



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

Michael DeWitt, Chairman

Meeting No. 1 Regular Planning Board Meeting Tuesday, February 11, 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, February 11, 2025, at 7:00 p.m. in Chairman Dewitt Board called the meeting to order at 7:00 p.m. The roll call not taken.

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 January 14, 2025 Motion approved Colleen Rogers approved, Bob Meyers seconded Carried unanimous

Communications

Glenn Christner – BI-CEO

New Business

Buffalo Solar-President Tyler Uebelhoer, Eric Watson Contractor, Susan King Engineer, Kelli Wilson Development Manger present.

Proposing a facility of 16,200 sq ft warehouse space to store solar panels and equipment installation. Attached office space 6000 sq ft. 6.2 acres of property. Parking lot. Solar terms connect the project meets what they need to do there. Net zero facility Geo thermal solar car charging port stations. New Buffalo Solar headquarters. Three warehouses loading dock in back. Wrap around porch, double door entrance currently employ 17. They are here for consul, input from board taking a look at C2 zoning district warehouse not a permitted use. Also we do not have required off street parking. Area variance for off street parking and use variance for warehouse. Mike DeWitt-Code under C2 permits other asseccory uses that office is the primary use, warehouse is accessory use that would be permitted a way to think about it differently. Glenn it could be thought that way, he would point out that warehouses and storage are permitted in C3 specifically. Glenn's determination that they are not permitted in C2.

Buffalo Solar sat with Mike Metzger, Scott and Town before the property was purchased, and was given all the details an overview and proposed what the plans and asked if allowed and was told that it was allowed.

The warehouse will be used in conjunction with Buffalo Solar products, materials for manufacturing propped to a regular warehouse. Matt suggest it doesn't matter what they are using it for, it matters of the long term use of the building, and future of the building and what it can be used for. Matt asked Glenn if the retail space was larger than the warehouse would be an exception, this would have to be presented to the zoning board. Glenn we are here for conceptional site plan to approve this it would help the zoning board with its decision. Mike DeWitt mentioned it's not the planning board's decision.

Parking there is a certain amount of spaces required for retail office and certain amount of parking for warehouse. 18 spaces are provided and 36 are required. Colleen mentioned they would not a variance for parking. There will be an onsite dumpster. Planning board agreed they do like the design on the front of the building. Mike would like to see what the landscaping will be. Bob wanted to see the design and location of the charging stations. Proposing solar canopies design canopy (16-18ft high) like at a gas station for electric cars to park under, off Broadway to use the charging station. Will take away from seeing front for building. The 18 spots referring to are for the charging stations 34 feet wide for the drive thru lane.

Trucks will be trailers 53 footers how wide do we have to go, there is enough room to fix it.

Glenn mentioned they would need a right away permit from the NYS DOT. It will off set a fair amount of traffic. Proposing only four chargers there. Condense down from level 3 to level 2 requires 8 plugs. They can understand traffic patterns they could something together for that.

Bob stated it would start to look like a Crosby's instead of a beautiful pole barn building, start putting up lighting, 24 hour station. Asked if the canopies can be offset to the side instead of the front, they did not they were looking to wait to be discussed.

Glenn- accessory structure of a building is a roof supporting walls or columns, would meet the definition of an accessory building and would not be permitted in a 135 foot yard from center line. If going to zoning board you could ask for a variance. Was previously farm land. Drainage that area is a swamp land. May have to move the over about 20 ft to provide the swing moving the septic back, for use of parking. Pushing for less metal. 30 % other than metal. Alternatives insulated panels and stone, no except for size of building. Window facade, effort to change the facade. Side to break it up, wrap columns. Beam work, stone pillars. (Tree Care of WNY looks nice flag pole, landscaping-example). Zoning board it will not be easy to sell a change like that to warehouse permitted space alternatively making along the lines of retail / office space and the warehouse being smaller. Nothing for assembly or repairs, we have concerns to avoid that not what you using it for but the future of a stamping plant. Planning Board suggests. Suggestion from Colleen to present to zoning board, then come back to planning board. Then Mike Metzger for a fully developed site plan. When Mike Metzger comes here site plan approval we should have full application and package 99.99% complete. Site plan approval is process.

