

# VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway, Alden, NY 14004-1394

## Approved minutes of the Planning Board Meeting on October 16, 2024

Members Present: Chair, Sue DeWitt, Angelo Daluisio, Stephanie Gasielki, and Herbert Schmidt, CEO Czechowski, Joseph Trapp, Charles Gaffney, Mr. & Mrs. Linneman, Rob Regan, Mel & Samantha Rimkus and Paul Marzec.

Absent- John Lombardi, David Metz, and Tracie Manske

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

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

Old business

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

A work session was held for the Exchange St. development with neighboring properties notified. CEO Czechowski explained the proposed development with 20 single family houses being built on Slade Dr and 80 single family homes on the private roads in the PUD (Planned Unit Development). The zoning is R-1 & R-A, but need to rezone commercial C-1 to R-C. The delineated areas of wetlands cannot be changed. The drainage across the street has been designed and is being reviewed to accommodate current water flow.

Marzec explained the green space, with walking paths and recreational areas.

The project will be done in phases.

Phase 1 – the 6 easternmost lots on Slade Dr.

Phase 2 – the remainder of Slade Dr. 1-2 years away.

Phase 3 & 4 – the private roads and PUD

The Linnemans were concerned with dead trees that are on Marzec's property that lean onto their property and the drainage ditch needs to be cleaned. Marzec will look into those items. They also asked about a traffic light and if the village could supply another 100 homes with water and sewer. There has been a traffic study done that the state does not feel warrants a traffic signal. The village has a connection to ECWA on Exchange St. for additional water if needed. The 6 easternmost Slade Drive homes will have grinder pumps for sewage, and the rest will flow via gravity to the Sewer Treatment Plant, where there is capacity to manage the increase flow. Some neighbors inquired as to if they could purchase lots that abut their homes? That is between Marzec and the homeowners.

The Village Board of Trustees has assigned the names for the private streets in this subdivision as follows: Robin Trail, Sparrow Trail, Bluebird Trail, and Cardinal Trail.

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

The first building in this subdivision (market rate apartments) has a Temporary C of O and people are residing there. The Senior apartments and garages are underway and the ARC office building is anticipated starting in the spring of 2025. The road (Slade Dr.) has been accepted as a public road.

**The Alden State Bank --13200 Broadway, #108.19-1-20** has a final walk-through and hopes to open the end of October. They did get the permit from NYSDOT for paving and concrete work.

**The UPS Store – 13186 Broadway 108-19-1-22** now open

New business

**Melanie Rimkus, 13355 Broadway, 119.08-1-5** inquiring about getting a HOP (Home Occupancy Permit).

The existing building was a mixed-use, but the prior owner filed for a Certificate of Occupancy to convert the

structure into a single-family home. Melanie is moving her current business, located at 13295 Broadway, to her home. There is 1 parking spot reserved for the HOP, which is all it would require. No need for ADA Accessibility unless she expands. Will use her current sign for her new location.

Motion by Gasiiecki, seconded by Schmidt to recommend approval of this Home Occupancy Permit to the Village Board.

Roll Call vote: Chair DeWitt – aye

Member Gasiiecki – aye

Member Schmidt – aye

Member Daluisio – aye carried.

Chair DeWitt entertained a motion for adjournment. Motion was made by Daluisio, seconded by Schmidt. 8:29 pm. All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, November 20, 2024

Submitted By,  
Sue Galbraith

Secretary, Village Planning Board