

**VILLAGE OF WALDEN  
BOARD OF TRUSTEES MEETING  
FEBRUARY 28, 2006**

Mayor Becky Pearson called the meeting of the Village of Walden Board of Trustees to order at 6:30 pm.

On roll call the following were:

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

Also Present:	James Politi, Village Manager
	Nancy Mitchell, Village Clerk
	Kevin Dowd, Village Attorney

**Approval of Minutes**

Mayor Pearson asked about lights on the bridge.

Manager Politi stated that he has forwarded that information to the State.

Mr. Stickles stated that the state was here to see what they needed to bring in to fix the problem.

Mayor Pearson stated that the village is paying Napp Electric to fix the electric on the one side.

Manager Politi stated that Napp Electric didn't fix the electric he was trying to find out what the problem was.

Mayor Pearson stated that if the state is coming in to fix the problem why we are paying Napp Electric.

Manager Politi stated that Napp came in to check the light bulbs to see if he could get it working. That's our responsibility. Now there is something wrong with the structure itself so we will attempt to recover the money.

It was the consensus of the board to have the manager write to the state to recover the money for the Napp Electric bill of \$2430.

Mayor Pearson stated that on page 2 of the minutes Mrs. Sandbothe asked about the retaining wall.

Mr. Stickles stated that the footing goes  $\frac{3}{4}$  of the way across. It encompasses the portion that fell down, plus some. That was in the engineers report.

Mayor Pearson stated that the manager was also to look at the plans for the retaining wall.

Manager Politi stated that the fences will go along the retaining wall.

Mayor Pearson asked about the LRMS contract.

Manager Politi stated that they are still putting those numbers together.

Mayor Pearson stated that Deputy Mayor Matisse stated at the last meeting that Jim Fitzsimmons advised her to contact Port Jervis and she would like the minutes amended to reflect that.

Mayor Pearson stated that on page 24 it stated that Howard Edwards stated that's why we pay Jim \$20,000 a year. She thinks he gets paid more than \$20,000.

Mr. Dowd stated that he made that statement, you can't change the minutes.

Trustee moved to adopt the minutes of February 14, 2006 as amended. Seconded by Trustee Wynkoop. All ayes. Minutes adopted.

### **Public Comment**

Althea Mullarkey, Watkins Drive stated that on Wait Street there is a laundry basket in the storm drain. She further stated that on behalf of the Masonic Lodge and Walden Women's Club thank you for the success of the Snowflake Ball. They collected \$2000 for the scholarship fund.

Marcus Millspaugh, Jessup Street stated that at the last meeting there was, in his opinion, a rather disheartening discussion regarding the responsibility for the inspection and evaluation of Village facilities. To him it is reprehensible that the official position seems to be that deficiencies can be tolerated as long as there is no notification of them in writing. He came away with the feeling that in order to preserve a safe environment it will be necessary for the citizens to do the investigating and reporting of existing conditions since it evidently is not a responsibility of our elected officials. With this in mind he wishes to inform the Board of what he believes to be an unsafe condition at the entrance to Wooster's Grove. The guard rail on the left side as you enter, approximately 190 feet from it's beginning, is in apparent failure due to erosion of the supporting earth on the bank of the Tin Brook. The erosion condition is present in several other places along the edge of the road and is also a hazard to anyone that should stumble into those

areas. It is easy to visualize a child running or riding a bike into these unsafe areas and slipping down the slope to the brook. Please accept the above as a notice of hazard and take the necessary remedial steps to protect pedestrians and correct this condition.

Mr. Wright stated that it was also to his dismay when he read the article on the front page of last weeks Wallkill Valley Times, it made him shake his head. He was very happy to see the article on Col. Bradley, it's a great tribute. He went on to give a brief history of how he knew Tom Bradley. After reading the paper last week the thought that came to his mind was what is this all about in this village. Here's a man who gave money, love and he gave his life to this village. Nobody is asking you people for money. All we're asking is for you to do a job for this village and quit the nitpicking and fighting that is going on. He also stated that the McKinley Monument wall needs repairs.

### **Audited Bills**

Trustee Norman moved to pay the audited bills of February 28, 2006. Seconded by Trustee DeJesus.

Mayor Pearson stated on the Napp Electric bill she hopes the village pursues that. There is a bill for an attorney for \$1600 retainer. She doesn't know when the board ever authorized to have a retainer for another attorney.

Manager Politi stated that it's for the labor attorney. We pay a \$1600 retainer and as you need them they dip into that.

Mayor Pearson asked who authorized that.

Mr. Dowd stated that the board authorized it.