Kelly-Flex spaces NYSEG easement require to eliminate the whole flex building for additional spaces ground mounted system on the back side of that parcel to make a rough sketch presented, code does not allow this size solar array in C2 short of 3 acres adjusted smaller took into account 50 ft set back of the parcel line instead of 100 what was read in the code. 20 ft set back from the fence 2.49 acres, smaller solar array according to code to be 5,000 sq ft, to do a large solar a variance would have to be requested for the zoning as well. Looking for comments or feedback Matt Malecki replied Alden is not ready for solar, long term who is responsible when not working. They stop working. Policies for deactivation plan, furnishing a bond. Offer education to the community. Benefit town thru pilot revenue and mutual benefit, how do they go about educating community.

Glenn requirements are minimum 30 side yard 40, none in the front yard, minimum uncombered lot spaced of 40,000 sq ft. seems to meet in the C2 district, required RA to do a large scale solar. Ra is a most restrictive use, no retail, no office. Variance to allow a solar in a C2, Glenn suggests getting variances ready to present to the zoning board. Nothing in Code book about a large scale solar. State program to sell

to the grid to under privileged customers, if allowed, or generate electricity and sell to the town. All things will be considered but need to go through the zoning board for required variances. Zoning, Planning and Town Board for approval. Need to see drawing with landscaping, lighting, dumpster, generac. Colleen suggest go for less variances that was needed, no parking. Phase 1 building & phase 2 storm water management, notice of intent and construction worked can be phased. Solar array 2.49 acres, solar farm is 4 acres or more go back to C2. Off set some energy will be used from solar.

Unfinished Business

Erin Moran D&E Transportation 11642 Broadway

Draftsman present

Mike Metzger did an initial review today still a lot of things not addressed in site plan.

Stone on the outside of the building, gutter, down spouts.

Draftsman added that more light fixtures were added.

Town engineer no boundary survey provided, SEQR form, No site plan application, drainage plan, erosion control plan, New utilities proposed, NYS DOT permit.

They have ben to zoning and SEQR was completed, Mike has not seen that.

Previous issue with the fire, no doors showed on the plan. Building is going to be warehouse no permitted use. Motor vehicle is.

Add on to existing building, no drains.

Commit to the parking – parking in front and two rod side all paved.

They did receive the variance. Septic is in the grass. Cannot be called a metal storage building, it has to be a car repair shop based on C2. If it is a car repair shop it should follow current standards which would have floor drains. Glenn cannot find these codes it may be the Erie County Environmental Planning.

Man door on side, will not fit in front. Plain on a visible corner, window dressings needed.

No drainage shown, or paving, lot has to be paved.

Water goes down to gutter on right side towards two rod, to grass.

Broadway to existing building water will flow to two rod needs to be controlled back to Garland.

Some barrier needs be.

Drainage on Two Rod side. Put on next set of drawings. Window boxes on the windows

There will be no dumpster.

DOT needs to be involved because on Broadway-curbs are filled as if they did that.

Door

No Dumpster

Lighting

Use of building cannot be storage, it will have to be Auto repair shop / retail. Need a drainage plan.

State code does not have a requirement of drain/ oil separator. Division of sewer management requirement.

Zoladz 11668 Broadway

Mike Retzlaff present 4 updated drawings

Offer to come look at existing building.

Building is filled.

Occupancies and codes to bring them back up.

Increase some of the building code requirements

1200 sq feet large for simple storage, they are rented by storing cars, dance shop, gymnastics.

Second building was already approved.

Site plan approved there was no mail boxes but the tenants are requesting off two rod. Will be wrapped to match building.

23 spaces will not need 23 mailboxes, certain businesses will need them.

Small businesses for extra space.

Façade of the Building updated.

No dumpster, each tenant has to take care of the trash.

Would like to add a small dumpster on a concrete pad enclosed in to match building

Signage regulated by code, signage on the building sign out front two sided along Broadway with address for emergency purposes list businesses on building, sign rotated 90 degrees.

