

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

unAPPROVED MINUTES OF THE MEETING ON October 20, 2021

Members Present: Chairman David Metz, Sue DeWitt, Mark Casell, Stephanie Genco, Craig Bieniek, Randy Crist, Angelo Daluisio, Mayor Manicki, Trustee Prucnal, Chris Wood, CWM, Glen Wetzl, Wetzl Development, Paul and Max Marzec, Exchange St. property, Ken Penboth and Douglas DiGesare, ARC, Peter Sorgi HSM and CEO Czechowski.

Chairman Metz called the meeting to order at 7:30 pm. Chairman Metz entertained a motion to accept the minutes of the September 2021 meeting without changes.

Motion made by Casell, seconded by Genco all in favor. Carried.

New Business

Old Business

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

Wetzl Development has purchased the property and is looking for a rezone on the parcels located in the south west portion of the village, to comply with their concept plan. The re-zoning of the southwest quadrant of the Village has been previously discussed by the Planning Board (prior to any proposed development) as a result of the wetland findings for these properties. The Wetzl rezoning proposal reflects the Planning Board's concept for rezoning. C-1 would be expanded southward to the "wetland line" follow the area along Tops to Exchange Street. The remaining portions would be R-O under the Wetzl proposal. The Master Plan has a road from Slade Dr. to the southern portion of Exchange St. (the property currently owned by Marzec). Chris Woods explained this is proposed as a private road, that will be 24' wide, but they will provide an easement, as providing a public street is very costly. Marzec – plans did incorporate a road in the northern property off Elcrest Dr (paper street), with a 60' Right of Way, needs to see plans so he can work with Wetzl Development. The following questions were posed by the board: % of property that will be tax exempt? Emergency response access, do the residents benefit from the solar farm? Buffer needed between zones? The wells for the village water source are not regenerating as they should, would adding all these perspective housing/residents cause issues? Sorgi – it is estimated that only 1/3 of the property will be taxable. Senior/solar/commercial, not agricultural. The vacant land did not yield alot of property taxes, even if only 1/3 is taxable, it will provide more taxes than currently and another benefit is that it will draw people to the village – field house, conferences etc. It will not add a lot of additional students to the school, mainly senior housing. The solar farm company is from Depew and will create savings to the municipality utility bills as 40% of the power will go to non-residential use. 60% will be dedicated to residents possibly creating a 10% savings. There are natural boundaries for the wetland portions. CEO Czechowski – Error on map, South end of Savage property should be C-1 as well.

It was agreed that the Marzec property should also be included in this rezoning consideration, to allow for continuity across the properties in that area of the Village. The proposed Marzec rezoning would include C-1 at the north end of the property, R-C in the middle section, and R-1 at the south end. This is consistent with adjoining zoning districts and would provide an adequate buffer between different zones.

Brief discussion was had regarding the process moving forward and what entity should be spearheading the rezoning process as things proceed.

Motion by Daluisio and seconded by Casell to recommend proceeding with zoning changes for the 5 parcels, with changes as recommended.

Roll Call Vote: Member De Witt – aye

Member Casell– aye

Member Genco – aye

Member Bieniek – aye

Member Crist – aye

Member Daluisio – aye

Chairman - Metz – aye on the question, 7 ayes, carried.

No updates from Zoladz on either parcel

The question of demolition permits was broached by Mark Casell, as two buildings on Broadway have recently been demolished. Does the Planning Board have any say in the matter? CEO – no, we do not have historical districts, it is the right of the property owner to decide. The CEO and Angelo Daluisio cautioned about registering for historical designation, as it can be very restrictive.

CEO Czechowski updated the board on the Cannibus hearings to be held on November 9, 2021.

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

The next regular meeting of the Planning Board is scheduled for Wednesday, November 17, 2021

Submitted By,

Sue Galbraith
Secretary, Village Planning Board