Mayor Pearson stated that what was in the budget was \$15,000 to \$20,000 and we are now at \$80,000.

Manager Politi stated that would be spread in different accounts throughout the budget. It wasn't just negotiations, it was arbitration.

Trustee DeJesus stated that the Mayor is saying that maybe for next year given the history now we have a better sense of what is going on. The budget should reflect more what the bills show. We can do that by looking at what we have spent and reflect that. It hasn't been easy negotiating with the PBA. It used to be a lot easier. As the department grows and they have their own representative that adds to the equation.

Mayor Pearson stated that she had the concern of why in the beginning of negotiations does a lawyer have to be there.

Manager Politi stated that in the beginning it was between the members and him. The end of the previous contract it ended being without the attorney.

Mayor Pearson asked for a breakdown of the numbers, arbitration verses the contract negotiations.

Mayor Pearson stated that she does have one concern when they are talking about audited bills, just for an example, Napp Electric, how many people went through there and just signed that bill and why should we be paying \$2400. Why is that happening? If it's a state problem then why is that not being looked at?

Manager Politi asked why he would not look at that. The lights are out, there is a problem with the lights, Napp came to him and said it's a problem with the installation of the lights. Why would he not go back, she is assuming he wouldn't go back?

Mayor Pearson stated that she spoke to the manager the other day and he did not know it said it on the bottom of that bill. Did you not sign the bill?

Manager Politi stated yes, because its services rendered. You have to pay it. He did the work and he found the problem. He will try to recover it.

Mayor Pearson stated that as a board responsibility, it's their responsibility to look at those bills and see what's in there and how much you're paying someone. It's a double check. She is not saying they are there to try and catch the manager in something. It's just a double check.

Trustee DeJesus stated that it does sound like that. He has not looked at that bill until she mentioned it. He shares her concern. The fact is that it was brought to this board that the lights were out. If he was the manager he would see what the problem is and NYSEG or the state is not going to run the next day and look at the lights. So you would hire someone to do it. We have to pay the bill because we engaged his services.

Trustee Hurd stated that what the manager is saying is that it would have been his next step.

Manager Politi stated that the mayor also asked him about the retaining wall. The planning board, building inspector and engineer are doing their job. He may have stumbled on the answer but the staff is doing what was requested.

Mayor Pearson stated that when she goes through the minutes she goes back to see if there is an answer for that and she likes to write down that there was an answer.

Trustee DeJesus stated that he would like the minutes to reflect that the understanding was to recoup the cost of Napp Electric from the state.

All ayes. Motion carried.

## **Wooster Grove Matching Grant Bond**

Manager Politi stated that back in time Wooster Grove was the trail head separate grant from the rail trail. We have to now take that bond out for the \$150,000. As we go we recover that amount. It's a reimbursement grant. There is \$20,000 coming in from the Rotary.

Trustee Hurd moved to adopt the resolution Authorizing the Issuance of \$150,000 Bonds of the Village of Walden, Orange County, New York, To Pay The Cost of Various Improvements to the Village's Woosters Grove Park, in and For Said Village ( attached). Seconded by Trustee DeJesus. All ayes. Resolution adopted.

### **Kerron Barnes Presentation – Rehab Guidelines**

Mr. Barnes stated that he did a one page report which he presented to the board. He further stated that he found two companies that provide code enforcement software. He recommended the board invite these companies to a work session.

Trustee Hurd asked if the building inspector should look at this.

Mr. Stickles stated that he got it tonight.

Trustee DeJesus asked if Mr. Stickles has been a part of this process.

Mr. Stickles stated no.

Mr. Barnes stated that he got this last Monday and he told Mr. Stickles about it.

Trustee DeJesus stated that he should be part of the process.

Mr. Stickles stated that he just updated his entire computer system. He has most of this. He doesn't need the property record cards from the county, he has his own.

Trustee DeJesus stated that the fact remains that before we go out, we have a building inspector here, this went from code enforcement, he thinks the whole aspect of the assignment given to Mr. Barnes changed and we do have a building inspector, apparently he has an updated system and he does not understand why he's not involved with the process from the start.

Mayor Pearson asked what process Trustee DeJesus was talking about.

Trustee DeJesus stated that the process Mr. Barnes is involved with, getting information that perhaps we already have and if he had checked with Dean maybe he would have got an update of what we have.

Mayor Pearson asked if Trustee DeJesus was talking about the information Mr. Barnes brought back from the seminar.

Trustee DeJesus stated that he was talking about the report on code enforcement. It would be helpful, instead of reinventing the wheel, to check with the people that are working here to see if we are on the same page.

