

Village of Alden Planning Board
13336 Broadway, Alden, NY 14004
Approved minutes of the Planning Board Meeting on January 15, 2025

Members Present: Chair David Metz, Tracie Manske, Sue DeWitt, Angelo Daluisio. and Herbert Schmidt, CEO Czechowski, Dan Lapietra, Carmina Wood, Design and Sean Hopkins, Hopkins, Sorgi and McCarthy PLLC.
Absent- John Lombardi and Stephanie Gasiiecki,

Chair Metz called the meeting to order at 7:30 pm. Chair Metz entertained a motion to accept the minutes of the November 2024 meeting without changes.
Motion made by Schmidt, seconded by Daluisio, all in favor. Carried.

Pfannenberg – 13595 Broadway, SBL# 119.08-3-15

Dean and Sean explained plans for the 11.2 acre parcel, zoned II.
They then reviewed the memo from the Code Enforcement Officer:

- 1) Cover Sheet: Supt. of DPW is now Dan Czelusta.
- 2) Sheet C-100: Number of parking spaces must be calculated/verified to determine if the site is compliant with applicable codes. Any discrepancy may require a ZBA Hearing for a possible variance. Handicap spaces are required as provided for in NYS Building Code Table BC1106.1, and all parking spaces are required to be 10' wide by 20' deep. There is 112 planned, will lock down to determine exact number including ADA accessible
- 3) Sheet C-100: What buffering is being provided for parking along the newly created east parking area (adjacent to the Sullivan Road property)? Proposed berm, will review in 12 months.
- 4) Sheet C-101: Parking stall layout incorrectly shows spaces at 9'x 20'. Will fix one wrong entry and know all have to be 10 x 20
- 5) Sheet L-100: Please identify what surfaces are in which locations (paving, concrete, grass, etc.). The Fire Chief raised a concern about fire apparatus accessibility on all sides of the structure, including access drive lane widths. Complete, but need to review to see if complies with chief's specifications
- 6) Sheet SE-100 & LP-100: Shielding on lighting will be critical, as residential homes abut the property. This includes parking lot lighting as well as building-mounted lighting. I would recommend the standard conditions for lighting and buffering. Review in 12 months.
- 7) Village code allows a maximum fence height of 7' in I-Districts. A fence height of 8' would require a ZBA Hearing for a possible variance. Will change to 7'
- 8) I know at one time there was discussion of installing an employee entrance/exit driveway onto Sullivan Road near the water hot box location. Is this still being considered? No, not zoned and will cause

problems with residents.

From the Superintendent of Public Works Czelusta

1. C-401 note #8 states the meter will be provided by Erie County Water; it is the Village of Alden Water and we will not provide the meter. Will install a 8” Octave meter. Will do a hot box easement.
2. I could not find on the sheets if the fire hydrants are replaced or added what manufacturer is used, The Village of Alden uses Mueller hydrants and are not provided by the Village. no changes in the fire hydrant number or locations.
3. We would like to be informed when the water is connected for inspection. agreed
4. We would like to be informed when any storm or sewer repairs or replacements are conducted to be inspected by the Village. agreed.

They were made aware of the drainage problem prior on the north east side of property which affects the neighboring residence and Alden Community Church. The swale is overgrown and not maintained. They will look into it and make sure it is maintained.

They are projecting 2 shifts eventually.

At this time the Planning Board reviewed the site plan criteria. All criteria was met with notes for the following.
10- sign will be in the same footprint, will be noted on the plans.

11- there will be no access to Sullivan

13 – review lighting and buffer for one year.

23 – construction schedule – doing inside renovations

Motion was made by Manske, seconded by DeWitt, to recommend approval of this site plan as both preliminary and formal to the Village Board with the following 4 stipulations.

- 1 - If there are any complaints regarding exterior illumination of the site within one year of the date of issuance of the final Certificate of Occupancy for the property, the property owner must mitigate the complaints to the satisfaction of the Village of Alden.
- 2 - If there are any complaints regarding buffering of the site adjacent to the residential properties within one year of the date of issuance of the final Certificate of Occupancy for the property, the property owner must mitigate the complaints to the satisfaction of the Village of Alden.
- 3 – All items on CEO Czechowski’s Memo dated 1/14/25 must be addressed to the satisfaction of the Village of Alden.
- 4 – All items on Supt. of DPW Czelusta’s Memo dated 1/15/25 must be addressed to the satisfaction of the Village of Alden.

Roll call vote: Manske – aye

DeWitt – aye

Schmidt – aye

Metz – aye

Daluisio - aye

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

The parties involved in the project Wetzl, ARC, Marzec and the village will meet January 22, 2025 with some issues concerning Slade Dr. and sewer easements.

The Alden State Bank --13200 Broadway, #108.19-1-20

The village board has requested a stop sign at the exit onto Broadway. The bank has obtained historic status on the national registry by NYS Parks. Many complaints concerning new building and set up.

Comprehensive Plan survey done and is being compiled.

Chair Metz entertained a motion for adjournment. Motion was made by DeWitt, seconded by Daluisio 8:30 pm. All were in favor.

The next regular meeting of the Planning Board is scheduled for Wednesday, February 19, 2025

Submitted By,
Sue Galbraith

Secretary, Village Planning Board