

Unfinished Business

- Ledgestone Village Phases 3 & 4
- In attendance were many residents who own property bordering and very near Ledgestone Village who have objections to the approval of Phases 3 & 4. They have concerns regarding the development as it has been constructed so far and the contractor's request to the Town to revisit his request to put in a secondary access to the development.
- Chairman Dewitt advised that the planning board serves in an advisory capacity to the Alden Town Board. The planning board is required to see that site plans meet code requirements and then make recommendations to the Town Board for their review and approval.
- Cassidy Bauer, 1335 E. Laray Drive, expressed concerns for the safety of children using the playground. She is interested in insuring that the Town is acting in the best interest of the residents, not the developer. She expressed she believed that the access road traffic would add 160 people on their streets and is overdevelopment of land and would support the contractor and not the residents. She would rather see environmentally sound development of the land like hiking trails and recreational use.
- Joanna Eisensmith, 1257 Laray Drive, expressed that she is against the approval for a second entrance to the Ledgestone Development due to increased traffic in her neighborhood. She is not in favor of approval of phases 3 & 4 because of concerns with drainage from the development so far and the possibility of the additional entrance.
- Chairman Dewitt advised that it was his understanding that the approval of a second entrance is not going to happen.
- CEO Snyder advised that if additional phases are approved, they will require sprinklers in units if there is no ability to install a second entrance.
- Dennis Downey, 1174 Greenfield, advised that the ditches were full and do not recede timely.
- John Haefner, 1281 E. Laray, has had more drainage concerns since the development of Ledgestone and believes it is due to the development.
- Joanna Eisensmith, 1257 Laray Drive stated drainage has increased since the Ledgestone. She wants to know about drainage requirements from phases 1 & 2. Also, Lucas James, the developer, came door to door offering to purchase pine trees for residents to plant on their property.
- CEO Snyder stated he will monitor to be sure trees and swale are in placed in accordance with the plans.
- Joanna Eisensmith, 1257 Laray Drive stated that she feels the current situation is not fair to the home owners in her neighborhood.
- Ron Dombrowski , 1227 E. Laray Drive, never had water in my basement until Ledgestone was developed. With the building of the development, he went from only having a dry basement with a drain to needing to install a sump pump.
- Bob Johnson, 1234 E. Laray, concurred with Mr. Dombrowski that there is increased drainage onto their properties with the development of Ledgestone.
- Holly Ahl, 1265 E. Laray, stated that the ditch installed behind her property is full constantly. Headlights are pointing at rear of her house as tenants drive within the

- development at night. She also doesn't believe pine trees will be a good barrier due to time for maturity and lower branches of mature trees dying off and would like a better landscape design going forward.
- John Shields, 1280 Greenfield asked if phase 3 was approved, would the contractor need the second entrance.
 - CEO Snyder responded no, he would need to add sprinklers.
 - Joanna Eisensmith, 1257 Laray, stated I know you said the road is off the table and then asked if the board is trustworthy because she is concerned that the road could be approved down the road.
 - Chairman Dewitt advised that she may come to meetings and continue to have input regarding the project.
 - Bob Meyer complimented Cassidy Bauer for taking the time to speak up. All of you are here doing what you need to do. We are going to do the best we can with the information provided and welcome input from residents.
 - Alecia Gangloff, 1223 Laray, questioned that you admitted that you haven't been on our street so how would you understand our concerns.
 - Bob Meyer responded that he has driven through the neighborhood, but that doesn't always reveal all that residents living there are experiencing.
 - John Haefner, 1281 E. Laray, asked why didn't we get Walmart.
 - Chairman Dewitt advised that the idea for a Walmart was brought up by someone not connected to Walmart.
 - Ray Lechowicz, 1233 E. Laray inquired regarding what was the long term plan to keep the ditches that were dug operating.
 - Art Eisensmith, 1257 Laray Drive, stated they were fighting for what neighborhood they had left and buildings are being built on top of us. We need better drainage and landscaping
 - Dennis Downey, 1174 Greenfield, stated he thought the units were to have basements, but were built on slabs. The first two units were under water when they were first built. How will developer follow through to prevent further drainage issues?
 - Holly Ahl ; 1265 East Laray, would like fence or berm put in place for privacy.
 - CEO Snyder stated that maybe a fence at end of the entrances would help.
 - Art Eisensmith, 1257 Laray, asked if the contractor changed the creek; and if he did there should have been input from tax payers.
 - Colleen Rogers also stated that the planning board is an advisory body; and that the board loves the input. The Town Board makes the final decision on site plans.
 - Jeannie Kujawski, 1258 E. Laray, stated that on paper the project may look good , but in practice it is not working.
 - MichelleWallace, 1358 E. Laray, stated she has had water issues for 31 years and always had flooding on her property. She also inquired if the creek was rerouted
 - Joanna Eisensmith, 1257 E. Laray, asked what do you recommend she should do.
 - Chairman Dewitt responded that she should continue attending the planning board meetings.
 - Dwayne Conners added that she should come to the meetings, especially when LedgeStone is on the agenda

- Art Eisensmith, 1257 Laray, stated he had concerns regarding insuring change results from their input.
- Jeannie Kujawski, 1258 E Laray asked if the town can say no to fences if is not a code requirement.
- CEO Snyder responded that the Town can require fences and landscaping even if it is not a code requirement.
- Katelyn Bace,1280 E. Laray, expressed concern regarding drainage and septic problems she is encountering.

Business from the Floor

Town Board Meeting Reports

Special Meeting Report

Suggestions from members, consultant and Building Inspector

Monthly property progression review

Representatives to the 2023 Town Board Meeting (meetings are every 1st and 3rd Monday)

- January
 - Mike Dewitt & Colleen Rogers
- February
 - Duane Conners & Bob Meyer
- March
 - Matt Malecki & Mike Dewitt
- April
 - Colleen Rogers & Duane Conners
- May

- Bob Meyer & Matt Malecki
- June
 - Mike Dewitt & Colleen Rogers
- July
 - Duane Conners & Bob Meyer
- August
 - Matt Malecki & Mike Dewitt
- September
 - Colleen Rogers & Duane Conners
- October
 - Bob Meyer & Matt Malecki
- November
 - Mike Dewitt & Colleen Rogers
- December
 - Duane Conners & Bob Meyer

Next meeting

Tuesday, March 14, 2023

***A motion was made to adjourn the meeting at 7:47 p.m. by Bob Meyer, seconded by Dwayne Conners; Carried. Unanimous.*