Mr. Barnes stated that when he brought this last Monday and he did mention it to Dean and told him he would bring him the information. He knows the board was interested in upgrading the code enforcement. He suggested these people talk to Dean.

Mayor Pearson stated that she doesn't think Mr. Barnes is trying to step over any bounds. She thinks he might be trying to make Dean's job easier.

Mr. Stickles stated that there are many different programs out there that offer many different things. We have a program that was just updated. When he goes to his conferences in April he can bring the same things back.

Mr. Barnes stated that he's had meetings with the county staff and we have access to \$50,000 a year with county funds for rehabilitation. He will give the homeowners the packets. There are twelve inquiries of which three are single family, owner occupied houses and they will be referred to the county. There was a two family owner occupied house and the rest were rentals, two and three families. He is trying to have a bank work with the loan fund. The village would not be able to deposit money in a bank, other than a commercial bank, that's why they use Key Bank. He's looking into the possibility that they could collect the money and not deposit. The treasurer will be checking with the accountant. He is physically surveying the downtown area and the gateways. He has identified the buildings that he sees has peeling paint or falling down porches and he will go after those buildings first in terms of the ones that are eyesores in the gateway and downtown. The block that needs the most work is between the traffic light and the bridge. He will do a report every month or every other month.

Trustee Hurd asked about sale transfer and refinancing, in general, the village will not subordinate its loan to a new first mortgage, home equity loan or line of credit unless the property owners are below 50% of median income. He asked if that applies if someone sells the property.

Mr. Barnes stated no, it only applies to a home equity loan or first mortgage.

Mayor Pearson had a question regarding page 3, fifth paragraph, which states, upon completion of review by the Village, the homeowner will select a contractor or contractors of their choice. Generally this will be the lowest responsible proposal. The owner may, however, select another contractor provided they make up any difference in the cost. She asked if they have to take the lowest bidder.

Mr. Barnes stated they can have anybody they want as long as they pay the difference.

Mayor Pearson asked about the village not paying for the labor of the owner, unless the owner is a full time professional contractor. If someone is very competent and can do it, you won't give him the same amount of money as opposed to someone who is a contractor.

Mr. Barnes stated that it's not a regulation of HUD, but it intends to be a kind of accepted practice. If they borrow money to pay themselves they only have to pay it back anyway. How would you access the cost for a homeowner. It's rare that anyone would ask for money to pay themselves.

Deputy Mayor Matise stated that on page five under General Managements it states the village remains the overall authority, when you say the village, do you mean the Village Board. There isn't any definitions, will that be part of it.

Mr. Barnes stated that he hadn't planned on it. He uses the definitions from the HUD regulations when they want to define homeowner or income. You could change it to Village Board.

Mr. Dowd stated when it says Village it means the Village Board. You are the policy makers and the keeper of the funds.

Deputy Mayor Matise stated that it should be clearly defined.

Mr. Dowd stated that the term, "the Village", that is this board, the governing body. If you look at the next page it talks about the Village Manager having authority which was delegated by the board to him to spend up to a certain amount. So when the refer to the Village is means this board. If you feel comfortable with Village Board you can add it or add that the term Village shall mean the Village Board.

Deputy Mayor Matise asked if this was from the book Mr. Barnes put together and this had a whole section on definitions and if he was going to incorporate those definitions into the new guidelines.

Mr. Barnes stated that he will change Village to Village Board on page 5.

Mr. Barnes further stated that the only change to this document since January is the first page where the board had asked him to set priorities. He went back to the eight subject areas that they looked at and put them in an area of what he thought was an order to priority.

Manager Politi stated that #6 was brought up and he agrees that he doesn't know if you want to go into the MX zone.

Trustee DeJesus stated that at the last meeting the issue of the MX zone was not part of this. There is a reference in the minutes that this is not part of this, it's separate.

Mr. Barnes stated that if you have a critical building, a building you want to convert into mixed use with some residential over the mixed use or you want to do something with senior housing, some of these funds could be used in that area and that is what he's saying here is that of the priorities that they have you can use them in the MX zone. If they want to take it out that's okay with him.

Trustee Hurd stated that he feels the rankings were pretty accurate.

Trustee DeJesus stated that they have to look at the MX situation.

Manager Politi recommended that it be removed.

Mayor Pearson asked the manager why he doesn't feel it should be in there.

Manager Politi stated because there may be other ties to that money that may not be appropriate for that redevelopment area. He would caution against that.

Mr. Barnes indicated that if you don't mention MX zone in these guidelines it doesn't prevent you from spending it there anyway.

