

# VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway  
Alden, NY 14004-1394

## APPROVED MINUTES OF THE MEETING ON December 21, 2016

Members Present: Chairman David Metz, Dick Kegler, Doug Henry, Paul Werner, Esther Kibbe, CEO Czechowski, Paul Marzec and Sue Galbraith

Absent: Susan DeWitt, Mark Casell,

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

Paul Marzec, Marzec Homes and Land, asked the board to review a possible preliminary subdivision plan for Exchange St. SBL# 119.07-4-3.1 and 119.111-1-1 (this is one solid piece, but has two SBL's due to tax map cutting off).

The proposal is to expand in to the Alden community with single family residential 1,600-3,000 sq. ft. homes on this 108 acre parcel. He questioned the board on the zoning, develop ability and details for approval. The plan is a 3 phase plan. Plan 1- 30 homes over 2 years. Plan 2 – 50 homes and green space (park, recreational area on northern 10 acres) over 3 years. Phase 3 - 4 years remaining 120 homes. Marzec has not purchased the property at this time, but there is a contract in progress. Marzec would proceed to purchase if zoning could accommodate single family homes. CEO Czechowski – zoning R1-R2 for most, but R/C on southern portion and C2 Northern, light industrial. This subdivision has proposed stubs that should lead to Slade Dr., in compliance with the Master Plan. Would need to rezone R/C as this is a multi-family dwelling zoning. Superintendent Sitzman noted that storm water and snow removal would need to be addressed, as these would be public streets, but the lift station capacity should not be an issue. All utilities will be underground. The question of a seasonal stream and Federal Wet Lands would have to be denoted and addressed in the engineering study/survey. The plan shows 4 stubs to Exchange St. never deeded to village, was filed but never developed. Would develop top and bottom stubs (paper streets) to enter/exit to Exchange St. CEO Czechowski will send Marzec information on the code to subdivision approval steps. Marzec will have to submit a letter with zoning request to the board. The Village Board would have to pass a resolution and change the zoning map, SEQR and the Planning Board would have to have a subdivision submittal approval to a final plot. The following are needed to continue with this subdivision: need to see whole parcel & surrounding areas on a survey, rezoning whole parcel to R1-R2, would require a buffer due to zoning difference to next parcels, development/subdivision plan if rezone is approved, engineering addressed and wet lands, all streets, storm water requirements, water/sewer, green spaces and lots confirm to current code (original plan is over 30 yrs. old). While more details are needed, the Planning Board agreed that the concept would be favorable.

### Old Business:

**Kraus Brothers (New to You Consignment) 13394 Broadway. SBL#108.20-8-20.1** Board questioned close proximity to Broadway. The building will be 6' off the road as opposed to the required minimum of 5' due to a gas line issue. Waiting on trusses to button up building for winter. They are still waiting for NYSDOT approval for the driveway to enter off Broadway, may need to come off the Valu (east side) instead.

**Snap fitness – 13242 Broadway, SBL# 108.19-1-16** just issued a permit, owner looking for a Feb. opening.

**Verizon – 13129 Broadway, SBL #108.19-4-2.12** is revising the building after the fire. Experienced delays, contractors out of Rochester.

**Eastwood Estate – 13051 Broadway, SBL#108.18-3-27.** Abandoned by out of state owner, sent information to BENLIC (Buffalo Erie Niagara Land Improvement Corporation). **BENLIC** is a land bank that strategically acquires, improves, assembles, and sells distressed, vacant, abandoned, and/or tax-delinquent properties. The village would be required to maintain and board up/secure property until it is demolished or rehabbed.

### Communications:

None

Chairman David Metz entertained a motion to adjourn the meeting. Motion was made by Doug Henry and seconded by Dick Kegler. All were in favor and the meeting adjourned at 8:27 PM.

The next regular Planning Board meeting will be held on Wednesday, January 18, 2017 at 7:30 PM.

Submitted By,

Sue Galbraith  
Secretary to the Village of Alden Planning Board