

**Village of Walden
Planning Board Meeting
June 15, 2011**

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

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

Regrets: Dean Stickles, Building Inspector
Jose DeJesus

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

A. APPROVAL OF MINUTES

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

**All ayes.
Motion carried.**

B. FORMAL APPLICATIONS

B.1 49 East Main Street, Site Plan Amendment

Ron Gainer explained that a formal site plan has not been submitted. He said that he thinks that the board should waive the requirement to submit a formal site plan due to the fact that there are no physical improvements planned. He asked the applicant if he was planning any changes.

Justin Rendé, owner of 49 East Main Street, said that he is not planning any changes but he is not sure what the prospective tenant has planned.

Kevin Dowd asked the applicant what the tenant was planning to put at the location.

Justin Rende said that he thinks that the tenant wants to open a health food store.

Michael Ciardullo made a motion to declare a type 2 action under SEQRA.

Seconded by John Duffy.

All ayes.

Motion carried.

John Duffy made a motion to waive the public hearing.

Seconded Mike Ciardullo.

All ayes.

Motion carried.

Michael Ciardullo Made a motion to waive a physical site plan requirement.

Seconded be Jay Wilkins.

All ayes.

Motion carried.

The board added the applicant to the agenda for the next work session on July 11, 2011.

The board discussed the next steps for the Overlook at Kidd Farm project.

Kevin Dowd addressed a letter sent from the Walden Savings bank. The letter asked for a zoning change on a property that they have recently acquired.

The board agreed that the Planning Board does not have jurisdiction over this issue.

Jay Wilkins made a motion to close the planning board and open the architectural review board.

Seconded by John Duffy.

All ayes.

Motion carried.

Jim Dollaway, American Petroleum 63 Orange Avenue, the applicant would like to put a sign outside of his building. The sign is white with red lettering and would be put on a post so that is visible from the street.

Jay Wilkins made a motion to approve the sign.

Seconded by Michael Ciardullo.

All ayes.

Motion carried.

Jay Wilkins made a motion to adjourn.

Seconded by Michael Ciardullo.

Meeting adjourned 8:20.

Respectfully Submitted,

Lisa Dore