Front of building break façade and add windows, natural light every unit will have an upper window 2 x 4, (example pavement & Walden Ave project) enough for security purposes 10 to 12 ft height.

Site plan entire parking along Broadway, doors need to be added next to overhead doors.

A lot of tenants store personal items. There is no parking no heavy traffic. Traffic pick up times and drop off only.

No overnight parking.

Single unit with bathroom, double an office. Door on Broadway side be centered, bathroom one side when entering, office on the other side window to line up with the office for light along with window for light.

Façade will have stone on front Broadway section doors and lower windows and upper windows along with the signage.

Along with the six doors will have 5 ft concrete pads, in between the concrete pads approval for landscaping. Never on any of the prints. Matt Malecki states there is a parking lot on the current plans but never on the one the planning board previously approved. Zoladz definitely wants to meet the code and be a good neighbor.

New plans landscaping added back in 3-4 ft around, planting areas not sure on the plan with curbs.

Signage the one on the building looking for 2x8. Minimal changes. Benefit us as a business to attract starter businesses. Working with BI on every usage.

Matt states current plans is nothing like approved previously that went to the Town Board there was no signage because the usage was only in and out for construction companies, landscapers, single use for this building for materials and to change trucks, parking lot behind was all trees, all green on the south side.

Mike DeWitt stated he talked to Mike Metzger after the last meeting what sounds like happen came of out of this board the way we recall it in the interim they found out that were the building was in plan we approved did not meet the setback requirement and the town board approved the site plan were the building is now. Matt Malecki states that he thinks what they are doing here will be better in the long run, then what was originally proposed, it is frustrating that we now have that parking lot facing Broadway, which planning was opposed to. There will be periodic parking no overnight parking. Signage mixed use now, signage was to be on Two Rod not Broadway and no doors, large building structure when you drive down Broadway you see it. Good looking building and landscaping will help a lot. Side go with black break up lower and stone look.

Tenants will pay a few more for front. Colleen would rather have a parking lot than landscaping. Signage is to attract business and emergency services. Signage should be on entrance way on Tow Rod not Broadway.

Colleen & Bob like the changes. Future what will be for the buildings. Cliental car buffs, construction businesses, cheerleaders, gymnastics. Front signage does not have a business in we will have in leasing phone number. Mike Dewitt minimal changes. Glenn site plan was approved we are looking at the amended changes. Matt Malecki signs on the building will be timed, they will own the sign boxes.

Including the sign out front. Number part will be lit 24/7. Detail guy will be moved up front, flip out cars and sell elsewhere. Dumpster closed and locked for tenants that need it.

Colleen Rogers Under the conditions to approve signage on Two Rod on a timer, and timers on the building.

Recommended to Town Board for approval.

Colleen Rogers approves and Matt Malecki seconded.

Fee Schedule

Proposed 2025 fee schedule

Building Permits

Matt Malecki Where would people be shocked to see and stand out Glenn commercial is increasing Issuing permits for porches that need three inspections and its \$30.00.

Residential fee is \$30.00

Anything for failed inspection, if you call and ready for inspection and it's not, call not ready they will be charged \$75.00

Doubling fee \$200 without a permit

Roofing permit is \$25.00 if you put on a roof it would not be doubled not a penalty.

Trying to consistency with Town Board Special Use permits consistent with requires an advertisement.

Initial Chicken fee \$100, renewal \$50.00 annual re-inspection.

Initial HOP fee \$100, renewal \$50.00 annual re-inpection.

DEC License \$1.00

Prepared by attorney.

Bob Meyer approves and Colleen Rogers seconded

Glenn we are rewriting the chapter on building code administration as per instruction from the state and found out would that they would like the planning board to approve that, at the next planning board meeting. That would be a code change that would require a public hearing.

Recommended to the Town Board for approval

Unanimous votes of the planning board.

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 March 11, 2025

***A motion was made to adjourn the meeting at 8:41 p.m. by Mike Dewitt, seconded by Colleen Rogers; Carried. Unanimous.*