

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway
Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON February 17, 2016

Members Present: Chairman David Metz, Mike Green, Susan DeWitt, Dick Kegler, Doug Henry, Esther Kibbe, Paul Werner, CEO Joe Czechowski, Elizabeth Buscaglia, Architecture – design, Lou Terragnoli, President, for specific Tim Horton's Franchises and Sue Galbraith

Chairman David Metz brought the meeting to order at 7:30 PM. Chairman David Metz entertained a motion to accept the January meeting minutes.

Motion was made by Dick Kegler and seconded by Paul Werner. All were in favor and the motion was so moved and carried out.

New Business:

Addition to Tim Horton's Store #4181 at 12886 Broadway, SBL#119.06-1-5.12.

Elizabeth Buscaglia took the floor to explain the proposed renovations. Presently the building is 2,000 sq. ft., and they would like to add a 250 sq. ft. addition (16 seats) to the front of the building by enclosing a portion of the outdoor patio. This would accommodate for an area for meetings at the facility, although no doors will separate the addition from the pre-existing building. The franchise does 60% of its business before noon, so meetings could be scheduled in the afternoon, early evening. The construction would also be scheduled at the off peak hours, to infringe less on the customers. The outdoor patio will still have seating for 6 outside. All the original materials used are still available and the finish to the addition will be seamless.

All of the members of the board had various questions, to which the following answers were provided:

The sign and windows presently at the front of the building will be moved forward with the addition. The addition will not encroach or impede on the present drive thru, or parking. There will be no change to the drive-thru. The present site plan is incorrect by a foot, but a new site plan will be corrected and submitted as part of the building permit. The board was concerned about the tightness of the corner at the southern portion of the drive-thru. There is a 6" railing presently, which no one has hit, but concerned about someone hitting the building. There is a 6" curb that encompasses the west wall of the building. The pedestrian crossing also was a concern, as customers turn the corner of the drive thru, they can see the crossing right now thru the fence, but a solid building addition is different. The board was assured by the Architect that the crossing is barely used, and it would still be an 18 ft. clearance. Parking is still adequate with new addition. This preliminary plan will be accepted as the formal site plan. The Site Plan Application Checklist was also reviewed and included in the minutes. No response has been obtained from the County at the time of the meeting.

Motion by Sue DeWitt and seconded by Doug Henry to accept and forward the preliminary and formal site plan to the Village Board with the following conditions;

1. Correct Site Plan – 1 ft. deviation
2. Submit stamped and signed drawings

Roll Call Vote: Sue DeWitt – aye
Doug Henry – aye
Mike Green – aye
Paul Werner – aye
Dick Kegler – aye
Ester Kibbe – aye
Chairman Metz – aye, unanimous, carried.

Chairman Metz explained to the audience, that it was not a very difficult decision, there would be no need to see the Planning Board again. It will go before the Village Board on 2/25 or 3/10, CEO Czechowski will keep them informed of the proceedings.

Old Business:

The Alden Medical Center is waiting until spring to begin. Chairman Metz inquired on the drainage issues. CEO Czechowski explained they addressed the south west area on the alternative plans submitted. CEO Czechowski explained the Kraus project is in the hands of Engineer Metzger.

Dick Kegler questioned if Tom Dougherty, who has made changes to the previous LaPaloma's had obtained a permit for structural changes, due to moving stairway to the basement? CEO Czechowski explained on his last inspection, no structural changes have been made, just cosmetic. Did wall off the restaurant from the rental unit. Chairman Metz questioned the large trucks parked in the parking lot, CEO Czechowski – all licensed, not against code.

Dick Kegler asked how the code revisions were going pertaining to the appearance of the businesses on Broadway. CEO Czechowski explained that he and Attorney Trapp are working on the revisions and hope to have them completed by spring. These changes are proposed to be retroactive.

Chairman Metz brought up the subject of solar panels, as the Village Sewer Treatment Plant is looking at the possibility of installing them on the roof. CEO Czechowski informed this board that Attorney Trapp is researching other municipalities for drafts/ordinances on this subject. The board is trying to be prepared for any impending inquiries. They are looking at the possibility of allowing the panels on approved structures, but not allowing stand-alone unattached panels, and taking setbacks into consideration. .

Communications:

None

Chairman David Metz entertained a motion to adjourn the meeting. Motion was made by Doug Henry and seconded by Ester Kibbe. All were in favor and the meeting adjourned at 8:05 PM.

The next regular Planning Board meeting will be held on Wednesday, March 16, 2016 at 7:30 PM.

Submitted By,

Sue Galbraith
Secretary to the Village of Alden Planning Board