



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

Michael DeWitt, Chairman

Meeting No. 3 Regular Planning Board Meeting Tuesday, April 14, 2026

The regular meeting of the Alden Planning Board was held in the Alden Town Hall at 3311 Wende Rd., Alden, NY 14004 on Tuesday, April 14, 2026, at 6:00 p.m. Chairman DeWitt Board called the meeting to order at 6:00 p.m. The roll taken by Secretary, Amy Overhoff.

Present:

Michael DeWitt, Chairman
Colleen Rogers, Board Member
Kevin Martin, Board Member
Matthew Malecki, Board Member

In attendance: Stacey Cummings, Lesswing subdivision, Buffalo Solar Representatives.

Absent:

Robert Meyer, Board Member, Resigned 2 pm on 4/14/2026

Recording Secretary:

Amy Overhoff

Approval of previous minutes

Colleen Rogers acceptance of Board minutes, Kevin Martin Seconded, Carried, Unanimous.

Communication

Mike DeWitt, received a copy of a letter from Mike Metzger to Rick Coburn regarding Ledgestone Development plan. The plans are good and ready for improvement at any time.

Matt Malecki, did he split the land and encompass the changes for deed restriction of wet lands?

Kevin Martin, Ledgestone was going to proceed with the deed restriction and go through the process. A lot of back and forth communication and still is a work in progress.

New Business

1600 County Line Rd, - Alden Center Line Adjustment and Subdivision-
Mike DeWitt, minor subdivision,

The board reviewed the plans and surveys completed by the applicant.

Kevin Martin, at least 200 ft, Mike Metzger mentioned, it would be considered a major vs minor potentially. He reviewed both surveys and checked to make sure the separate parcels.

Mike DeWitt the time limit is 3 years technically.

Matt Malecki motion to approve, Kevin Martin Seconded, Carried, Unanimous.

Stacey Cummings 12447 Lesswing Rd.- Minor subdivision splitting home, barn and 8 acres of land.

Matt Malecki searched the code for approximations. Kevin explaining the subdivision and potential part of S. Newstead Rd. connection. The board reviewed the land and surveys.

Stacy Cummings present, explains survey and location of survey for property lines and how the parcels would be separated and sold. The frontage is 375 x 950 ft and has the barn, shed and house. The pond is fenced in. 4 acres is still attached on the Alden Side of the property.

Colleen Rogers, Jennifer Strong will have the survey for the approval by the end of the week.

Kevin Martin asks if the pond is part of the house that is being sold with the property? Stacey the pond will stay with the property.

Matt Malecki with assistance of Amy Overhoff researched Code 365.10. Ponds are not included in the Code Manual.

Colleen Rogers found in Code 195.10, "Pond, lake and basin excavations shall not be closer than 75 feet to any public right-of-way or adjoining property line. This setback requirement does not apply to drainage retention/detention ponds approved as a part of a subdivision or development plat and its site plan approval."

Mike DeWitt motioned to approve, Matt Malecki Seconded, Carried, Unanimous.

Unfinished Business

12775 Broadway- Minor subdivision of McDonalds, parcel separation with the Tops Plaza, no updates on the map or parcel size from previous correspondence. The board reviewed the site maps and surveys of the previous correspondence. Mike DeWitt reads the previous proposal by the company and why the parcel separation is necessary

Matt Malecki, the parcel is 190 ft long per the map survey provided.

Mike DeWitt, researched the code and stated it must be 35ft in order to allow commercial division of property lines.

Colleen Rogers motion to approve, Kevin Martin, seconded the motion, carried unanimous.

Buffalo Solar Project - The purpose of coming to the planning board meeting is to communicate and discuss the steps to get approval of the project. The Representatives provided the board with the plans and review of the changes made.

The representatives are seeking an open communication with the Planning Board per recommendations from Rick Coburn and Mike Metzger. They had presented the information to the board last February and applied for the grant which in turn led to some down time from February until now when they received notice they were denied the grant. They would like to turn the setting into a workforce for energy and empowerment, office setting headquarters. They took recommendations and moved parking to the side of the building vs front, and lost a row of spots but gained a retention pond. Added an additional barn to cover any equipment. They encountered hiccups with Civil engineers and took 6 weeks on RFP.

Reduction the size of the building from 16,000 sq ft to 12,000 sq ft which would be allowable based on the seeker study and per Rick Coburn/Mike Metzger. The retention was moved to the front and lost a row of parking spots. potential future for a cold storage 120ft x 75ft which would be 9000 sq ft of expansion. Verbal confirmation back in February 2025, on the array the property was under 4 acres. The berm 300-400 ft from the front of the road. The design of the building allows not just a pole barn but visually appealing design. The parking lot will be on the West Side of the building and have a wrap porch. Reviewed the layout of the office, mezzanine, open concept to bottom floor.