It was the consensus of the Board to removed No. 6, appropriate properties in the MX zone.

Mayor Pearson asked about the schedule for rehabilitation assistance. It talks about owner occupied single family homes and the last paragraph, housing cost above 35% of income may have monthly payments waived, who waives that. Why couldn't we put in an interest rate?

Mr. Barnes stated that there is no reason why you can't.

Trustee DeJesus stated that it was discussed the last time of a family home owner that is supposed to be doing repairs on an apartment anyway. That's his responsibility so it becomes an issue of code enforcement to make sure the repairs are done. Someone brought up the concern that if you bring up those apartments to a certain standard with our money then it really kicks the person out of that apartment, because they may raise the rent so much that the person can't continue to live there.

Mr. Barnes indicated that the Mayor's question was about owner-occupied single family homes.

Mayor Pearson stated that the loans that are deferred you're not going to see that money anyway until they sell their home. The payment plan they are supposed to be paying monthly and if they don't pay monthly there is no penalty to make them pay.

Mr. Barnes explained that while we were getting grant after grant every year the problem was we had to spend that money at a certain time table and as program income



was coming in we had to spend that first. At one point we spent \$600,000 in program income. It was coming in so fast you had to spend not only your annual grant, but then another \$300,000 on top of that. It became almost impossible to meet those deadlines. So if people didn't pay he didn't care. He knew we'd get the money sooner or later and he didn't need the income. Now we don't have grants coming in every year so it is important to get the income as fast as we can. Maybe you want to say to somebody that is between 50 and 80 percent median pay 1% or 2%. In some places its 3%.

Mayor Pearson asked if you can you make it a payment schedule verses a one year payment. Who sets up the agreement?

Mr. Barnes indicated that he sets up the monthly payments and he sets up an amortization table.

Trustee DeJesus stated that he thought they talked about quarterly payments.

Manager Politi stated that the ability to go out and become a collection agency is tough.

Trustee DeJesus stated that we have to be vigilant in terms of people selling their property and us getting the money.

Mr. Barnes stated from an administrative point no interest is a lot easier to work with. He will look into what penalties are being charged for non payment. If someone has a hardship and they want to change their payment schedule they can write out a new amortization schedule.

Deputy Mayor Matise stated that if someone comes and takes a loan and they are only borrowing \$5,000 and they say they will pay it back within three years, fine, no interest. Say they want to pay it back in ten years we can say maybe 2%. The incentive would be to get them to pay it back sooner.

Mr. Barnes suggested a three year loan is 1%, a five year loan is 2% and a ten year loan is 3%. That would be a hardship for a lower income person.

Deputy Mayor Matise stated that it would be for the people above the 50%.

Mr. Barnes stated that he will work with the manager and staff and come up with a plan and implement it.

Mr. Barnes asked for a resolution to adopt.

It was the consensus of the board to wait for the changes before adopting.

### **American Legion Funding Request**

Mayor Pearson indicated that she gave a copy of the agreement with the ambulance corp. to the attorney. Mr. Millspaugh drafted up the history of the legion. There were some concerns with the increase the ambulance corp. is trying to pass onto the legion.

Mr. Dowd stated that there are a series of suggestions that can be made. Some are easy and some may require a little more communications. One suggestion would be to raise what the village gives to the Legion. The other way would be to offer them an alternative place to meet where they don't have to meet at the particular place, they can meet here and then they wouldn't have to pay anything to the ambulance corp.

Trustee Wynkoop stated that they have a kitchen over there.

Mr. Dowd stated that the other thing would be that the Walden Ambulance Corp. which was the subject of the organization that was part of the agreement has now become the Town of Montgomery Ambulance Corp. and its been 22 years since this agreement was forged. There may be that this an institutional loss of memory or new people in the ambulance corp. that don't remember how they came to have that building or what this agreement actually says. It may just require some conversation with the leadership of the ambulance corp. on behalf of the legion and the village as to what exactly everyone's obligations are. It does say that if they want to raise that number beyond the \$25. per month that the legion has to pay, it says it has to something consensual and based on what Mr. Flickenschild said its not consensual, it's a hardship. The other option is that they now know the town has taken over funding by tax dollars, not the entire town, of most of the operational cost of that ambulance corp. Perhaps a conversation with the town board and town supervisor may help straighten out why the ambulance corp is continuing to collect \$300 for fuel for that building from the American Legion if in fact the taxpayers are already paying for the operational cost.

Deputy Mayor Matise stated that the legion also went to the town board and asked them to increase the money to the legion to give to the ambulance corp. Is the town also responsible for the building in Walden?

