

VILLAGE OF WALDEN

PLANNING BOARD

APRIL 4, 2011

Present:	Chairman	Stan Plato
	Members	Jose Dejesus John Duffy
Absent:	Members	Mike Ciardullo Jay Wilkins
Also Present:		Kevin Dowd, Village Attorney Ronald J. Gainer, Village Engineer Dean Stickles, Building Inspector

Chairman Plato called the meeting of the Village of Walden Planning Board to order at 7:30 PM.

1. NYSEG 69KV Transmission Line-Westwood Drive to Walden Sub-station

NYSEG was represented by Mr. Mike Rossitel, Transmission Engineer and Debra Drake, Real estate Supervisor. Mr. Rossitel explained that this was the first time the applicant has appeared before the Planning Board to discuss their proposal to upgrade their existing overhead high voltage line, which runs from their tap on the CHG&C feed in the area of Route 208 and runs overhead to their Walden Sub-station on Mckinley Avenue. The existing line has in the past suffered from pole fires, relating to inadequate or worn insulators. This caused NYSEG to install a second pole line on the west side of the Wallkill River, to the substation. However, this was temporary and needs to be upgraded to support the larger, and heavier, line to be installed. And, since GHG&E is upgrading their feed, NYSEG is responsible to perform an upgrade to their lines as well.

Mr. Rossitel then reviewed the preliminary plans submitted with their application. This included:

1. Colored photograph of the area, showing both the route of the proposed GHG&E line and the NYSEG upgrade proposed.
2. Existing pole construction on Westwood Drive, and West Side of Village.
3. Proposed new pole construction.
4. Typical underground section.

The new line from the CHG&E tap westerly along Westwood Drive will be done underground, as the present pole line lies in an easement which is inadequate in width to

permit the installation of the second, larger line. Therefore, they plan to install this portion of the line underground. This will traverse the Fire Company property, cross the Village playground, and then enter the R.O.W. of Westwood Drive. One of the plans submitted (sheet 8) shows the intended installation of the bank of buried conduits and the electric lines to be installed. As the line approaches the east bank of the Wallkill River, a new pole will be set and the line will come out of the ground, and then extend overhead over the river and along NYS&E property along the west side of the river, to the sub-station.

Mr. Gainer asked what would happen to the existing overhead line along Westwood Drive, which supports the transmission line being replaced.

Mr. Rossitel advised that the high voltage lines on the top of the poles will be removed; however, the secondary distribution lines, which feed the individual homes, will remain. Nevertheless, this will allow NYS&E to reduce the height of the existing poles, by approximately half their present height. This will be shown on final design plans which will be prepared.

Mr. Rossitel also discussed the expected timing of the CHG&E and NYS&E upgrades.

In closing, Mr. Rossitel expects the NYS&E will be authorizing a contractor to produce final design drawings of the intended upgrade. These drawings should be completed over this coming summer. At that time, they will again return to the Planning Board.

Mr. Dowd advised the applicant that once more accurate and detailed plans are received, the Board will initiate the formal processing of the application. In the interim, NYS&E should submit a draft of the intended easement across the Village property, for his review.

2. OVERLOOK AT KIDD FARM-SITEPLAN/SUBDIVISION

The applicants for the Overlook at Kidd Farm appeared for the discussion of the DEIS for the project and the completeness of the document. The Village Engineer stated that the building inspector, Village Engineer and Village Attorney have reviewed the latest information provided about the project, and feel the DEIS document is complete and ready for distribution to the public and to schedule a public hearing for the DEIS, Site Plan, and Subdivision. The members of the Planning Board also reviewed the information provided by the applicant, and raised questions on the following issues:

1. the timing of Sewer Pump Station upgrades at Edmunds Lane, and
2. identification of the landscaping at the project entrance off of Coldeham Road.

Mr. Gainer explained that these issues, among many others were also raised by the Board's consultants, as well, and that revised text on these matters offered by the applicant did not go as far as we sought. Nevertheless, the SEQRA regulations make it clear that the DEIS represents the applicant's document, and so the Planning Board need not agree on every statement contained in the document, but merely that it respond to all issues in the adopted Scoping Document in order to be deemed "complete". It is the FEIS which will ultimately be prepared that represents the Planning Board's document, and so at that state of the environmental review process the Board must find all statements or conclusions acceptable or the document should not be accepted. In our recent joint memorandum issued to the Board, we did find that the documents does respond to all scoping issues, and so could be deemed as "complete" in our view.

Mr. Dowd further explained that the Board will very likely continue to raise these concerns after the DEIS is accepted, so that they must again be discussed in the FEIS to be prepared on the applicant. At this time the Board should insure that the topics provide the information sought by the members before this subsequent document is accepted. All members present had no other questions and, based upon the guidance offered, felt the DEIS document as presented is complete and ready for distribution.

A Resolution of the Planning Board, Village of Walden for the Acceptance of DEIS and scheduling Public Hearing and Comment Period for The Overlook at Kidd Farm Project was then proposed and discussed.

By Motion of Member DeJesus, and Seconded by Member Duffy it is resolved that the DEIS, dated March 10, 2011 is determined to be complete and adequate for purpose of public review. Further, the Planning Board hereby schedules a consolidated public hearing on both DEIS and the site plan/subdivision application for May 18, 2011. The Board will also receive written comments on the DEIS and the proposed project up to fourteen (14) days after the close of the public hearing, and the applicant shall send within ten (10) days the notice of acceptance together with the complete DEIS to all involved agencies, and that the public hearing notice shall be published in the Village's official newspaper on May 4, 2011.

By vote all members present voted yes, motion carried.

ADJOURNMENT

Motion to adjourn meeting made by Member DeJesus, Seconded by Member Duffy, all ayes, Motion Carried. Meeting adjourned at 8:20 pm.

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