

**VILLAGE OF WALDEN  
JOINT BOARD MEETING  
JUNE 8, 2005**

Mayor Pearson called the Village of Walden joint board meeting to order at 7:00 pm.

On roll call the following were:

Mayor	Becky Pearson
Deputy Mayor	Mary Ellen Matisse
Trustees	Mary Jean Norman
	Roy Wynkoop
	Richard Hurd
	Lauren Keator
	Jose DeJesus

Planning Board Members:	Stan Plato, Chairman
	Edan Holmes
	Ed Leonard

Zoning Board Members	Julio Acevedo
	James Corbett

IDA/Community Development Board Members	Matt Steichen, Chairman
	Martin Besdesky
	Bill Kirnan
	Greg Raymondo

Also Present:	James Politi, Village Manager
	Kevin Dowd, Village Attorney
	Alan Sorensen, Planning Consultant
	James Fitzsimmons, Engineer

**Comprehensive Plan Review**

Alan Sorensen reviewed the comprehensive plan starting with the recommendations and the environmental impact statement.

Trustee DeJesus asked, if the Board deems that the GEIS is not complete, does the 45 days start all over?

Mr. Sorensen stated that it would start again.

Trustee DeJesus asked if there would be a reason for Orange County to be lead agency.

Mr. Sorensen stated no, they are an involved agency because they are involved in the review. All you need to do is send a letter stating that the Village Board is lead agency.

Trustee DeJesus asked at what point would the Planning Board be involved.

Mr. Sorensen indicated that upon adoption of the comprehensive plan there are a series of recommendations in terms of zoning which are items that go to the Village Board, but they are also referred to the Planning Board for recommendations.

Mayor Pearson asked if they could start making changes before the plan is adopted.

Mr. Sorensen indicated that it would be better to adopt the plan first.

Mr. Dowd stated that before the Board adopts the comprehensive plan they must adopt SEQRA and then you go to your zoning. Then further down the road any site specific developments would go through the planning process and site specific environmental review. They are going to try and run the hearing on the GEIS concurrent with the comprehensive plan public hearing. If somewhere in that hearing process you want to change the comprehensive plan in any significant way that should be done in the final environmental impact statement.

Trustee DeJesus asked that when Mr. Sorensen submits the draft on Friday, that he includes a time table.

Trustee Hurd stated that maybe they can say what their goal is towards affordable, low income, median income, and moderate income? Those are the discussions they should have to get a start on that program.

Member Leonard indicated that he can get information from the town.

Trustee DeJesus stated that he thought that they were to get the definition of affordable housing.

Mr. Sorensen stated that the village can come up with their own definition.

Sue Isaksen addressed the Board regarding the inventory of all historic properties to possibly place them on the national register. It is recommended that such a study be done jointly with the town and include all three villages. That project is going on now. There will be an informational session on this project on June 16<sup>th</sup> with Neal Larson who has been contracted to do this survey.

Member Holmes stated that the Planning Board had apartments come in that were 500 square feet, two bedroom. They should address that in the future.

Chairman Plato asked if the Village can adopt its own building code.

Mr. Dowd indicated that they can set minimum standards.

Mayor Pearson asked what constitutes multiple dwelling.

Mr. Dowd stated two or more.

Mayor Pearson asked about inspections of multiple dwellings.

Mr. Dowd indicated that State law requires that multiple dwellings be inspected on an annual basis.

Mayor Pearson asked by who.

Mr. Dowd stated the building inspector.

Mayor Pearson asked if a house has to be finished with more than pressboard.

Mr. Dowd stated that there are codes for that.

Mayor Pearson stated that there is a discussion period on the Planning Board when an applicant can discuss their plans. If you don't approve of something they have to go to the Zoning Board to get a variance. Does the Zoning Board have a discussion time and then the applicant comes back before the Zoning Board again for a public hearing.

Member Corbett explained the procedure and discussion ensued.

Mayor Pearson suggested the first meeting be a discussion and then second meeting be the hearing.

Mr. Millspaugh suggested joint public hearings, zoning and planning boards.

Chairman Plato suggested then they have one board for planning and zoning.

Mr. Dowd stated to combine them would only confuse the public and the two boards have to act independently. It wouldn't be practical.

### **Architectural Review**

Mayor Pearson passed out information regarding architectural review and discussed the present Architectural Review Board. She feels we don't have guidelines.

Chairman Plato stated that he feels its getting better. He feels the Village is taking the right steps in regards to signs and colors. More guidelines would be helpful.

Mr. Sorensen stated that the comprehensive plan speaks to the need to have more design and architectural review. You could adopt stricter standards that are enforced by the Planning Board during the architectural review process.

Trustee DeJesus stated that once the Planning Board approves it they really don't have control of it, it has to be enforced.

Mr. Dowd stated that when you talk about architectural designs and what is protected, historic buildings, sites and or districts. It can be enforced and you have the State to back you up because they are on the New York State registry. Right now you do not have any historic designations at all in the downtown business district. Therefore, to try to enforce restrictions on an owner to preserve something that does not have significance is a very iffy proposition legally.

Chairman Plato stated that one of the things that has bothered the Planning Board is to approve a subdivision and there is absolutely no regulation as to what type of house they can put up.

Ms. Isaksen stated that this inventory that is being done will help the Village tremendously and they can start setting guidelines.

Mayor Pearson stated that Ms. Isaksen will be at the Board Meeting on June 14<sup>th</sup> to speak on historic preservation.

### **MS4 Requirements**

Jim Fitzsimmons, Village Engineer explained MS4 requirements which deals with storm water discharges.

### **Architectural Review**

Mayor Pearson indicated that she would like to set up a board made up of one person from each board to discuss some of the things that they would like to see in the Village.