Mr. Dowd stated that he doesn't know. He feels it would be advantageous to get at least the leadership of each one of the entities in a room together and try and solve this. We're not talking about a tremendous amount of money; we're talking a matter of principles.

It was the consensus of the board to meet with the village, town and ambulance corp.

### **Wesley Hall/Walden Seniors**

Mayor Pearson stated that every year the village gets an agreement from Wesley Hall. She doesn't know how many Walden seniors go there.

Mr. Dowd stated that it's Wesley Hall Senior Center and it's a non for profit that runs the program. Its seniors from a number of communities.

Deputy Manager Matisse stated that they haven't submitted an agreement for this year and they've never submitted reports. In 1996 Audrey D'Angelo approached each village and town asking for money because they had been receiving money as a line item money from Mr. Larkin's office and this particular year that money dried up. Most of the money at that point was for salaries.

Manager Politi stated that the village does have access to their books, but the summary should have been supplied and he doesn't have one.

Mayor Pearson stated that the Walden Seniors have been looking for extra money and they want to do some extra things during the day. Budget time is coming and we have to think about whether we should send more money to Wesley Hall and less to the Walden Seniors or reverse that.

Trustee Wynkoop asked if the village even knows how many of the Walden seniors use Wesley Hall.

Manager Politi stated that he has asked and has been advised that they don't keep those records.

Deputy Mayor Matisse stated that there are seniors from Walden who are members of the senior club in Montgomery that uses the senior center.

Trustee DeJesus stated that if we have the money shifted to here there would be more resources for the seniors.

Mayor Pearson stated that it doesn't mean to totally ignore the Wesley Hall we could reverse it and pay more to our seniors. Maybe there is a way to get numbers.

Trustee Keator stated that she wishes Wesley Hall had a sign in sheet. She is in favor of flip flopping the funds.

Trustee Hurd stated that he would like to see an increase in the money.

Manager Politi stated that the Town of Crawford cut back.

Trustee Hurd stated that he would like to see the money targeted for our own seniors.

Trustee Norman stated that she would also like to see the money targeted to our own seniors so they have the opportunity to take more trips and have the luncheons.

Trustee Wynkoop stated that he feels the same, but he doesn't want to take away from the Montgomery seniors. He would rather give to Walden if he's not hurting those who are going to Montgomery.

Mayor Pearson suggested inviting Ms. D'Angelo to the next meeting.

Trustee Keator suggested Ms. D'Angelo keep a sign in sheet for a month.

Mayor Pearson asked the manager to write a letter to Ms. D'Angelo requesting she do a sign in sheet for a month so we know what direction to go in our budget.

### **Townhouse Zoning/Downzoning/New Apartment Square Footage Review**

Mr. Dowd indicated that he checked with codes that he had access to and he checked on line with code publishers, he contact a number of attorneys he knows and he didn't come up with anything that was of any significant nature to present to the board. It's not a defined zone in most places.

Trustee DeJesus asked if he tried Pace Law Center.

Mayor Pearson stated that she got some information off the internet.

Mr. Dowd stated that unfortunately they are from different states.

Mayor Pearson stated that you can pull information from them.

Trustee Hurd stated that the inadequacy of his knowledge, you could kick arbitrary numbers or come up with design criteria or a way to create incentive, but he isn't a developer or builder and he doesn't know what would work or what wouldn't. He wishes they could talk to someone that has built a recent project or a complex and said what was important, what wasn't important and what sold and what didn't sell.

Mr. Sorensen stated that you have some examples in the village of recent townhouse development. That would be a good place to start. You have to keep in mind that within the comprehensive plan there are general parameters which they've outlined some recommendations for the townhouse district.

Trustee Hurd stated that when they said 750 for a single where did that come from, what were their criteria, what was their thinking.

Mr. Sorensen stated that 750 for a single is a tiny dwelling.

Trustee Hurd stated that in addition to density do villages involve themselves with the layout, the design criteria itself.

Mr. Sorensen stated that you could establish design criteria. We could have it designed so that you could control the planner and rather than having a garage with an attached townhouse you could have the garage designed in such a way that its secondary to the building. He recommends that the board appoint a committee and design a townhouse district specific to the needs to the Village of Walden.

Deputy Mayor Matise stated that they talked about the basis of wanting to change it was that people would own the little parcel that is attached to the townhouse, not all common areas.

Mr. Sorensen stated that his recollection was that there was consensus from the conference of plan committee that townhouse style development would be more in keeping with the surrounding residential neighborhood than garden apartments or high density apartments.

