



**Town of Alden**  
**Planning Board**  
**3311 Wende Road**  
**Alden, New York 14004**  
[www.alden.erie.gov](http://www.alden.erie.gov)

*Michael DeWitt, Chairman*

**Meeting No. 1 Regular Planning Board Meeting Tuesday, January 14, 2025**

The regular meeting of the Alden Planning Board was held in the Alden Town Hall at 3311 Wende Rd., Alden, NY 14004 on Tuesday, January 14, 2025, at 7:00 p.m. in Chairman Dewitt Board called the meeting to order at 7:00 p.m. The roll call was taken by Secretary Michaeline White.

**Present:**

Michael Dewitt, Chairman  
Colleen Rogers, Board Member  
Robert Meyer, Board Member  
Matthew Malecki, Board Member

**Absent:**

Duane Conners, Board Member

**Recording Secretary:**

Michaeline White

**Approval of previous minutes**

Meeting November 12, 2024 Motion approved Robert Meyer approved, Colleen Rogers seconded  
Carried unanimous

**Communications**

Glenn Christner – BI-CEO

**New Business**

**Fee Schedule**

Fee Schedule related to building and planning-was reviewed. Action was tabled until the February meeting as CEO Christner has a proposed schedule of fees that he provided to the members. The Board wanted to take the time to review his changes at home and come back in February with comments. Additionally Engineer Metzger was going to make some recommendations that we would like to review as well.

Among Glenn's suggestions is an increase from a 1000th of a % to 100<sup>th</sup> of a % to 10<sup>th</sup> % of the construction budget as a basis for the fee. He did not want to do a larger increase at one time. He stated that the \$100 plus square footage of the home should not be as much of an increase to residential fee as per a construction project. He felt that the proposed fee structure is still low compared to other towns.

## **Zoladz - Broadway & Two Rod Road**

The Town had previously approved the project which was supposed to be completed all at one time. One of buildings is already built. The previous approved plan had gables above the windows on the south elevation of the south building. There were no doors.

The applicant is requesting a sign on Broadway, but the Board prefers it to be on Two Rod as that is where the entrance to the property is located and will assist in making Broadway less cluttered. In addition, the Board wants it to be a sign naming the property only and not with a list of tenants on it. The applicant wants to move the Parking lots. The previous plan was to hide the parking between the buildings.

The original plan stated that only registered vehicles would be parked during the day and not trailers. They stated that there would be no overnight parking. The applicant stated during the original approval that this property was to be used as storage only with no customer in and out to the tenants and no vehicle repair.

CEO Christner proposed that no commercial vehicles be parked there, and no motor vehicle service allowed as there are no drains. He also stated that 5000 + square feet buildings require a sprinkler system. The Board wants there to be no overnight parking, and no vehicles left on the premises. The Board wants there to be no individual tenant signs at the road, tenants could put a sign on or next to the entry door of their unit.

The Applicant did not fill out an application and did not appear to the meeting. The Board elected to table the plan for revision.

## **Unfinished business**

### **11625 Broadway Adam Mazz**

Matt Malecki asked Glenn what he knew, Glenn was instructed not to comment, it is being handled by the Village. The owner applied for and received a roof permit and then built an addition. The Board is concerned as the intersection is one of the focal points of the Town.

### **11649 Broadway Two Rod-D & E Transport (Erin Moran)**

As CEO Christner was not a Town employee when this plan was initially reviewed the Board discussed it with him, There are issues with parking as some of it may be above the septic tank. CEO Christner stated that with a new addition the entire building needs to be compliant with the NYS construction code and he saw issues with that. The Town still does not know the use of this property as the records don't show a change from its original use as a gas station.

## **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

**Next meeting**

Tuesday February 11, 2025

*\*\*A motion was made to adjourn the meeting at 7:35 p.m. by Colleen Rogers, seconded by Robert Meyer; Carried. Unanimous.*