

**Approved BOARD MINUTES December 10, 2024.**

The Village Board meeting was called to order at 6:30 pm by Mayor Retzlaff, who led the pledge to the flag.

**PRESENT:** Mayor Retzlaff, Trustees: Cieszki, Becker, Casell, Attorney Trapp, Clerk/Treasurer Galbraith, CEO Czechowski, WWTP Sr. Operator Dan Czelusta, Paul Marzec, and son. Deb and Robert Woods and General Crew Chief Patrick Cavanaugh.

Absent: Superintendent Fleck and Trustee Refermat.

**MOTION** by Trustee Becker and seconded by Trustee Cieszki, to approve the minutes from the November 26, 2024, meeting. On the question – no comment, 4 ayes, carried.

**MOTION** by Trustee Becker and seconded by Trustee Casell, to approve payment of bills on abstract dated December 10, 2024.

Payroll	\$55,015.14
Abstract	\$57,207.52

On the question – no comment, 4 ayes, carried.

**MOTION** by Trustee Becker, seconded by Trustee Cieszki, to approve and file the monthly reports as submitted and reviewed by the Board of Trustees.

- RBC Wealth Portfolio statement.
- NYSDOH Water Systems Operation Report for November
- WWTP operation report for November
- ZBA meeting minutes for Nov. 20
- Building permits for November
- CEO bill to the Town of Alden for November

On the question - no comment 4 ayes, carried.

Motion by Trustee Casell and seconded by Trustee Cieszki, to enter into the Public Hearing at 6:40 pm On the question - no comment 4 ayes, carried.

**Public Hearing** - for the consideration of the SEQRA submission for the Marzec Development Project, Exchange Street, 6:40PM

CEO Czechowski explained the SEQR process. Attorney Trapp explained it was a Type I action, and the 3 parts and resolution were included in the information.

No public comment

**MOTION** by Trustee Cieszki and seconded by Trustee Becker, to adjourn the Public Hearing 6:41 pm. On the question - no comment 4 ayes, carried.

**Resolutions/Appointments/Requests/Motions for December 10, 2024**

**MOTION** by Trustee Casell, seconded by Trustee Cieszki, to authorize Mayor Retzlaff to sign the agreement between the Village and Barb Kapperman, CPA, for internal accounting services from 1/1/2025 – 12/31/2025. On the question - no comment 4 ayes, carried.

**MOTION** by Trustee Casell, seconded by Trustee Cieszki, to appoint Chris Twaragowski, Assistant CEO, to the Village of Alden Ethics Committee, term to expire December 31, 2027. On the question - no comment 4 ayes, carried.

**MOTION** by Trustee Cieszki and seconded by Trustee Becker to approve the following election inspectors for the March 18th election: Susan Schumacher and Elizabeth Mayer. The village

election inspectors shall not be required to be residents of the village, provided that they are a resident of the County of Erie, in the State of New York. On the question - no comment 4 ayes, carried.

MOTION by Trustee Cieszki and seconded by Trustee Becker, to identify the polling place for the March 18th election, as 13336 Broadway, Village Municipal Building, and the hours from noon- 9 pm. On the question - no comment 4 ayes, carried.

MOTION by Trustee Cieszki and seconded by Trustee Becker, to approve Dan Czelusta to stay on the Teamsters insurance program, pursuant to agreement which will be revised to include name not position. On the question - no comment 4 ayes, carried.

**Resolution of the Board of Trustees of the Village of Alden with respect to a Determination of Non-Significance pursuant to the State Environmental Quality Review Act in the matter of Exchange Street Development providing for the Planned Unit Development of approximately 109.6 acres in the Village of Alden.**

WHEREAS Parts 1, 2 and 3 of the Full Environmental Assessment Form has been filed with this Board, a copy of which is included by reference and made a part hereof, relating to Village Code Article 210; and

WHEREAS, the Village Attorney and Code Enforcement Officer have carefully and fully reviewed Parts 1, 2 and 3 of the Full Environmental Assessment form referenced above; and