Colleen Rogers, what is the overall goal of the facility?

Representative #1, the plan and training to turn the simple classroom setting into a workforce facility, bring in customers, students, campuses on real concepts. The building will have geothermal heating and cooling of the facility. The building will have a design special switch gear where renewables are put into geothermal. The battery system sits outside, solar on roof and array with EVcharging in back. Everything is tied together and data management will be feeding the information collected and provided. There is no power coming to the infrastructure even though it is connected because the grid does not support the building. No electricity build. The arrays give power to the entire infrastructure. The energy management designers design the building to be as efficient as possible. There will be thermal barriers, spray in insulation to support the loss of heat/cool. HVAC will have the best filtration systems and be a business model to catch data on how exactly the system works and have customers on-site. The training on operations, maintenance, installations, renewal equipment accessible to customer/community and students.

Matt Malecki, what training will be performed?

Representative 1, training the maintenance on solar, the building infrastructure/core will have data collected to learn from.

Representative 2, The building is designed to be accessible to everyone so the training can be hands-on and ability to partner/bring schools in and etc.

Colleen Rogers, why was there a lapse in the timing?

Representative 1, Building Cleaner Communities Competition April 2025 had to write the grant for submission and could not submit until July 2025. They did not win competition for the grant but needed to wait for winners to be announced in December 2025. If the permit was approved before grant funding was received it would disqualify them.

Matt Malecki, can you explain berm and express the need to speak to the Zoning Board on the landscaping, and receive recommendations from the Zoning Board.

Discussion by all on the landscaping behind the berm and recommendation from Town Board on potential berm however, Zoning would have to approve.

Colleen Rogers asked what the life expectancy of the solar panels? Will there be new jobs created?

Representative 2- they have a performance warranty 25 years, some panels 30 years and still performing at 85%. Battery systems supporting the power would have the same life expectancy.

Representative 1- About 20 employees will be kept on the building headquarters and yes new jobs will be needed for operations and maintenance.

Matt Malecki, what about the usage of the building as manufacturing?

Representative 1, The building itself will not be used for manufacturing processes.

Colleen Rogers, what is the purpose of the barn in the back?

Representative 1, the storage facility will be used for future expansion of solar panels, cold storage, vehicles, extra panels, etc. What is the policy on fencing for blocking in the solar array on the property?

Mike DeWitt, must be on all four sides, screened from all 4 roads or farm fencing and hides the fields but allows access if necessary.

Matt Malecki, reads code 365-28A 1(b), "All other districts: eight feet in any yard excepting solar farms fencing which shall be eight feet."

Representative 1, any restrictions on berm?

Matt Malecki, read aloud Code 365-28B-1, "All berms shall be constructed so that all sides of the berm shall not have a slope greater than one to three feet (ratio of vertical rise of one foot to a horizontal run of three feet)."

Representatives, 3 ft x 1 ft for landscaping instead of the berms to allow for zoning rules. Is there anything needed for dumpsters?

Matt Malecki, fencing must be provided around the entire dumpsters. Signage at the road should be discussed by engineers and zoning with the edge of the rightaway in mind. Additionally, call out the lighting and must face the property blacktop not roads. Additionally, check if the snowmobile trail runs through property? Check with them to make sure it will be 30 ft on the Marilla Sno-mob and run the trails and get in touch to confirm the location of the trails to the array vs fencing/property.

Representative 1, yes currently the trails run through so they will figure out a way to mark it on the backside and pop up on the West Side and cut over or cut through and allow around the solar array. Who to contact?

Colleen Rogers recommended Buffalo Solar to check with Marilla Sno-mob to confirm the trails.

Representative 2, Buffalo Solar will have space for 3-15 foot semi trucks which will happen once every few weeks. Would the space allow for firetruck access if necessary?

Mike DeWitt, might need a 65ft turn around if necessary, however, follow-up with the fire company to ensure enough space. Board discussion on firetruck and access drive for trucks when necessary.

Matt Malecki, any plans for garage bays? Representative 2, there will be a sunken ramp for indoor loading ramp, if necessary to load or unload any equipment from trucks.

Representative 1, The next steps need to be taken: submit civil plans to the Planning Board for approval then go through the process on the Town Board by the May meeting. Buffalo Solar would like to get this through in 4-6 weeks.

Motion was made to table by Matt Malecki, Colleen Rogers seconded the motion, carried unanimous.

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 12, 2026

***A motion was made to adjourn the meeting at 7:01 p.m. by Matt Malecki, Colleen Rogers, seconded, Carried. Unanimous.*