

# VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

## Approved minutes of the Planning Board Meeting on September 18, 2024

Members Present: Chair, David Metz, Sue DeWitt, Angelo Daluisio, Stephanie Gasiiecki, Tracie Manske and Herbert Schmidt, CEO Czechowski, Sr. Wastewater Treatment Operator, Dan Czelusti, General Crew Chief, Patrick Cavanaugh, Doug Feyes, Engineer Carmina Wood, Trustee Cieszki, Mayor Retzlaff, Peter Sorgi Esq., Michael Berger, Sutton Architects (for Pfanningberg). Mr. & Mrs. Paul Marczec.

Absent- John Lombardi

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

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

Old business

### **Wetzel property located behind Tops Markets SBL #119.06-2-4, 119.06-2-6.1, 119.06-2-8, 119.06-2-10**

MOTION by DeWitt and seconded by Manski, to exit the regular meeting and enter the Public Hearing. 7:36 pm.

The Public Hearing is for Wetzel final subdivision Plat. There are seven (7) different parcels. Wetzel owns three (3), ARC of Erie County owns four (4). Mayor Retzlaff – any significant change proposed? CEO - original lots proposed, unchanged. No other comments.

MOTION by Schmidt and seconded by Gasiiecki, to exit the Public Hearing and re-enter the regular meeting. 7:38 pm.

Motion by Daluisio and seconded by Manske, to approve the Final Subdivision plat. Map cover will be eligible for signature to file with Erie County after all aspects of code (Chapter 181) are met. Final step for Planning Board.

Roll call vote: Member Lombardi – absent

Member Daluisio – aye

Member DeWitt – aye

Member Genco – aye

Member Manske – aye

Member Schmidt - aye

Chair Metz – aye

Wetzel continued. Phase 2 – ARC, site plan as presented by Doug Feyes. Modifications are as follows:

3 greenhouses will now go to 1 greenhouse and 1 office (construction office). pavement/parking/ building and emergency turn around. Anticipate first large commercial main building to be built spring of next year.

Motion by Manske and seconded by Schmidt, to recommend approval of the preliminary and formal ARC Site Plan to the Village Board.

Roll call vote: Member Lombardi – absent

Member Daluisio – aye

Member DeWitt – aye

Member Genco – aye

Member Manske – aye

Member Schmidt - aye

Chair Metz – aye

### **Broadway, Alden, LLC. Pfanningberg (formally Gamma) 13595 & 13597 Broadway, SBL#119.08-3-15, 119.08-3-16.1**

Pfanningberg Site Plan – Mike Berger, Architect presented plans. Pfanningberg is a light manufacturing facility that distributes cooling components, expanding from Lancaster. Two (2) 12-foot grade level receiving doors

presently. Would like to add three (3) more receiving doors nine (9) ft. wide. CEO – the discharge of the trench drain should be verified with the DPW to ensure compliance with applicable requirements. Currently has an oil separator. Would recommend hot box at road with meter & they will need to address the lift station (with next site plan submission).

Cautioned sewer and water lines near vicinity of receiving doors.

Motion by Gasiiecki and seconded by Schmidt, to recommend to the Village Board to approve the additions of the Preliminary and Final Site Plan, with the recommendation that the discharge of the trench drain should be verified with the DPW to ensure compliance with applicable requirements.

Roll call vote: Member Lombardi – absent

Member Daluisio – aye

Member DeWitt – aye

Member Genco – aye

Member Manske – aye

Member Schmidt - aye

Chair Metz – aye

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

The four most current updates were discussed.

1. Preliminary and Formal Site Plan-the following comments were made by Superintendent of Public Works, Fleck.

- Lift station improvement contribution – recommend monetary contributions towards lift stations. Only 6 houses will go towards the Exchange St. lift station. All six (6) of the houses will have private lift station pumps. They will have battery back-ups, be privately maintained, and owned and have a forced main into right of way. All other buildings including PUD drain to west towards Wetzl’s development. Crock to forced main, village to maintain. Mayor Retzlaff – any other private forced mains, or sewer laterals in village? Mayor – the village board will need more information, to see what they are inheriting. Some of the forced mains will be in the right of way.
- Paving contribution – Slade Dr. near Tops or maybe our well access driveway – this was tabled as Superintendent of Public Works, Fleck was not present to explain.
- The same hydrants that were used on Wetzl’s side are to be used here.
- Trace wire for all water and sewer lines. To be put in at time of water line installation.
- Lighting fixtures should use LED bulbs instead of ballast style.
- CEO – no valve boxes or manholes in sidewalk.

Motion by Daluisio and seconded by DeWitt, to recommend to the Village Board to approve the submitted Preliminary and Final Site Plan, with the following conditions:

(Per Supt. Fleck):

- 1) Lift station improvement contribution.
- 2) Paving contribution (Slade Dr. near TOPS) or maybe our well access driveway.
- 3) Same fire hydrants that were used on Wetzl side to be used here.
- 4) Tracing wire for all water lines. To be put in at time of water line installation.
- 5) Lighting fixtures, can we get them to use led bulbs instead of ballast style.

ALSO:

- 5) No manholes or valve boxes are to be located within/immediately adjacent to any Village sidewalks.
- 6) The force main location/specifics must be resolved to the satisfaction of the Village DPW.

Roll call vote: Member Lombardi – absent  
Member Daluisio – aye  
Member DeWitt – aye  
Member Genco – aye  
Member Manske – aye  
Member Schmidt - aye  
Chair Metz – aye

Marzec Preliminary Subdivision Plat discussion – noted there will be 80 houses in the PUD and 20 on Slade Dr.

PUD review, recommendation to ZBA. This is just a review of the PUD; no variances will be discussed.

MOTION by Schmidt and seconded by Manske, to recommend sending the Marzec Project PUD information to the Zoning Board of Appeals (ZBA) for review.

Roll call vote: Member Lombardi – absent  
Member Daluisio – aye  
Member DeWitt – aye  
Member Genco – aye  
Member Manske – aye  
Member Schmidt - aye  
Chair Metz – aye

We have had many opinions of the naming of the private streets, the Village Board has final approval. The CEO will compile a list and will send out the various suggestions for the recommendation.

Member Schmidt – are there any requirements for recreation space? Feyes – yes, based on acreage – there are walking trails and benches.

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

Training has to be preapproved by the mayor. Will seek to have more in house training. Need 4 hours per year and if 6 hours. Can roll over extra 2 hours to the next year. Sexual Harassment which is mandatory and counts towards training.

The Alden State Bank is seeking Historic Preservation status, which would encompass the whole parcel. That ruling is scheduled for September 12, 2024.

Chair Metz entertained a motion for adjournment. Motion was made by Manske, seconded by DeWitt. 8:33 pm. All were in favor.

Member Manske will not be present for the next meeting.

The next regular meeting of the Planning Board is scheduled for Wednesday, October 16, 2024

Submitted By,  
Sue Galbraith

Secretary, Village Planning Board