

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

Meeting No. 4 Regular Planning Board Meeting Tuesday, May 9, 2023

The regular meeting of the Alden Planning Board was held in the Alden Town Hall at 3311 Wende Rd., Alden, NY 14004 on Tuesday, May 9, 2023, at 7:00 p.m. Chairman Dewitt called the meeting to order at 7:00 p.m. The roll call was taken by the Secretary.

Present:

Mike Dewitt Colleen Rogers **Duane Conners Bob** Meyer Secretary Matthew Malecki **CEO** Snyder

Absent:

Recording Secretary: Susan Schumacher

Approval of previous minutes

A motion was made by Bob Meyer, seconded by Colleen Rogers, to approve the April 2023 meeting minutes. Unanimous. Carried.

Communications

A letter was received from Michael Metzger, Town Engineer regarding Ledgestone Village Phase 3. Chairman Dewitt advised that the letter will be addressed under Unfinished Business -Ledgestone Village.

New Business

Zinter Subdivision Application

Chris Snyder advised that the property was large enough for the subdivision requested. There are no flood plain concerns. Erie County noted wetland prone to flood hazard located near the front ditch. There were no questions or concerns presented by board members.

A motion was made by Duane Conners, seconded by Colleen Rogers, to recommend approval of the Zinter subdivision request. Unanimous. Carried.

Donnelly Subdivision

Chris Snyder advised that he has requested, but has not received an updated survey. He will need the updated survey to determine if there is proper frontage to allow the subdivision.

Chris Williams, 12300 Cary Road has concerns regarding how the subdivision and subsequent home construction will impact his property. Mr. Williams provided photos of his property which showed the proximity to the intended construction. He feels the construction will be too close to his property.

Chairman Dewitt advised that this subdivision request will be tabled until next month due to the need for the updated survey to move forward.

Unfinished Business

Ledgestone Village

Chairman Dewitt reviewed the copy of the letter to Chris Snyder dated May 8, 2023 from Michael Metzger, engineer providing his comments on materials received April 18, 2023.

The following comments included in the letter pertinent to the planning board were discussed:

- The need for the Town Board to make a decision regarding approving an easement which would allow for the construction of a secondary emergency access road. Chairman Dewitt inquired regarding this at the Town Board Work Session held May 8, 2023. Supervisor Sitzman advised Chairman Dewitt via email that the Town Board is unanimously opposed to approving an easement for this purpose.
- The SWPP submitted does not include information required to calculate drainage.
- A portion of the building is located in a 100-year flood plain needs documentation removing the flood plain designation or reworking the building location.
- The Town Board will need to review the buffering and landscape design to ensure it is satisfactory.
- Due to the possibility that the federally jurisdictional wetland could be extended on to adjoining parcels resulting in NYSDEC identifying it as a state jurisdictional wetland as well at a later date, it is recommended that the applicant provide NYSDEC communication or a solid opinion from the project wetland professional. If the wetland designation is extended, it would affect the development of the site.
- The requirement for parking spaces is 56. The plan identifies only 48 parking spaces and needs to be amended.

Holly Ahl, 1254 Laray Drive expressed concerns regarding the buffering and landscaping. Chairman Dewitt advised her that she is welcome to review the landscaping plan.

Town Board Meeting Reports

None

Special Meeting Report

None

Suggestions from members, consultant and Building Inspector

None

Monthly property progression review

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

o January • Mike Dewitt & Colleen Rogers February 0 • Duane Conners & Bob Meyer • March Matt Malecki & Mike Dewitt 0 o April Colleen Rogers & Duane Conners • May Bob Meyer & Matt Malecki o June • Mike Dewitt & Colleen Rogers o July • Duane Conners & Bob Meyer August 0 o Matt Malecki & Mike Dewitt • September • Colleen Rogers & Duane Conners October 0 Bob Meyer & Matt Malecki 0 November 0 0 Mike Dewitt & Colleen Rogers • December • Duane Conners & Bob Meyer Next meeting

Tuesday, June 13, 2023

**A motion was made to adjourn the meeting at 7:25 p.m. by Bob Meyer, seconded by Duane Conners; Carried. Unanimous.