

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

Approved minutes OF THE MEETING ON June 15, 2022

Members Present: Chairman David Metz, Sue DeWitt, Craig Bieniek, Randy Crist, Stephanie Genco Angelo Daluisio, Susan Schumacher, CEO Czechowski, Herb Schmidt (ZBA), Peter Sorgi, ESQ., Glen Wetzl, owner and Chris Wood, Engineer.

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

Motion made by Daluisio, seconded by Christ 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

A Conceptual Site Plan consisting of WRM Homes Farm Community, Solar Farm and Multi-Family residential, was submitted/reviewed. The project encompasses 189 acres, but only 25 are eligible to be developed, due to wetlands. The scope of this project encompasses four entirely different entities and parcels. The project is set to be developed in 4 phases. Phase 1 senior housing - The developer changed the three large buildings, into 8, 2- story unit. They lost 8 units, but feel it is a better fit. Utilities – sanitary sewer will tie into phase 1. Will be using public water and sewer.

Another phase, the foundation property (center of development) is slated for formal plans submissions by the end of the year. They need to flip the road so that it runs to the southern portion and the buildings would be on the north. This is to ensure safe crossing for pedestrians and allow for safety vehicles. This would require moving the care takers house. They also hope to have green houses to grow crops, to have a farm to table concept and a farmers' market. They foresee the field house being rented out on nights and weekend to various organizations.

Are there adequate parking spaces? 2/dwelling? Stack parking would need board approval.

The village does not own any Right-of -way easements on this property, or on this section of Broadway

They will need to split Slade Drive, between the solar farm and foundation portion to accommodate the code which requires a 30' frontage.

The need to submit a site plan, subdivision plan, variance and SEQR.

The engineer, developer and attorney are hoping to return to the August meeting with the residential plans, subdivision plan and application for the solar farm.

New Business

Sexual Harassment training immediately following the meeting.

The board welcomed their newest member, Susan Schumacher.

Chairman Metz entertained a motion for adjournment. Motion was made by DeWitt, seconded by Bieniek, 7:57 PM.

All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, July 20, 2022

Submitted By,

Sue Galbraith

Secretary, Village Planning Board