

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

Approved minutes of the Planning Board Meeting on August 21, 2024

Members Present: Chairman David Metz, Vice-Chairwoman Sue DeWitt, Angelo Daluisio, Stephanie Genco, John Lombardi, Tracie Manske and Herbert Schmidt, CEO Czechowski, Deputy Village Attorney Joseph Greco-Trapp, Doug Feyes, Carmina Wood, Paul Marzec and son..

Chairman Metz called the meeting to order at 7:35 pm. Chairman Metz entertained a motion to accept the minutes of the June 2024 meeting without changes.

Motion made by Daluisio, seconded by Manske, all in favor. Carried.

Old business

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

The three most current changes were discussed.

1. Preliminary Site Plan-a revised site plan was submitted with the following change: the buildings along Slade Dr. originally multi family 82 units is now 20 units of single family detached homes, The board agreed this was a better fit. Waiting on final engineering and DPW input. Will wait for a motion till next meeting, when all the information is obtained. CEO Czechowski -asked about the street names, and that the sidewalks terminate at the west property line. Czechowski will send Marzec a schedule of dates.
2. Rezone – from C-2 to R-C which is in line with the surrounding zoning, originally multi family 82 units is now 20 units of single family detached homes, making it much less dense. CEO Czechowski – at the village board meeting a Trustee raised some concerns that Slade Dr. traffic would be substantial and worried about single family homes there.

MOTION by Genco and seconded by Daluisio, to recommend to the village board to approve the rezone to R-C from C-2.

Roll call vote: Member Lombardi – aye

Member Daluisio – aye

Member DeWitt – aye

Member Genco – aye

Member Manske – aye

Member Schmidt - aye

Chairman Metz – aye

3. Subdivision Classification.- CEO Czechowski – Need to re-start the process due to change from multi-family dwellings to single-family dwellings

MOTION by DeWitt and seconded by Lombardi, to reclassify new plans as a major subdivision.

Roll call vote: Member Lombardi – aye

Member Daluisio – aye

Member DeWitt – aye

Member Genco – aye

Member Manske – aye

Member Schmidt - aye

Chairman Metz – aye

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-** Close to completion of street, finalizing subdivision .

MOTION by Schmidt and seconded by Manske, to set a Public Hearing on September 18, 2024, 7:35 pm, for purpose of finalizing subdivision plot for Black Water Acres (Wetzel) subdivision,

Roll call vote: Member Lombardi – aye

Member Daluisio – aye
Member DeWitt – aye
Member Genco – aye
Member Manske – aye
Member Schmidt - aye
Chairman Metz – aye

The Comprehensive Plan Committee will meet again in September. After such time there will be a survey sent to all the village residents. The consultants are compiling data currently.

New business

New changes proposed to regulations of wetlands, both state and federal. A 100' buffer required by the state on federal wetlands to take affect January 2025. There is a 3 year cushion for any project approved before 12/31/2024. Wetzl is in their 2nd year of their SEQR. When phase 1 is done, they plan on turning the property over to ARC, which may reset the 3 yr. SEQR deadline.

Public Hearing for two codes

Local Law #3 Code changes to Chapter 210 of Village Code - Zoning

- Added ADU definition and called it out in zoning districts as prohibited.
- Added definitions for Automotive Repair Facility, Automotive Sales Facility, Gasoline Fueling Station, and Car Wash. Included specifics for each (all were combined together previously).
- Removed all references to Patio Homes.
- Modified PUD home/lot requirements.
- Added provisions for digital submissions of site plans, reduced number of printed copies, and added Fire Department as a reviewing agency.
- Changed training requirements for Planning and Zoning Board members.

The board questioned the wording pre-approved training in the code. The ZBA & Planning Board, do not get paid for training, are one of the lowest paid of most municipalities and the ZBA has not had a meeting in the past 1 ½ yrs, so have not received any compensations. The training is provided by those approved every year at the re-organizational meeting.

Local Law #4-2024, revision of Village Code Chapter 200 (Vehicles & Traffic). Public Hearing will be: August 27. It includes:

- No parking, standing or stopping along all of Railroad St.
- Bank, no parking in front of either building from east of where the old pos office (currently H&R Block) to 10' east of current bank entrance driveway.
- NO left turn into current bank entrance from Broadway traveling east.

Would like to see the painted arrows restored in between medians by the NYSDOT.

The Alden State Bank is seeking Historic Preservation status, which would encompass the whole parcel. That ruling is scheduled for September 12,

Chairman Metz entertained a motion for adjournment. Motion was made by Genco, seconded by Daluisio. 8:17 pm. All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, September 18, 2024

Submitted By,
Sue Galbraith
Secretary, Village Planning Board