

NOTICE OF MEETING

PLEASE NOTE: MEETING WILL BE HELD ON THRID FLOOR MEETING ROOM.

PLEASE TAKE NOTICE that the Village of Walden Planning Board will hold a Regular Meeting on May 18, 2011 at 7:30 PM, at the Village Offices, One Municipal Square, Walden, New York.

AGENDA

1. APPROVAL OF MINUTES
 - February 16, 2011
 - April 4, 2011
2. BOARD'S BUSINESS
 - A. PUBLIC HEARINGS:
 - A.1 Overlook at Kidd Farm, 7:30 PM
 - B. FORMAL APPLICATIONS:
 - B.1 Overlook at Kidd Farm, Subdivision, Site Plan
 - B.2 Architectural Review, 63 Orange Avenue, Sign
 - C. DISCUSSION ITEMS:
 - D. INFORMATION ITEMS:
 - E. CORRESPONDENCE:
2. COMMUNICATIONS
3. EXECUTIVE SESSION
4. ADJORNMENT

PLEASE REVIEW MINUTES SO THEY CAN BE APPROVED.

MEMBERS: If you are unable to attend this meeting, please notify Dean Stickles at 845-778-2177.

**Village of Walden
Planning Board Meeting
May 18, 2010**

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

Also Present: Kevin Dowd, Village Attorney
Ron Gainer, Engineer
Dean Stickle, Building Inspector

Regrets: John Duffy

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

A. APPROVAL OF MINUTES

**Michael Ciardullo made a motion to approve the minutes of February 16, 2011.
Seconded by Jay Wilkins.**

**All ayes
Motion carried**

B. PUBLIC HEARING

A.1. Overlook at Kidd Farm, Subdivision, Site Plan

Stan Plato and Kevin Dowd explained that the purpose of the public hearing is for the public to state their comments about the DEIS.

Stan Plato said that every issue that was asked to be addressed in the scoping document has been addressed by the applicant in the DEIS.

Ross Winglovitz, on behalf of the applicant, explained the proposed project. He said that the property would have townhouses. He explained the recreation package which includes a pool and clubhouse. All the units include detailed landscapes with lighting which will be a downward shield. He referenced the DEIS and briefly described the studies that it included. He used a map of the proposed projects to show the plan for storm water management. He showed the sites where the soil was tested, he does not think that there will be a need for blasting. The water line will connect the two main lines on Route 208 and Coldenham Road.

He showed that there will be 2 connections to the sewage system on Coldenham Road. He explained that the village will see a net fiscal impact from the project. There are no archaeological artifacts on the site. The large wooded wetlands will remain in the front of the property and a tree line will help to shield the project from view.

Jose DeJesus referred to the letter from the Orange County Department of Planning he asked how the applicant responds to the fact that the median asking price of the townhouses is above the median home price for the area.

Ross Winglovitz said that he would have to look at that report.

Jane Daley, attorney for the applicant, explained that they would have to look at the findings of the report to determine if it's applicable to their pricing strategy.

Stan Plato opened up the meeting to the public.

Becky Pearson, 167 Walnut Street, asked if the 4 commercial lots zoned R3 are allowed to have single family homes under Village law.

Kevin Dowd said that the Village Board authorized clustering.

Becky Pearson asked if the commercial is LOI.

Ross Winglovitz said that commercial is a general term

Becky Pearson asked to make sure that someone from the village would look at the landscaping proposal. She asked if it would be paid for by the applicant.

Ross Winlovitz said yes.

Becky Pearson asked if the roads would be narrower since they would not belong to the Village. She asked if the fire department would have to come back to reevaluate the roads.

Dean Stickers said the fire report was done in 2010 and that is adequate.

Becky Pearson asked where the sidewalk was going to be. She also wanted to share her concerns about the smaller size of the units.

Stan Plato said that the size of the units would be discussed later on in the process.

Becky Pearson said that the Townhouse Zone does not allow multi-family dwellings.

Kevin Dowd clarified that the deadline for comments from the public is June 1, 2011.

Motion carried.

All ayes.

Seconded by Michael Cardullo.

Jay Wilkins made a motion to close the public hearing.

feel it necessary.

Stan Plato informed the public that they have 14 days to voice more comments should they

Village.

Ed Leonard, South Montgomery Street, said that the statement in the report that said there are 4 water tanks in the Village is incorrect, there are in fact only 3 water tanks in the

and if the development will contain low income housing.

property. She also wants to know if the parks in the development will be open to everyone, about what will be done about the water at the seasonal wet spots because it is on her

Ann Marie Gold, 250 Old Orange Avenue, said that she would like to have more information

Rick Rinaldo, 200 Orange Avenue asked how the traffic will be handled at the 208 entrance.

the sewer system. She values larger units over more outdoor space.

there. Will the sewer be able to handle the extra sewage. Who will pay for the upgrades to

the western portion on the map with the high seasonal water table and what will be built

and will they have speed bumps. Are there going to be swales or just storm drains. Where is

Becky Pearson added that she would like to know if the roads will be policed by the Village,

concerns and comments.

Kevin Dowd explained that this public hearing is not for asking questions but for airing

Becky Pearson asked who would be responsible if the roads are in need of repair.

Kevin Dowd assured her that it's a state law.

law.

Becky Pearson asked how the Village Board can approve clustering without it being a Village

Stan Plato assured her that there would be one plan agreed upon by the Board.

Becky Pearson asked if the Board or the developer ultimately decide which plan to use.

Kevin Dowd said that this would be covered in the final DEIS.

43 mailings were sent out,
41 were received.

The applicant has filed the affidavit of regularity and an affidavit of publication.

**Jose DeJesus made a motion to close the Planning Board.
Seconded by Jay Wilkins.
All ayes.
Motion carried.**

**Jose DeJesus made a motion to close the Architectural Review Board.
Seconded by Jay Wilkins.
All ayes.
Motion carried.**

Meeting adjourned 8:20

Respectfully Submitted,
Lisa Dore