Deputy Mayor Matise stated that the density they came up with really isn't much different.

Mr. Sorensen stated that it is slightly different, its 4000 sq. ft. per unit under the apartments and 4500 sq. ft. under the townhouse. Under the apartment guidelines you could have a much larger single building or series of buildings. In developing the townhouse district you can establish that. Each building can be no more than four to six units.

Trustee Hurd stated that it won't look like apartments its going to give more of a character that would be more like an individual home.

Mr. Dowd stated that it's a single family home that is attached with common walls.

Mayor Pearson stated that the other thing they talked about was two paved parking spaces for each townhouse. Is there a guideline?

Mr. Dowd stated that all single family homes require two parking spaces per unit. Depending on the scale you're doing and the price range you are looking at. He's been in communities where there are townhouses and two cars are unrealistic, there are three or four cars.

Mayor Pearson stated that they also talked about additional parking in a common area.

Mr. Dowd stated that if you have a \$400,000 type of townhouse a couple things is going to happen, either you're going to get older people with two cars or get high end families with high school age children and if they can afford that kind of unit they can afford a car for the kid or kids and now you have four cars to park.

Deputy Mayor Matise suggested a special work shop meeting instead of a committee.

Mr. Sorensen stated that Mr. Dowd can draft the standards and then they can go around the table during a work session and work the details.

Mayor Pearson asked for a time frame.

Mr. Sorensen stated that he will start on this immediately. Design standards will take longer.

Mayor Pearson indicated that she would like to move forward and form a committee and then bring it to a joint board meeting.

Mayor Pearson, Trustees Hurd and Wynkoop and Planning Board member Ed Leonard volunteered to be on the committee.

Mayor Pearson asked that when the talk about density can you specify that density is build able land, not where you're putting your roads, not where you're putting your parks or curbs.

Mr. Dowd stated that there are obvious issues you can exclude. He doesn't feel you should take out road systems.

Mayor Pearson stated that at the joint board meeting they discussed down zoning. She suggested rezoning the multi family changing it back to single family which would take years to do.

Trustee Hurd stated that we are talking about bringing rail service to the Village of Walden which means our properties are going to become very valuable and there might be a possibility developers might come in and buy up expensive large single family homes and convert them into apartments. It's the consensus of the board that we have enough multi family and we would like to prevent that. The down zoning prevents people from breaking up single family homes and turning them into multi family. Take a zone where you have sixty multi family homes and you say we're going to turn that back into single family, it might take thirty years.

Deputy Mayor Matise stated that there are only two zones that would be affected, R-2 and R-6.

Mr. Stickles stated that R-2 is Olley Park and R-6 doesn't exist anymore.

Mr. Sorensen stated that a vast part of the village is zoned single family and the only way someone can take a single family home in a residential district and create two units would be to go to the zoning board and seek a use variance. If that is a concern the way to address that is training for the zoning board.

Trustee Hurd stated that in Beacon they found where they had single family homes in multi family areas by making it all single family there wasn't any question no one came before the zoning board to ask, you couldn't ask.

Trustee DeJesus stated that we don't have the large homes here that Beacon had and we have to be very clear what it is we want to accomplish. One of the things we talked about was creating opportunities for people to remain in the village; we have to look at all the possibilities.

Trustee Keator stated that she is concerned with someone combining two or more lots and putting up a multi family unit.

Mr. Stickles stated that there are a lot of multi family homes in single family zones. They are small homes on small lots.

Trustee DeJesus stated that we have to set a height rate so no one could go up six stories.

Trustee Wynkoop stated that when someone has a multi family home that is legal and you change it to a single family zone it becomes legal non conforming and every time they want to put up a fence they have to go before the zoning board.

Trustee Hurd stated that he agrees that is a negative.

Mr. Sorensen stated that first you should get an inventory of what is.

Mayor Pearson asked if the building inspector would have the information of multi family units.

Mr. Stickles stated that he will help Mr. Sorensen with that.

Mr. Stickles further stated that if the board increases the apartment area first then you're going to take a lot of these 1100 or 1200 sq. ft. old homes and make them impossible to make two apartments. You can increase the square footage from 500 sq. ft. to 950 sq. ft.

It was the consensus of the board to have the building inspector work with Mr. Sorensen to do an inventory in terms of multiple dwellings and also to raise the square footage for apartments.

### **Road Name List for Subdivisions**

Mayor Pearson stated that she spoke to the building inspector and Marcus Millspaugh regarding naming streets in subdivisions. Mr. Millspaugh made up a list of

people who were prominent in the village. The list was given to the building inspector. They discussed changing the name of Jacob T. Walden Drive.

