

**Village of Walden  
Planning Board Meeting  
November 17, 2010**

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

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

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

1. APPROVAL OF MINUTES

**Jose DeJesus made a motion to approve the minutes for September 15, 2010.**

**Seconded by Michael Ciardullo.**

**All ayes.**

**Motion carried.**

A. FORMAL APPLICATIONS

A.1 108-110 Orange Avenue, Site Plan

Jerry Jacobowitz asked that the board waive the public hearing for this site plan. He provided a package to the board that explained the new site plan. He explained that there would be no changes, there would still be 12 parking spaces including 1 handicapped space.

Stan Plato asked if there was an issue with handicapped access.

Jerry Jacobowitz said no. He continued to explain that there would be no outdoor dumpster and that the outdoor lighting and the sign would remain the same.

Jay Wilkins clarified that it would just be a change of use.

Jerry Jacobowitz said yes. He said that the upstairs apartments would remain the same. He said that the proposed use would be for a pharmacy, a retail use. He showed a letter from the fire department stating that they have no objection to the proposed use. He also

showed a petition signed by 9 surrounding home owners stating that they too have no objection.

Michael Ciardullo asked where the current tenants park.

Jerry Jacobowitz explained that the leases state that the tenants are not allowed to use more than 3 parking spaces at a time.

**Jay Wilkins made a motion to waive the public hearing.**

**Seconded by Jose DeJesus.**

**All ayes .**

**Motion carried.**

**Michael Ciardullo made a motion to declare an unlisted action under SEQRA.**

**Seconded by Jose DeJesus.**

**All ayes.**

**Motion carried.**

**John Duffy made a motion to grant site plan approval for a retail pharmacy on the first floor.**

**Seconded by Michael Ciardullo.**

**All ayes.**

**Motion carried.**

## A.2 Sandwich Signs

Currently the Village code says that a sandwich sign may be placed where it has 6ft of clearance on either side of it.

Kevin Dowd said that most people place these signs in between the curb and the sidewalk, here they are not blocking the sidewalk. He explained that most signs must be in the right-of-way in order to be seen. He said that if a car door were to open and hit the sign then the sign would be an obstruction. The sign must be removed at the end of every business day.

Stan Plato said that the item will be discussed in greater detail at the next work session.

**Jay Wilkins made a motion to adjourn.**

**Seconded by John Duffy.**

Meeting adjourned 8:15pm.

Respectfully Submitted,  
Lisa Dore

