



3311 Wende Road
Alden, New York 14004

Planning Board

Meeting No. 7 Regular Planning Board Meeting Tues., July 9, 2013

The regular meeting of the Alden Planning Board was held in the Alden Town Hall at 3311 Wende Rd., Alden, NY 14004 on Tuesday July 9, 2013 at 7 pm. Chairman Witt called the meeting to order. The roll call was taken by the Secretary.

Present: Michael DeWitt Bill Weber, Town Councilman
 Ralph Witt
 Michael Fleming
 Gary Wagner

Absent - Don Stoffel

Recording Secretary: Sue Galbraith

Chairman Ralph Witt called the meeting to order at 7 pm.

Approval of previous minutes

**Motion: to approve the June 11, 2013 minutes by, Michael DeWitt, and seconded by Michael Fleming. Unanimous. Carried.*

Communications

Building Inspectors monthly report

Towns & Topics magazine

Letter to Mr. Lund, from CEO Snyder dated 6/13, on decision that property zoned RA in 1976, contractors yard cannot be grandfathered in. Has until 7/13, apply to ZBA.

New Business

None

Unfinished Business

Metz site plan – North Rd.

The following comments and concerns were raised from the Planning Board in conjunction with the 11 item list from Town Engineer Mike Metzger.

One of the most important issues the Planning Board feels should be addressed is that it should have SEQR, as non conforming use.

Planning Board views this project C3 use. Site plan must comply with C3 code.

Septic System:

- Listed at 3 different locations - one on the permit, one on the plans from 10/19/12 and one on the plans from 10/24/12.
- Concerns on if the permit from the Health Dept. is valid. Permit was issue 4/29/1981 for a play house and was change to say shop. Holding tank on permit?

- Cannot use approximately for location of items, must be accurate, specific and verifiable.
- Even though the septic system is the concern of the Health Department, the board is skeptical of information provided. 1,500 gallon or 1,000gallon tank? Why would a distribution box be put in for a playhouse? Amount of lines out of distribution box varies from 5 to 8 on different plans.
- Dye test was preformed by an Engineer, would like to see report from Erie County Health Dept.

Water lines

- Erie County Water Authority installed water lines on North Rd. late 80's Early 90's. Need verification from ECWA of installation confirmation. Original C of O was for cold storage, but has water, electric and heat to the building. How could water lines be there before the building?

36" Pipe diversion/ water flow

- The 15" line is reduced to 3" going into the manhole, preexisting line shows 10" pipe. Need verification of 31' by 15" pipe going into right of way, from the county, needs additional retention. .
- Calculate flow from across the street at a high rate thru 36" pipe, and how many acres it covers. Concerns since county put in 36" pipe, so that is what was determined was needed. Flow will slow with pipe diameter decreases and 90 degree angle from barn.
- Need flow able fill instead of stone inside chamber of building.
- Small 3" pipe can cause back up across the street, causing potential accidents, if water has not place to flow and flows across the top of the street.
- Metz should accept responsibility/liability, Post Bond to cover responsibility? Should be listed on site plan that the town will not accept any responsibility.
- Could minimize problem by going around building to left, due to questionable location of the septic tank.

Drainage

- Must illustrate drainage in rear of property no elevation, goes under the detention pond.
- Needs Bio trench, in detention pond, due to heavy equipment, oil, grease and hydraulic leak possibilities.

Geo Thermal Heat System

- Needs to show layout of whole geo thermal system. Needs to identify IP (iron pipe?) located thru out plans. Old gas well?

Property lines

- Show property lines as reference points only, as property lines to the West of the house was subdivided and then recombined.

Variances

- Seeking variance for back unpaved parking area? If this site plan is approved, it must be agreed that no variances can be applied for. Once the plan is accepted and approved, no deviations from the plan will be allowed.

Outdoor storage

- All equipment/product/tools etc, may not be stored in front of the fence, as per the code for C3 Contractor's Yard.

Building

- No cross cuts, is building in compliance? Fire doors/fire walls/double 5/8 fire board? Needs one hour fire rating. Although the interior of the building is not part of the site plan, Planning Board would like access. New C of O would need if not a cold storage building.

Right of way

- Two different numbers for right of way listed on two different plans

Business from the Floor

None

Town Board Meeting Reports

Monday, June 17 – Don Stoffel- no report

Monday, July 1 – Michael Fleming- HOP Jordan, W. Main St., herbs

Special Meeting Report

None

Suggestions from members, consultant and Building Inspector

None

Monthly property progression review

Mark Moore – 12472 Broadway. Looks like contractor's yard, transfer station, signs and trucks being used for advertising. Questionable change of use needed, if had site plan could site violations. Zoned C2 being used as a C3 business.

Brylin – Genesee St. owner working on house, as he plans to reside there. Would need rezone for residence, no record of ZBA application filed. Berms and yard look terrible, also, looks like a contractors yard, not zoned.

Two Rod and Broadway, owners have been cited with violation of signage, had 30 days to comply, but deadline has expired. Need to consider changing code from 30 days to 10. Questioned whether man is once again living on the premises in shed in violation.

Bike Shop – Walden, all the available parking is occupied by equipment, looks like contractors yard. Needs to have parking lot paved, with spaces available for customer parking, and equipment out of site, behind a fence, or else not in compliance. No site plan was reviewed for cold storage addition.

Tree Care of WNY – bringing large amounts of product, piled outside.

Erie County Home – lawn is being maintained by county.

Representatives to Town Board meetings

Monday, July 15 – Michael DeWitt

Monday, August 5 - Gary Wagner/Don Stoffel?

Next scheduled Planning Board meeting – Tuesday, August 13, 2013

Adjournment

** Motion – a motion was made to adjourn by Michael Fleming, and seconded by Michael DeWitt. (8:08 pm). Carried. Unanimous*