

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway
Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON DECEMBER 18, 2014

Members Present: Chairman David Metz, Mike Green, Paul Werner, Dick Kegler, Tom Cantie, CEO Joe Czechowski and Pat Shingledecker

Not Present: Susan DeWitt and Doug Henry

Guests: Mr. Bill Severyn of Hunt Real Estate, Mr. William Severyn of Ambitious Enterprises, and Mayor Michael Manicki

Chairman David Metz brought the meeting to order at 7:30 PM. Chairman David Metz entertained a motion to accept the October meeting minutes. Motion was made by Paul Werner and seconded by Tom Cantie. All were in favor and the motion was so moved and carried out. Please note the November meeting was cancelled due to the severe weather snow storm that occurred.

New Business:

CEO Joe Czechowski informed the Planning Board that there is a potential to build patio homes on the Faith Wendling property on West Main Street. Mr. Severyn and Mr. Severyn explained to the Planning Board the potential of the patio homes that they would like to build on this parcel of property. They wanted to receive some feedback from the Village and Town of Alden before pursuing the project to be sure that this would be something Alden would be interested in seeing in the community.

Upon discussion and review of the zoning for the possibility of putting in the patio homes, The Planning Board would like to see the project move forward, however, they do realize that the zoning for this area would need to be changed, while trying to preserve a portion of the zoning for R1 district and limiting the commercial zoning to prevent some of the R-C uses from being located in an area on Main Street that may not be consistent with the vision for the Village. CEO Joe Czechowski will discuss possible zoning options with the Alden Village Attorney, Chris Trapp to see what options are available in consideration of rezoning the property for the patio homes. The Planning Board briefly discussed if it would be a possibility to add a new zoning district, to allow both patio homes and single family homes in this district.

Old Business:

CEO Joe Czechowski informed the Planning Board members that he received the survey from Pete Skowron for his residential subdivision.

CEO Joe Czechowski informed the Board members that he just received the information he was waiting on from the Superintendent of Public Works, Keith Sitzman to be included in the Master Plan. Chairman David Metz asked CEO Joe Czechowski to put the new Master Plan in a three ring binder so it would be easier to update and add any amendments to the plan in the future. CEO Joe Czechowski said that he would be doing that.

CEO Joe Czechowski showed the Planning Board members the new updated cover to the Master Plan created by Angelo Daluisio. Everyone approved the new cover sheet for the Master Plan. CEO Joe Czechowski let everyone know that CRA Engineering was working on the maps for the Master Plan.

CEO Joe Czechowski informed the Planning Board that the Dollar Tree store is going to go in where the Family Dollar store used to be in the Tops Plaza and hopefully will be in by June 2015 after they are finished remodeling and renovating the space.

Communications:

CEO Joe Czechowski gave the Planning Board the new 2015 schedule for the upcoming Planning Board meetings.

Chairman David Metz entertained a motion to adjourn the meeting. Motion was made by Dick Kegler and seconded by Tom Cantie. All were in favor and the meeting adjourned at 8:28 PM.

The next regular Planning Board meeting will be held on Wednesday, January 21, 2015 at 7:30 PM.

Submitted By,

Patricia A. Shingledecker

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Secretary to the Village of Alden Planning Board