WHEREAS, the Village Attorney and the Code Enforcement Officer, after review of the above, recommend the Village Board of Trustees declare itself as Lead Agency and issue a Negative Declaration of Environmental Significance; and

WHEREAS, the Board of Trustees, upon taking a hard and reasoned examination of all materials submitted with respect to such project and carefully and fully reviewing all the information in regard to the proposed development made a finding that there are no significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Alden, as Lead Agency, has determined that the proposed action described in the Full Environmental Assessment Form filed with the Village, included and incorporated by reference herein, is classified as a Type I Action and therefore issues a Negative Declaration, that the Planned Unit Development will not have a significant environmental impact and a Draft Environmental Impact Statement will not be required nor prepared.

The foregoing resolution was duly made by Trustee Becker and seconded by Trustee Cieszki and carried on December 10, 2024. On the question - no comment 4 ayes, carried.

MOTION by Trustee Cieszki and seconded by Trustee Becker, to approve the Rezoning Request for Marzec Homes LLC for the Exchange Street project as submitted. On the question - no comment 4 ayes, carried.

MOTION by Trustee Cieszki and seconded by Trustee Becker, to approve the Planned Unit Development for Marzec Homes LLC for the Exchange Street project as submitted. On the question – Trustee Casell – are all the appropriate safety issues in place, so it is not like last time? CEO Czechowski – that was for Patio Homes. 4 ayes, carried.

MOTION by Trustee Becker and seconded by Trustee Cieszki, to approve the Formal Site Plan for Marzec Homes LLC for the Exchange Street project with the following and conditions:

- 1) Payment of all applicable fees.
- 2) Completion of all outstanding engineering items to the satisfaction of the Village of Alden and its designees.

- 3) All necessary easements and associated legal documentation must be completed and filed as part of the proposed public improvements.
- 4) This project is receiving approval in three phases, which may be modified with prior approval of the Village Board of Trustees of the Village of Alden:
  - a) Phase 1 – Slade Drive extension from the west side of Exchange Street, heading west up to and including the appropriate turnaround. This phase includes Slade Drive Building Lots 1-3 and 18-20. This phase will also include all required SWPPP elements. Expected construction dates: 1/1/2025-12/31/2025.
  - b) Phase 2 – Completion of the Slade Drive extension from the first eastern turnaround point west to the western termination of Slade Drive at the west property line. This phase will include Slade Drive Building Lots 4,-17. This phase will also include Sparrow Trail as well as portion of Cardinal Trail and Robin Trail, and PUD Building Lots 1-13, 54-59, 79 and 80. Expected construction dates: 1/1/2026-12/31/2026.
  - c) Phase 3 – Completion of the western portion of Robin Trail and the northern portion of Bluebird Trail. This phase will also include PUD Building Lots 37-53 and 68-78. Expected construction dates: 1/1/2027-12/31/2027.
  - d) Phase 4 – Completion of the remaining portions of Cardinal Trail, Robin Trail, and Bluebird Trail. This phase will also include PUD Building Lots 14-36 and 60-67. Expected construction dates: 1/1/2028-12/31/2028.
- 5) No construction of improvements may commence on the project until final plans have been submitted and verified by the Village of Alden. On the question - no comment 4 ayes, carried.

#### **BUSINESS FROM THE FLOOR**

None

#### **REPORTS FROM COMMITTEES/DEPARTMENT**

The whole board thanked Trustee Becker for his time on the board, he will be missed. They also sent holiday greetings to everyone.

**Trustee Becker** – thanked the voters, the DPW and the Trustees, it was a pleasure working with everyone.

**Mayor Retzlaff** – there will be no meeting Dec. 24, but bills will be paid.

**Attorney Trapp** – reviewed the Union agreement concerning Dan. Made some suggestions and would like to review them before signing. Reminded the board this agreement and other documents will remain in place until 2027

#### **UNFINISHED AND TABLED BUSINESS:**

#### **ADJOURNMENT**

Motion by Trustee Casell, seconded by Trustee Cieszki, to adjourn the regular meeting at 6:45 p.m. On the question: 4 ayes, Carried.

I respectfully submit,

Sue Galbraith, Village Clerk