



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

Michael Dewitt, Chairman

Meeting No. 5 Regular Planning Board Meeting Monday, July 12th, 2021

The regular meeting of the Alden Planning Board was held in the Alden Town Hall at 3311 Wende Rd., Alden, NY 14004 on Monday, July 12th, 2021, 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	Gina Waiss, Town Councilwoman
Matthew Malecki	Chris Snyder, CEO
Mike Fleming	
Bob Meyer	
Joy Insinna	

Absent:

Duane Conners

Recording Secretary:

Joy Insinna

Approval of previous minutes

A motion was made by Mike Fleming, seconded by Bob Meyer to approve the April meeting minutes. Unanimous. Carried.

Communications

Email from Town Attorney Jennifer Strong was sent out on 7/8/21 to remind the Planning Board members that we are halfway through the calendar year and to complete the required four hours of training before the end of 2021. Once completed, please submit the certificate of attendance to the Town Clerk.

New Business

Minor subdivision – Vacant lot on South Newstead. CEO Chris Snyder presented the documentation to the Planning Board. The property is large and the owner wants to split it into 3 lots. Matt Malecki moved to recommend approval of the proposed subdivision to the Town Board as it adheres to the Town's Master Plan; Mike Fleming seconded. Unanimous. Carried.

Preliminary Site Plan - 11668 Broadway and Two Rod. Darrel Gasper, representing the Zoladz, presented the rough plan for the proposed single multi-use units. The commercial rental units are designed for small businesses to contain any overages they may have (i.e. equipment) but not be used for offices. The side of the building facing Broadway could be dressed up to include elements, like appropriate building materials/windows and landscaping, that would make it more attractive. Because the property is bordering residential a berm would be required. Parking would be for tenants only with no overnight parking. There needs to be 33 parking spaces for the current square footage. External lighting would be controlled on

timers with light pollution being considered and addressed in more detail on the final site plan. The entrance currently placed on Broadway appears to be only 75 feet from the intersection. Mr. Gasper will discuss this with the DOT.

Site Plan - the Integer building on Walden Avenue. Peter Sorgi and David Stutz appeared before the Planning Board as representatives from Integer. They presented a detailed site plan that CEO Snyder has also provided to Town Engineer Metzger for his review. After discussion of drainage, lighting, wetlands and utility access, the Planning Board felt that there were no outstanding issues. Matt Malecki moved to recommend approval of the proposed site plan to the Town Board contingent upon review and completion of any adjustments required by Mr. Metzger. The site plan adheres to the Town's Master Plan; Bob Meyer seconded. Unanimous. Carried.

Unfinished business

None

Business from the Floor

None

Town Board Meeting Reports

None

Special Meeting Report

None

Suggestions from members, consultant and Building Inspector

None

Monthly property progression review

None

Representatives to Upcoming 2020 Town Board Meetings (meets every 1st and 3rd Tuesday)

- January 5 & 19
 - o Mike Dewitt & Mike Fleming
- February 2 & 16
 - o Duane Conners & Bob Meyer
- March 2 & 16
 - o Matt Malecki & Mike Dewitt
- April 6 & 20
 - o Mike Fleming & Duane Conners
- May 4 & 18
 - o Bob Meyer & Matt Malecki
- June 1 & 15
 - o Mike Dewitt & Mike Fleming
- July 6 & 20
 - o Duane Conners & Bob Meyer
- August 3 & 17
 - o Matt Malecki & Mike Dewitt

- September 7 & 21
 - o Mike Fleming & Duane Conners
- October 5 & 19
 - o Bob Meyer & Matt Malecki
- November 2 & 16
 - o Mike Dewitt & Mike Fleming
- December 7 & 21
 - o Duane Conners & Bob Meyer

Next meeting

August 9th, 2021

***A motion was made to adjourn the meeting at 7:50 p.m. by Matt Malecki, seconded by Mike Fleming; Carried. Unanimous.*