



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

Michael DeWitt, Chairman

Meeting No. 5 Regular Planning Board Meeting Tuesday, June 9, 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, June 9, 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: Buffalo Solar Representatives, Applicants for 3726 Pohl Rd.,

Recording Secretary:

Amy Overhoff

Approval of previous minutes

Colleen Rogers acceptance of Board minutes with the correction to Richard Coburn's discussion on the Cheektowaga Town Board not Alden Town Board, Kevin Martin Seconded, Carried, Unanimous.

Communication

None.

New Business

3726 Pohl Rd. – minor subdivision,

Mike DeWitt, are you splitting the 2 lots into one and is there anything behind the property?

Applicants for Pohl Rd., yes splitting the 1 lot into 2 separate lots and no it is all wooded area behind both lots that butt up against Buckwheat Rd.

Matt Malecki, no future plans for behind the lot in the wooded area?

Applicants, no there are no immediate plans for building anything else in the wooded area of the lots.

Colleen Rogers, what is the space in the corner of the property on the drawing?

Applicant, there is room because a pole barn was put up last year, it isn't showing on the drawing.

Matt Malecki, how close is the pole barn to the property line?

Applicant, the pole Barn is within 10 to 15ft of the new property line to provide enough space, in addition to extending the driveway a little to allow for the space.

Matt Malecki, the survey needs to include a picture to record of the structure, and look through section 365, RA10, 10 ft from the side. Was there an updated survey done to include the barn and is it in front or side?

Applicant, he does not have an updated survey with the pole barn, however he obtained a permit to build and was inspected prior to the build. The back corner of the pole barn lines up with the front corner of the house. It is 40 feet long. The front of the house is 173 feet back from the road.

Matt Malecki, this can potentially affect where the house next door can be built.

Kevin Martin, However since the barn is already built and was approved already there is nothing that can be done. Sheds, and any structures should not go past the front line of any home.

Matt Malecki, There needs to be verification on the survey on how close these sides of the barn are to the property lines, showing the barn itself and needs to be 10 ft from all property sides.

Mike Dewitt motion to approve with an updated survey showing the structure on the property with the structure, Colleen Rogers Seconded, Carried, Unanimous.

Unfinished Business

Buffalo Solar Project - 12319 Broadway

2 representatives in the meeting with the engineer on route and will be available for questioning and site plans at 6:25 pm.

The board took this time to review as much as possible on the application packets received. Additionally the board had the following discussion while waiting for the engineer.

Matt Malecki, with the use of the building and the delivery bays must not have no delivery doors. It could be an issue with the code with drop off bay/warehouse space and it's considered a warehouse and the code does not allow for the usage of warehouse space in the facility. Matt, reviewed the code to see if this could be a potential problem.

Colleen Rogers, Can you provide any updates while we review?

Applicant, No significant updates have been made other than the changes recommended by the board and suggestions per Richard Coburn. Additionally the engineer from Buffalo Solar will be bringing additional site plans and information to discuss ponds, water drainage and updates made to the facility. Specific updates included, dumpster placement, lights, etc. The plans and paperwork have been submitted to the County for review and screened fencing will be put into the budget and included on all four sides of the solar array.

Mike DeWitt, had discussions about the warehouse and considerations for the classification of the structure, being classified under that via the town code.

Colleen Rogers, reviewing the decommissioning plan and has been included/updated on the plans received.

Applicant, the decommissioning plan is a standard formatting utilized by any solar arrays and they have revised the application to cover the process and adhere to all safety and regulations.

Mike Dewitt, what is the percentage of warehouse vs. office space for building square footage?

Applicant, total square footage is 7,800 office space and 6,000 sq foot warehouse. It's a 60:40 comparison and would be just the storage of the materials used in the jobs.

Mike Dewitt, what will the outside of the facility look like?

Applicant, we are thinking of timber wood and company darker blue to make an updated fresh look and have a curb appeal and not just be a pole barn look. Additionally, mezzanine has been removed to include more windows and to allow 75% more natural light into the building to keep the energy and air quality up for everyone included.

Dan Barron, Civil Engineer arrived at 6:39pm for Buffalo Solar, introductions and providing the site plans and information on the engineering. The plans have been sent to Richard Coburn for further clarification and to provide a clear view of the facility and array. The main building is an office, attached to a warehouse, then we have a future cold storage building which will be a detached structure.

Dumpsters are closed and Geotech investigations revealed poor drainage, so there had to be drainage design updates and everything will be retention ponds and the micropool in the back and overflow into the culvert in the back to permit highway culvert ownership if in extreme cases only. The current site has been agricultural until now and uses the same drainage pattern that existed prior and added additional measures to cover overflow instances.

Mike DeWitt, Where are the electric and water coming into the building?

Engineer, we are open to ideas and recommendations from the Town about the location of where the electric and water for the facility.

Buffalo Solar Representative, easement line where the current power and pole lines are to the left and are thinking of an underground pole transformer on the side of the building.

Engineer, I know water connection near the hydrants, but will take suggestions from the Town to confirm.

Matt Malecki, dumpster fencing, vs. truck drawings to ensure the flow of traffic will open to move.

Engineer, we will update the dumpster location per the flow, and redo the site plans overall to fix the DOT.

Matt Malecki, can you confirm the number of parking spots? 1 for each 1,000 sq ft. 37 spots potentially?

Colleen Rogers, is this sufficient parking or if we need more parking per the code?

Representative, could we do 32 vs. 48 parking spots?

Mike Metzger/Rick Coburn will review how many spaces are needed per square footage and determine what's allowed based on employees/retail/etc.

Engineer, exterior lighting and sign locations will follow up with NYDOT and can provide the plans with the lighting. Any recommendations besides nothing toward the road and must be facing the building and towards the parking lot.

Matt Malecki, landscaping can be added through the plans for the final site plans. Asphalt will be included for the parking areas and drive.

Engineer, Landscaping will be included on all with the easement in place.

Colleen Rogers, The more detailed site plans the easier it will be to compare and review.

Matt Malecki, All metal vs. breaking up the cohesive, front of building, add brick vs all metal and sod to have not all metal throughout front of the building.

The engineer provided the board with an architectural view of the building and possible view of the layouts. The board reviewed the architectural views of the office.

Matt Malecki, questioned the solar array fencing.

A discussion with representatives on metal fencing vs. wood/farm fencing. Buffalo Solar would prefer farm fencing to be more appealing and could provide the neighbors a better view.

Matt Malecki, found and read Code 365 24 G1, "Solar farms and solar power plants shall be enclosed by chain-link security-type fencing eight feet in height with no barbed or razor wire to restrict unauthorized access."

Discussion of the flow of the water runs towards the road vs. toward the creek in the back.

Colleen Rogers, How many employees will be included? 15 employees is the plan for employment currently but room for expansion.

Engineer will request from Mike Metzger/Richard Coburn, lighting/utilities and understanding on parking spaces and how much to utilize. Could we submit it to the DOT right now? Additionally for the final review of the plans, what would the process be?

The board defers to Mike/Richard for further plan review and approvals before submitting to DOT. Additionally they recommend providing the updates and plans for the review ASAP if they would like to get this on the agenda for the following month's meeting.

Tabled until further plans are provided with the final acceptance of Mike Metzger/Rick Coburn

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, July 14, 2026

***A motion was made to adjourn the meeting at 7:10 p.m. by Matt Malecki, Kevin Martin, seconded, Carried. Unanimous.*