Mr. Stickles asked if the complete board was in favor of changing the name of that road.

Mayor Pearson stated that there was a concern to save that name for a different part of town or not using it at all.

Mr. Stickles advised the board that he has all his building permits and if the board wants the name changed please let him know so he can change the permits. He further stated that Bradley Lane and Bradley Avenue, one of those should be changed for 911.

Deputy Mayor Matise stated that she would like one of the streets over there being named for the Gillespie's because that was part of the whole Gillespie parcel.

Mr. Millspaugh stated that he doesn't object to the street being named the Jacob T. Walden Drive he does feel it might confuse with the Jacob T. Walden House.

Trustee Norman stated that she feels it would be an honor to have that street name.

Deputy Mayor Matise stated that she feels the name is too long.

Trustee DeJesus stated that he feels the same as Trustee Norman.

Trustee Keator stated that she likes it named Jacob T. Walden Drive, but what significance would it have on a new comer.

Mr. Millspaugh stated that the first kid that was killed during WWII was Richard Bendwig that would be an ideal name.

Trustee Wynkoop stated that has no problem using any of these names. He has no problem with Jacob T. Walden Drive.

Trustee Hurd stated he also likes the list Mr. Millspaugh put together and he doesn't mind the Jacob T. Walden Drive.

Mayor Pearson stated that she feels Jacob T. Walden Drive should be saved.

Mr. Millspaugh stated that he doesn't want to see it become JTW Drive.

It was the consensus of the board to allow Jacob T. Walden Drive to remain and to use Mr. Millspaugh's list in the future.

#### **Public Comment – Discussion Items**



There were no comments from the public.

### **Informational Items-Village Manager's Report**

Manager Politi stated that this Friday, 9am there will be a meeting with the businesses regarding parking. He further stated that there is a lot of light at the Oak Street parking lot.

Trustee Wynkoop asked if the village could approach Chris Spanos to see if we could get a right of way to walk from the Maple Street lot.

Manager Politi stated that if there is a way to use the side lot he has offered that as well.

Deputy Mayor Matise stated that people are confused about the Maple Street lot, there is no sign so they think it's a private lot.

Manager Politi stated that he will resign it as a municipal lot. There is no time limit on it.

Deputy Mayor Matise asked about the school parking lot.

Manager Politi stated that they are still waiting for the letter of connection for the light between the contractor and NYSEG.

Deputy Mayor Matise stated that once the school parking lot opens it's up to the school to encourage the teachers to park there and then Orchard Street and Maple Street becomes open.

Trustee Wynkoop stated that the Orchard Street parking lot is never more than 20% full unless there is a funeral.

Mayor Pearson stated that she likes to see all the training the police are going through.

Manager Politi stated that a meeting has been scheduled with the tavern owners regarding St. Patrick's Day.

Trustee DeJesus stated that in the Chief's report it stated that Mr. Sweeney suggested hiring addition staff or off duty police officers to stay outside and monitor where people park. Is that allowed?

Manager Politi stated that it would be off duty officers.

Trustee DeJesus stated that he's concerned if they get hurt.

Manager Politi stated that they will talk about this at the meeting.

### **Board Comments**

Trustee Norman stated that the huge indoor yard sale will be Sunday, March 5<sup>th</sup> at Wooster Grove. If anyone has anything to donate they will be there on Saturday.

Trustee Norman stated that at the last meeting it went quite late and she started thinking about Nancy, Village Clerk having to get up the next day. She thinks it would be nice to allow her to come in a couple hours later the next day. She hasn't spoken to the Village Clerk about this.

Trustee DeJesus stated that the Village Clerk is a salaried employee and she would have that flexibility.

Trustee Hurd stated that on Sunday in the business section of the newspaper there was a nice article in the Times Herald Record called light at the end of the tunnel about access to the regions core. It's a six billion State of New Jersey transportation project which envisions a second tunnel from the Secaucus area across to the area of 34<sup>th</sup> Street. In the past five years west of Hudson rail travel to Penn Station has grown 40% and demand will only continue as 72% of the regional suburban household growth in the next 20 years will take place to the west of the Hudson including Rockland and Orange counties.

Deputy Mayor Matise asked the manager and Mr. Sorensen to tell her what happened at the Orange County Transportation Council meeting.

Manager Politi stated that it was announced that the Village of Walden and the Village of Kiryas Joel are now voting members.

Deputy Mayor Matise stated that the county is going to put up part of the money and Larkin's office will put up the other part for the feasibility study.

