



Town of Alden
Planning Board
3311 Wende Road
Alden, New York 14004
www.alden.erie.gov

Michael Dewitt, Chairman

Meeting No. 1 Regular Planning Board Meeting Tuesday, February 12th, 2019

The regular meeting of the Alden Planning Board was held in the Alden Town Hall at 3311 Wende Rd., Alden, NY 14004 on Tuesday, February 12th, 2019 at 7:00 p.m. Chairman Mike Dewitt called the meeting to order at 7:00 p.m. The roll call was taken by the Secretary.

Present:

Mike Dewitt	CEO Chris Snyder
Mike Fleming	Councilman Dean Adamski
Matthew Malecki	
Frank Altieri	
Ronald Gardner	
Duane Conners	

Absent:

Bob Meyer

Recording Secretary:

Joy Insinna

Approval of previous minutes

Minutes of the November 13th meeting, were approved; a motion was made by Ron Gardner, second by Frank Altieri. Carried. Unanimous.

Communications

Meeting schedule for Town Board meetings

Couch White LLP, representing utility installation on corner of town and Townline Road, provided material; no action for Planning Board

New Business

Olson's Feed on 12659 Broadway. Bob Olson is proposing putting a smaller building on the old property where the initial store had burned down. The structure will essentially be placed on the same spot and use the existing systems that remain. The Planning Board reviewed the original site plan and found that it complied with the Town's Master Plan. Frank Altieri recommended approval to the Town Board; Duane Conners seconded; carried unanimously.

Unfinished business

Informal Review: Lucas James - additional buildings at 11290 Broadway. Keith Marquis, representing Lucas James, presented a proposal of 88 single bedroom units for lease with community buildings designated as a senior residence. Total size of the overall property is approximately 15.5 acres. This is basically the same layout as was reviewed previously as a single-family home subdivision. Details include a combined septic system, refuse company will pick up, partial fencing along Broadway and lighting at entry and curb areas. Each individual unit will have a garage area that will be deep enough to include parking space in front of the building and there will be no excess parking spots. Traffic flow is estimated

at 25 cars per hour when residency is at 100%. Construction will be done in phases with the first already under construction. Estimated rate of construction is 2 or 3 buildings per year so overall estimated completion will not be for several years. Total infrastructure will be established for entire property as much and as soon as possible to support construction during the life of the project. Mr. Marquis and Mr. James do not anticipate changing the overall design and layout at this point. They requested preliminary approval of the general plan from the Planning Board contingent on the Town Engineer Metzger's review. The Planning Board did not take formal action but stated that they had no issue with the proposal conceptually.

Business from the Floor

None

Town Board Meeting Reports

November 19 Ronald Gardner

December 3 Mike Dewitt

December 17 Duane Conners

Special Meeting Report

None

Suggestions from members, consultant and Building Inspector

None

Monthly property progression review

None

Representatives to Upcoming 2019 Town Board Meetings (meets every 1st and 3rd Monday)

*Meeting falls on holiday and may be moved or canceled

January 14* Unassigned

January 28 Unassigned

February 4 Unassigned

February 18* Bob Meyer

March 4 Matthew Malecki

March 18 Mike Fleming

April 1 Frank Altieri

April 15 Ronald Gardner

May 6 Mike Dewitt

May 20 Duane Conners

June 3 Bob Meyer

June 17 Matthew Malecki

July 1 Mike Fleming

July 15 Ronald Gardner

August 5 Frank Altieri

August 19 Mike Dewitt

September 2* Duane Conners

September 16 Bob Meyer

October 7 Matthew Malecki

October 21 Mike Fleming

November 4 Frank Altieri

November 18 Ronald Gardner

December 2 Mike Dewitt
December 16 Duane Connors

Next meeting

March 12th, 2019

***A motion was made to adjourn the meeting by Ron Gardner, seconded by Frank Altieri, (7:55 p.m.);
Carried. Unanimous.*