

**Village of Walden  
Planning Board Meeting  
July 21, 2010**

Present:                      Chairman      Stan Plato  
   Members      Michael Ciardullo  
                        John Duffy  
                        Jose DeJesus  
                        Jay Wilkins

Also Present:                      Kevin Dowd, Village Attorney  
   Ron Gainer, Engineer

Regrets:                              Dean Stickles, Building Inspector

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Chairman Stan Plato called the Village of Walden Planning Board Meeting to order at 7:30pm.

1. APPROVAL OF MINUTES

**Michael Ciardullo made a motion to approve the minutes for June 7, 2010.**

**Seconded by Jose DeJesus.**

**Motion carried.**

A. FORMAL APPLICATIONS

A.1 Center Street, Two Lot Subdivision, Yuri Gehkt

Kevin Dowd explained that Yuri Gehkt is having trouble finding an agreement with Mr. Kennedy, the owner of the adjacent Gracewood Court subdivision which is not yet dedicated to the Village. Mr. Gehkt needs to extend a water line from the Gracewood Court cul-de-sac through Mr. Gehkt's property, per the Orange County Department of Health approval granted.

Yuri Gehkt does not understand why he has to go through Kennedy's property.

Kevin Dowd said that the connection would have to be on Kennedy's property. Once the property is dedicated to the Village and the roadway is complete the Village will be able to grant access to the Gracewood Court main.

Ron Gainer said that Yuri Gehkt would be able to move forward with a conditional final approval based on a memorandum from the Building Inspector which indicated that progress is being made with Mr. Kennedy to get the Gracewood Court public improvements completed so that dedication can occur.

Jose DeJesus asked if he would be able to stay within the time frame if the approval were granted.

Ron Gainer said yes.

The conditions that need to be met are as follows:

- 1) All technical issues resolved per V Eng LTR
- 2) Prepare municipal easements across properties (water line, snow storage) and private easements between properties (covering access, sanitary sewer) for my review and approval
- 3) 80k perf security and 8k inspection fees posted and paid
- 4) 2k in recreation fees paid
- 5) All other fees paid
- 6) Sewer department approval of sewer laterals proposed
- 7) Roadway dedication, or otherwise easement over roadway extension so village can maintain.

Kevin Dowd said that he will have 6 months to complete the conditions and he thinks that legally conditional final approval can be given.

Yuri Gehkt explained that he is a civil engineer and has built houses in Walden in the past. He said that he has not had to pay permit fees and recreation fees before. He also does not agree with having to pay for 2 inspections. He would like to receive the permits and begin to build.

Stan Plato said that the fees are established by the Village Code. He said the inspection fee is 10% and if there are any remaining funds they will be returned to him.

Kevin Dowd said that he doesn't have to post a bond for the inspection he can begin building and then call the inspector. But the Plat will not be signed.

Ron Gainer explained that the upon receipt of a conditional approval the Ordinance does permit the applicant to construct the improvements before paying the performance bond fee. However, the Plat would not be signed and therefore would not be filed with the County Clerk's office, until the work and the inspections are completed.

**Jay made a motion to grant final conditional approval with the 7 conditions mentioned above.**

**Seconded by Jose DeJesus.**

**All ayes.**

**Motion carried.**

**Jose made a motion to adjourn.**

**Seconded by Mike**

Meeting adjourned 7:50pm.

Respectfully Submitted,  
Lisa Dore