**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, April 8, 2025**

The regular meeting of the Alden Planning Board was held in the Alden Town Hall at 3311Wende Rd., Alden, NY 14004 on Tuesday, April 8, 2025at 7:00 p.m. in Chairman Dewitt Board called the meeting to order at 7:00 p.m. The roll taken by Secretary, Michaeline White.

Present:

Michael Dewitt, Chairman

Colleen Rogers, Board Member

Matthew Malecki, Board Member

Absent:

 Robert Meyer, Board Member

 Duane Conners, Board Member

Recording Secretary:

 Michaeline White

**Approval of previous minutes**

Meeting February 11, 2025, Motion approved Colleen Rogers approved, Matt Malecki seconded Carried unanimous.

**Communications**

Duane Conners sent the chairman an email requesting information on resigning from Planning Board.

**New Business**

\*Kazmer site 25 acres on Westwood, the applicant wants to separate a lot where buildings are located and create 4-5 individual parcels in back. The survey shows a break line due to the depth of the parcel. The current lot has 278 frontage total which complies with the code for a RA district. Glenn told Mr. Kazmar Code reads 200 ft width at the front yard for any lot. The CEO provided clarification from the Town Attorney that frontage definition is taken at the front yard requirement at 35 ft from the from the right away. That is how the lot width is determined. The applicant states that he had a variance back in 1977, however Code states that variance expires in 6 months. A copy of the variance was not found in the Building Department file. Since a variance is needed the proposal was tabled. Mike DeWitt stated that he does not have an issue with it if the ZBA grants the variance.

\*Ledgestone Phase 4. Lucas James states that this plan is similar to phase 3. He stated that the tree area in the undeveloped portion of the site will have no further development and is willing to have that commitment added to deed. He will follow up with Town attorney regarding how to do that.

Phase 4 will consist of one 24-unit building with 12 units upper and 12 lower, and nine two-story buildings with 4 units each yielding a total of 60 new units.

The Board asked how refuse was being handled, especially for the 24-unit building. Currently the property has private garage pick up on Fridays with each unit placing their refuse at the curb. The Board felt that would be problematic for the 24-unit building. The Board advised Mr. James that he would need a garbage room in the building. They suggested placing it at the end of the hall due to smell with a vent to the outdoors. Mr. James stated that there are three extra rooms, making room for things like that.

When asked about the Landscaping, Mr. James stated that it would be identical to other phases with cherry blossom trees and bushes. Due to tight parking in earlier phases, he plans double width driveways. The plan appears to meet parking requirements.

The Board discussed screening along the west property line with Mr. James. The west property line is heavily wooded and remote from East Laray Drive. He states that those woods will remain undisturbed.

The 24-unit building will have mailboxes inside the building with a camera inside on 8 ft wall in front of the main entrance inside, and a leasing office. He plans to keep the existing leasing office by the clubhouse as well.

In terms of property lighting, there will be lights long the roadway through the wooded area and lights in front of the buildings. The septic system will require approval from Erie County Department of Health.

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Following the discussion, Colleen Rogers motioned recommending approval subject for the remaining undeveloped land remaining undeveloped and all of Mike Metzger’s comments properly addressed.

Motion seconded by Mike Dewitt, approved by unanimous vote.

\*Local Law #1 of 2025 – Town Attorney Strong advised that the Planning Board needs to take a formal action to recommend approval to the Town Board.

Colleen Rodgers made the motion to recommend approval, and Matt Malecki seconded the motion, all in favor.

**Unfinished Business**

**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, May 13, 2025

*\*\*A motion was made to adjourn the meeting at 7:28 p.m. by Colleen Rogers, Matt Malecki, seconded Carried. Unanimous.*