Chairman Plato, Member Corbett, Member Raymondo volunteered to be on the board.

### **Parking Concerns**

Mayor Pearson explained what the Village Board is doing in regard to parking.

Manager Politi stated that he has a preliminary local law for June 14<sup>th</sup>.

Deputy Mayor Matise stated that parking seems tight by Walden Federal on West Main Street.

Manager Politi stated that they will be eliminating the first two parking spaces in front of Walden Federal and Dominick's. On a State road it has to be thirty feet from corner.

Mayor Pearson explained that the Board is working on two hour parking on Main Street, and three hour parking in the parking lot. She asked how many parking spaces will there be in the Oak Street parking lot.

Manager Politi stated 48 or 49. Six are dedicated to Walden View.

Mayor Pearson asked how many parking spaces you are going to have in a two bedroom apartment that is 500 square foot. That is four or five cars for just one apartment on Main Street.

Chairman Plato stated that they have instructed Mr. Barone to do a study on everything that is before them, on parking. One of the problems the Planning Board has is they have the authority to waive parking. The problem is that it doesn't cure the problem by waiving it, but he thinks they have a problem not waiving it in certain places if they are in the parking district and have paid towards that parking.

Mr. Dowd stated that there is another issue with the exemption. Many of the buildings in the downtown area never had parking and never will have parking, because of the way it was set up.

Mayor Pearson stated that it was set up for business, not apartments.

Chairman Plato indicated that businesses require more parking.

Mr. Sorensen stated that you want to look at your utilization rates. Residents above stores just use the parking spaces at night and the businesses are using those spaces during the day. You can have limitations. You have to make sure pathways from the parking lot are user friendly and inviting. The distance from Oak Street to Main Street is not that great. You have to change peoples perception.

Deputy Mayor Matise stated that some people have several cars so they leave them there all day and that is creating a problem.

Member Holmes asked where two hours comes from.

Manager Politi stated that it's come from the meetings with the business owners.

Mayor Pearson stated that signage also needs to be addressed in the parking lots.

Trustee Hurd stated that the Village should also look at purchasing property to increase the amount of parking that's available.

Deputy Mayor Matise stated that the Village has also talked about using Walden Federal for long term parking.

Trustee DeJesus stated that there is a mechanism through the IDA to purchase property. That needs to be explored more.

Manager Politi stated that there were a number of spaces that were identified, but they are private. Walden Saving's upper parking, since they moved to Scotts Corners that would be a potential for parking. There are spaces between the Maple Parking Lot and John the Tailor.

Mayor Pearson asked if there was a map of available parking spaces.

Manager Politi stated that there are a little over 200 spaces in the immediate Main Street area.

Member Leonard asked what happens when the Planning Board doesn't waive parking for one of these.

Mr. Dowd stated that you're going to be in a legal position if you turn around and say you can't have a specific use for a building because of parking.

Member Leonard asked what the completion date for the Oak Street parking lot was.

Manager Politi stated that they want to do it this summer, but he can't give a date.

Member Holmes stated that another thing you have to look at is the school. They really don't provide parking for the teachers.

Manager Politi stated that the design for the schools parking lot has been approved. He has advised the principal that two hour parking will be enforced.

Trustee Hurd stated that once the enforcement takes effect people will get tired of moving their cars every three hours and then all of a sudden an all day parking space without that hassle looks a lot more attractive. By doing what we are doing we aren't spending a lot of money, we're not making drastic steps. We are taking the direct way by incrementally looking at the problem and taking an action and judging the reaction.

Mayor Pearson stated that what she is worried about is everyone is depending on the Oak Street parking lot. What happens when that gets filled up. You're going to approve building because we have the Oak Street parking lot. You have a mother and

three children in a two bedroom apartment, is she going to lug her groceries from the Oak Street parking lot to wherever.

Trustee Keator stated that in regard to people parking at Walden Federal, they put notes on people's cars who are parking there from the apartments on Ulster Avenue. In the winter when they park there and the plow comes in and clears the lot they dig out and leave the snow right there. She doesn't know if Mr. Gibney would be in favor of that.

## **Economic Development**

Mayor Pearson asked the members of the IDA/Community Development Board if there was anything they needed from the Board.

Chairman Steichen stated that there is some confusion with the approval of the spending of the money from the Community Development Board. The IDA money they have complete control over.

Member Raymondo stated that the way the community development was structured was that the expenditure of that fund was ultimately to be approved by the Village Board, but you had to go through the Community Development Board to decide if they recommended it or not and then the recommendation went to the Village Board and the Village Board could adopt the recommendation or not.

Chairman Steichen explained that they sunsetted the IDA until the State found out about it and then they said we couldn't do that. They made the treasurer separate the money and put the IDA Board back into affect. They now need to know if they should continue the way they have been if all the requests come to them and the applicant will have to show they can pay the money back.

Member DeJesus stated, also the issue they were talking about before the IDA and the potential behind that mechanism to be the engine for community development in the Village and how do we capitalize on that and how do they go about maximizing the potential that is available through that. The focus would be to help businesses remain in the Village through some kind of loan and we should be looking at the development and implementation of marketing programs to help bring businesses into the Village and recruiting of industry. They are looking to meet with Mayor Pearson, Manager Politi, Village Attorney Kevin Dowd and Alan Sorensen to address how they can be of help to the Village driving the economic development. The Board has to consider having a community development type of agency which would mean all that funding would be under one director reporting to the Village Manager.

Mayor Pearson stated that you want to loan that money so your money is always coming back in.

Mayor Pearson thanked everyone for coming.

Trustee DeJesus moved to adjourn. Seconded by Member Besdesky. All ayes.  
Meeting adjourned.

Respectfully submitted,

Nancy Mitchell  
Village Clerk