

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

Approved minutes OF THE MEETING ON September 21, 2022

Members Present: Chairman David Metz, Sue DeWitt, Randy Crist, Angelo Daluisio, Susan Schumacher, Craig Bieniek and Stephanie Genco. CEO Czechowski, Glenn Wetzl, Chris Wood, and Peter Sorgi.

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

Motion made by Bieniek, seconded by Crist 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

Chris Wood, Engineer reviewed changes made to plan. No parking in road, made small parking lots and widened width of road to 30' of paving. New lighting and landscaping plans to come.

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

#7- location of utilities – have sent a request to the Superintendent and Village Board to approve one meter/one back flow preventer per building. Waiting on reply.

#8 – location with setbacks, etc. submitted

#9- Architectural plans – working on it

#10, - signage – monument signs on ground to identify each building, now shown.

#11 – roads/pedestrian parkways – updating spaces, working on a variance. The traffic circle will stay. Will have landscaping, benches, and flagpole. New plans show turn off and phasing plan.

#12 landscaping plan – will be provided

#14 lighting – will be submitting.

#15 – Drainage – have been sent to Engineers (Nussbaumer & Clarke) for review. Waiting on NYSDOT.

#18 – buffer zones – east end open (recreational area), as is for now. No NYSDOT reply yet on ingress and egress.

#19 & #20 – sanitary sewer - Engineer to review.

#21 –SEQR – waiting on NYSDOT – traffic study ordered. Zoning on street and easement on ROW both are fixed. Waiting on engineering report.

#23 – schedule of completion – will be done in three phases. Phase I from new Slade Dr. addition, up to the traffic circle and hoping for a 6-month completion. Phase II is the farm (property to the east) is reliant on fundraising but hoping for 1 year to completion. Phase III is north toward Broadway – Commercial/pavilions. CEO suggest combining Phase I and II, since the roads needs to be complete and dedicated before C of O can be approved. Need time frames.

Other matters per CEO:

Sheet c-110 – parking, need specific use – retail, market type? Field house - turf athletic field, spectator seating, 12,000 sq. feet. Would need a variance from ZBA.

Sheet c-113- care takers cottage, offices, administrative building, respite, campus, arts, sensory building, 20 rooms each

C1-114 – stack parking needs village approval. Need to send letter to the village. variance with ZBA. Will meet with fire dept. have some concerns on radius widths.

C1-116 – mini storage and large storage/business/office bays. All under 400', no auto repair. Unit sizes vary. Will need buffering and screening and special use permit.

CEO and Superintendent are working with the engineer. (The applicant pays all the expense for the engineer).

Letter response from Erie County, addressing bullet points:

1 & 2 (rural economy and walkability) in plans

3-bike infrastructure – not warranted, bike friendly.

4- electric charging stations – village is looking into this.

5 – traffic study has been requested to have a traffic light

6- public road

7- lighting being addressed

8- playing fields private and public use

9-Aquifer – to filtration system, no oil or gas facilities

10-affordable housing- not at this juncture

11- town has been notified.

Need to complete:

At the next meeting the Planning Board will need to classify the subdivision as major or minor.

Need Subdivision form I completed and returned.

Need a time frame established

Need to meet with ZBA for several variances

Would recommend meeting with the village board and planning board 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.

It has been discussed that the developer to the south and east (Exchange St.) will try to attend the Oct. meeting, as his development abuts against this one.

Updates:

The village board has approved Zoladz site plan. 1515 Rusher Dr., SBL#119.08-2-7.1.

Chairman Metz entertained a motion for adjournment. Motion was made by Daluisio, seconded by Schumacher, 8:34 PM. All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, October 19, 2022

Submitted By,

Sue Galbraith

Secretary, Village Planning Board