

## **Zoning Board of Appeals Meeting**

### **Marzec Homes and Lands LLC, V/L Exchange St. SBL #119.107-**

**4-3.11-3-2.11**

**November 20, 2024**

The Zoning Board meeting was called to order by Chair Mike DeWitt at 6:30 pm.

**Present:** Michael DeWitt, Michael Manicki, Charlie Gaffney, Tom Kirszenstein, Chris Trapp, Joe Czechowski, Chris Twaragowski, Bruce LeRoy, Fred Mitchell, Dennis Radder, Stephen Esler, Debbie Armstrong, Paul Marzec, and Max Marzec.

**Absent:** Brian Schumacher

The purpose of this meeting is for the purpose of consideration of the proposed Planned Unit Development proposed by Marzec Homes and Land, LLC, located on Exchange Street in the Village of Alden

CEO Czechowski explained the project: the project consists of 80 PUD homes on private streets. As the ZBA is an advisory board this need to inform the Village Board on where they stand on this project. Chair DeWitt – it has been heavily reviewed by the Village Planning Board. The Village Board recently passed a local law where no variance was needed. The code has been tweaked and the project is currently in compliance.

The CEO read the code that pertains to deciding on the project as follows (Section 210-25F(4) of the Village Code):

- (4) Upon completion of the Planning Board review and submission of a report, whether favorable or unfavorable, the Zoning Board of Appeals shall review the development plan and related documents and evaluate the reports enumerated above. Within 30 days following the submission of the development plan and data to the Zoning Board of Appeals, the Zoning Board of Appeals shall furnish to the Village Board and applicant either its finding that the development plan complies with the regulations, standards and criteria prescribed by this chapter and regulations or a finding of any failure of such compliance and recommendation that the development plan be approved, disapproved or modified. If in any such evaluation the Zoning Board of Appeals finds that submission requirements, regulations, standards or criteria prescribed by this regulation are inapplicable because of unusual conditions of the planned unit development or the nature and quality of the proposed design, it may recommend to the Village Board that an adjustment in such regulations, standards or criteria be made for the development or a proposed site in the development.

**MOTION** by Tom Kirszenstein and seconded by Charlie Gaffney, to approve the proposed Planned Unit Development proposed by Marzec Homes and Land, LLC, located on Exchange Street in the Village of Alden. There was no public comment. Unanimous, Carried.

**MOTION** by Michael Manicki and seconded by Tom Kirszenstein to adjourn the meeting at 7:57 p.m. Unanimous, Carried.

Respectfully submitted,

Sue Galbraith, ZBA Secretary