

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

Approved minutes of the Planning Board Meeting on June 19, 2024

Members Present: Vice-Chairwoman Sue DeWitt, Angelo Daluisio, Stephanie Genco, John Lombardi, CEO Czechowski, Deputy Village Attorney Joseph Greco-Trapp, and Paul Marzec.

Absent: Chairman David Metz, Tracie Manske and Herbert Schmidt

Vice-Chairwoman DeWitt called the meeting to order at 7:37 pm. Vice-Chairwoman DeWitt entertained a motion to accept the minutes of the May 2024 meeting without changes.

Motion made by Lombardi, seconded by Genco, all in favor. Carried.

Old business

Marzec property – Exchange St. SBL#119.07-4-3.1 and 119.11-1-1

Presented the most up to date concept plan. Proposed changing the original multi family buildings along Slade Dr. (80 units) to 18 single family homes. This is a multi-phased development. Phase one will include the road up to the connection with the Wetzl development. The PUD will be additional (one or more) Will need to rezone entire C-2 portion of property to R-C to accommodate the single family dwellings. Will also need to modify existing SEQRA and subdivision submittals. Planning Board is agreeable to concept and rezone.

The PUD lots and house sizes were discussed with the Village Board at a previous meeting. In correspondence with the village Paul Marzec requested the following: a local code change to the PUD section 210-25 (5). The developer felt it was too restrictive. The current minimum lot size shall be no less than sixty (60)feet wide by eighty (80) feet dep. They request sixty-five (65) by one hundred (100). For the minimum lot size for a three (3) bedroom, currently eighty (80) feet wide by one hundred (100) feet deep. The developer would like the width to be sixty-five (65) feet. All homes constructed will be one story.

After much discussion about lot width versus depth versus density, the Planning Board agreed with the following proposed code changes:

- (3) Yards: minimum requirements. See § 210-26 for exceptions.
 - (a) Front: A minimum of twenty-five (25) feet and a maximum of thirty (30) feet from edge of the right-of-way or street limits.
 - (b) Side: Ten (10) ~~Six (6)~~ feet each for a one-story dwelling.
 - (c) Accessory Structures: Must be located only in rear yards, and must be a minimum of five (5) ~~three (3)~~ feet from property lines and five (5) feet from dwellings.
- (4) Building and lot requirements. See § 210-26 for exceptions.
 - (a) Maximum height.
 - [1] One story, not to exceed twenty-five (25) feet.
 - (b) Area of dwelling, not to include garages, breezeways or enclosed patios, shall be a minimum of one-thousand two-hundred (1,200) square feet and a maximum of one thousand eight-hundred (1,800) square feet, maximum of two (2) bedrooms. Minimum lot size shall be no less than sixty (60) feet wide by one hundred (100) ~~eighty (80)~~ feet deep.

(c) Area of dwelling, not to include garages, breezeways or enclosed patios, shall be a minimum of one-thousand two-hundred (1,200) square feet and a maximum of two thousand five-hundred (2,500) square feet, maximum of three (3) bedrooms. Minimum lot size shall be no less than sixty-five (65) ~~eighty (80)~~ feet wide by one hundred (100) feet deep

MOTION by Genco and seconded by Lombardi, to recommend to the village board to adopt the above code revisions as discussed

Roll call vote: Member Lombardi – aye
Member Daluisio – aye
Member deWitt – aye
Member Genco – aye
Member Manske – absent
Member Schmidt - absent
Chairman Metz – absent

Updates:

Wetzel property located behind Tops Markets SBL #119.06-2-4, 119.06-2-6.1, 119.06-2-8, 119.06-2-10-
Finalizing sewer easement for Marzec project. Sidewalks are being installed, streetlights are ready for installation, but no power yet. Drywalling some buildings, water, and sewer sections in and surveying for ARC building plans soon.

Gamma 13595 Broadway – SBL#119.08-3-16.1

The complex has been sold and closed on. Promising group. Numerous jobs. Interested in being part of the community.

Vice-Chairwoman DeWitt entertained a motion for adjournment. Motion was made by Daluisio, seconded by Lombardi. 8:17 pm.

All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, July 17, 2024

Submitted By,
Sue Galbraith
Secretary, Village Planning Board