

Sorgi – need to subdivide lots, there are 4 owners

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

#7.-location of utilities – see Superintendent Pruitt's comments.

#9- Architectural plans – provided

#10, - signage – added to site plan

#12 landscaping plan –provided

#14 lighting –submitting.

#15 – Drainage – have been sent to Engineers (Nussbaumer & Clarke) for review. 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, attached.

Need to complete:

Need a time frame established

Need to meet with ZBA for several variances

Would recommend meeting with the village board and planning board at a special meeting

Will need a Public Hearing for Subdivision, would recommend ARC (they support children and adults with disabilities and their families in achieving their desired quality of life by creating opportunities through comprehensive quality services.) be present to explain and alleviate a lot of fears/confusion. It is being described as a school for developmentally impaired adults, to educate them to enter the workforce in a productive occupation.

Attorney Sorgi suggested the following timeline:

SEQR Determination – done, by Village Board at Oct. 25 meeting, to Zoning Board for Variances for November, back to

Planning Board next day for overall site Plan Approval, Nov. 28 – back to Village Board, Public Hearing Dec. 13, final Planning Board 12/21 and start. Will verify with CEO Czechowski to iron out timelines.

The Planning Board discussed the pending ZBA Hearing for several variances for the project, and stated that they were in agreement with the plan and the proposed variances.

MOTION by member Schumacher and seconded by member DeWitt to declare this as a major Subdivision per Subdivision Application #1-2022

Roll Call vote: Member Schumacher – aye

Member DeWitt – aye

Member Crist – aye

Member Metz – aye

Member Genco – aye

Member Daluisio – absent

Member Bieniek – absent Carried.

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

Mr. Marzec presented the board with a concept plan. 20 acres commercial, public road, self-storage, 2 duplex commercial buildings, 156 apartments, 85 patio homes on 36 acres. Wetlands have been delineated, no historical or fish & wildlife impact.

CEO- recommendations – 1 plan for entire parcel, south portion will need subdivision, need ownership of property & buildings, Phasing schedule. Zoning setbacks, private, public? Northeast section – C-1 district, existing Exchange St. house R-1, need to check on PUD, Patio Home requirement, need # lots on frontage, subdivision cover, # parcels. Well head protection radiance, our ordinance calls for 300', county is less than that. Do we need to change our well head protection code, use a different access location? Need sidewalk along public roadway. Need street lighting, berms and buffering along Exchange will cause drainage issues.

Superintendent of Public Works – Need an estimate on water consumption, guarantee road gets finished, replot powerlines, need topographic survey, easement for driveways, drainage flow. Check deed, check topo for drainage.

Dave Britton – was there a market study done? Variable price range?

Updates:

A concept plan for an expansion on the southwest portion of the Alden Village Estates Mobile Home Park is going to be submitted, will review at next meeting.

Chairman Metz entertained a motion for adjournment. Motion was made by Crist, seconded by Genco, 9:08 PM. All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, November 16, 2022

Submitted By,

Sue Galbraith
Secretary, Village Planning Board