Deputy Mayor Matise stated that the new round of open space grants is coming up. She also attended the Orange County Planning Board meeting and they are anticipating that we are going to be the next municipality to forward information to them for the grant for the well field.

Mr. Dowd stated that he has been working with the county attorney's office.

Deputy Mayor Matise asked what happened to the incident training.

Manager Politi stated that the fire department is all set, the ambulance corp. has to do their part and the village has to input their part. When the board is ready for the training let Mr. Penney know.

Deputy Mayor Matise asked if there is a time frame when the rest of the plan is going to be done.

Manager Politi stated that is up to the ambulance corp.

Deputy Mayor Matise stated that the village still doesn't have any contracts for shelters.

Manager Politi stated that it may come out of that.

Deputy Mayor Matise stated that she gave the manager the form, Assembly Bill 860, there was a consensus to send a letter of supporting the 1000 foot residency requirement for sex offenders, asking our assembly woman to pass that.

Manager Politi stated that he drafted the letter and he will be sending it out.

Deputy Mayor Matise asked about the design guidelines for the downtown businesses, did they get a copy yet.

Manager Politi stated no, he's making copies.

Deputy Mayor Matise stated that NYCOM is having a Main Street Economic Development conference April 24 and 25 in White Plains.

Trustee DeJesus asked if the manager met with Little League.

Manager Politi stated that he met with Dave Green and they are waiting for a price. He is looking for grant funding.

Trustee DeJesus asked if it was true that the planning board has an application for Dunkin Donuts.

Mr. Leonard stated yes it's a satellite shop.

Trustee DeJesus stated that the board has talked about some kind of design that would be different then the standard commercial projects they now have.

Mr. Sorensen stated that there are designs for that and he will give copies to the manager to give to the planning board.

Trustee DeJesus asked if there is an executive session tonight.

Deputy Mayor Matise stated that its not on the agenda.

Mr. Dowd stated that there are existing issues out there.

Deputy Mayor Matisse stated that the board needs to be notified ahead of time.

Manager Politi stated that it's for the board regarding that particular issue. He prepared the agenda with the mayor and that wasn't on there.

Trustee DeJesus stated that there are lingering recommendations. He would like to address the recommendations of the ethics board for changes.

Mayor Pearson stated that she did not put it on the agenda. The board can make that decision whether they want it on.

Trustee DeJesus stated that the ethics board has made recommendations that this board has not addressed pertaining to changes and its time to make a decision on that.

Mayor Pearson stated that there are three things, why it's before the ethics board and the response from the ethics board to the board and the outcome of that.

Trustee DeJesus stated that everything was put in one report so therefore you have to come to an agreement as to when the board is going to discuss this. This is the second meeting he has asked.

Mayor Pearson stated that there are a couple different issues, one being the legalities of the ethics part of it and the people involved.

Mr. Dowd stated, don't separate them yet, the ethics board came up with recommendations and everything in the report that they gave the board is confidential and will remain confidential depending on what the board does with those recommendations. We shouldn't be discussing splitting out pieces of it right now until the board gets into executive session and they decide and discuss those recommendations as a board confidentially and then decide what course of action to take on the recommendations. You may take no action and that report still remains confidential.

Deputy Mayor Matisse suggested the board hold a special meeting to deal with this.

Mr. Dowd stated that would be up to the board.

Trustee DeJesus stated he understands that people may not be ready tonight but he is going to act on it and it is his right to act on this. He wants it on the next agenda to discuss. The last time he was very clear that it should be discussed at this meeting.

Trustee DeJesus moved to put the Board of Ethics issues on the agenda for the next meetings executive session. Seconded by Trustee Wynkoop. All ayes. Motion carried.

Trustee Keator stated that at 191 Walnut Street there are three unlicensed vehicles in the driveway.

Mr. Stickles stated that the code enforcement officer is aware of this.

Trustee Keator stated that at 62 Walnut Street there is a van and car and she thinks its an unlicensed vehicle.

Mayor Pearson asked about the liner in the ice rink.

Manager Politi stated that he's not sure.

Mayor Pearson stated that the planning board meets on March 6<sup>th</sup> and they are going to try and have something back to the board.

Mayor Pearson stated that the town's historic survey is done and we should get a copy. The Village of Walden has a big percentage of that.

Deputy Mayor Matise asked if the manager could get a copy of the Wallkill River Watershed plan.

Mayor Pearson stated that there is a meeting on Thursday night at 6:30pm, police and recreation resources.

### **Adjournment**

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

Respectfully submitted,

Nancy Mitchell  
Village Clerk

