

# VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

## Approved minutes OF THE MEETING ON February 15, 2023

Members Present: Chairman David Metz, Stephanie Genco, Sue DeWitt, Susan Schumacher, and Angelo Daluisio. CEO Czechowski, Mayor Prucnal., Doug Feyes, Carmino Woods, Paul Marzec

Absent: Randy Crist

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

Motion made by Genco, 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 site plan with changes

- Added parking calculations.
- Added Rezone line/labels.
- Added Sidewalks on both sides of Slade dr. & Patio Homes
- Added phase lines.
- Parcel 8 is now 8 & 9.
- Parcel 9 moved to 10.
- Showing patio homes – meeting definition per zoning ordinance. As of now, all on one parcel, cannot be sold as individual lots.
- Added streetlights.

#### Comments:

- Phasing numbers needed.
- 8, 9, 10-subdividing later
- Roads will be completed in phases with temporary turn arounds.
- Phase III – apartments, Phase IV will finish road.  
Submit an official site plan to Planning Board and then it goes to the village board.
- Storage unit parking spaces would need a variance.
- Drainage/berming, no changes
- The village updated code for patio homes, but definition was not removed from code. If condo status – they become deeded parcels, must be approved by NYS and the current lot size is not adequate. If remains as a single parcel – financial/ownership and mortgage issues. If PUD, the lots would be 80’ deep by 60’ wide with setbacks. This would be adjusted causing 20 less patio home lots. If subdivision would be 100’x200’, and become a public road. Condo status would decrease taxes and would require a HOA (Home Owners Association).
- Next step submit Preliminary Site Plan.

#### Superintendent of Public Works:

- Fence around well by village property – need to talk with Superintendent Pruitt
- Clearing phase I, Swift Plan/Stormwater to Superintendent

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

Has preliminary subdivision approval.

Need to change ownership of parcels for financing of subdivision or parcels. Code allows for 1 subdivision every 3 years, would need a waiver

Motion by Daluisio and seconded by Schumacher with recommendation of CEO Czechowski to approve a waiver from Section 181-6C, as provided for in Section 181-26 of Village Code, to allow the parcel to be divided into two parcels for the purposes of establishing ownership and financing. It is noted that this parcel has already obtained preliminary subdivision approval from the Planning Board for a total of seven lots, pending completion of the proposed improvements as per Village Code.

Roll Call Vote: DeWitt – aye.

Schumacher – aye

Daluisio – aye  
Metz -aye  
Genco – aye

**Updates:**

We are currently advertising for another Planning Board member to join the team.

Chairman Metz entertained a motion for adjournment. Motion was made by DeWitt, seconded by Genco, 8:14 PM.  
All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, March 15, 2023

Submitted By,

Sue Galbraith  
Secretary, Village Planning Board