

Village of Walden
Planning Board Meeting
October 07, 2013

Chairman:	Stan Plato	Present
Members:	Jay Wilkins	Present
	Brian Sebring	Present
	Lisa Dore	Present
	Jason Trafton	Present
	John Duffy	Present
	Ron Gainer	Present
Building Inspector:	Dean Stickles	Present
Village Attorney:	Robert Dickover	Present
Secretary:	Nancy LaMancuso	Present

Stan Plato - Called the Planning Board meeting to order at 7:30pm

1. APPROVAL OF MINUTES: August 05, 2013 & August 28, 2013

Stan Plato – We will hold over the approval of the minutes until the regular scheduled meeting on October 16, 2013.

Stan Plato – First on the agenda Central Hudson Landscape Plans, WM Line.

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

B. FORMAL APPLICATIONS:

B.1 Central Hudson Landscape Plans, WM Line

Chris DeRoberts Central Hudson, presented plans – Thank you, remember from last time we were here our landscaping plans for the completion of the WM Line project and we have our three road crossings identified that we talked about last time. Outstanding questions were sizes of the plants to be installed and we updated the plans to show that. We have the Viburnum that averages about 5-6 feet tall plants upon installation, Forsythia estimated about 4-5 feet tall of plantings in stalled and the Sumacs about 1-2 feet installed.

Stan Plato – One to two feet tall? I didn't think you could find them that small.

Chris DeRoberts – We did check at the nursery to get the sizing of the plantings and this is what they provided.

Mark Delor – They cover a spread on the ground of about 5-8 feet.

Stan Plato – In how much time?

Mark Delor – Maturity wise I would estimate 4-5 seasons to the planting becomes mature. One of the things we balance when we do landscape plantings is try to make sure that the plants can become mature and fulfill their intended purpose. We actually over plant the planting by number so that as the plants come in and they fill faster and more rapidly. It's difficult to get a successful planting to be from

one night to the next to become established. We design them to be of appropriate size so that they will succeed and grow in perpetuity.

Stan Plato – This Sumac is that like the normal wild Sumac that we see?

Mark Delor – No sir, it's a different variety we try to plant a whole number of different things. Texture being one of them, color also one of them so you will see the Forsythia has a bloom and a nice leaf, the Viburnum blooms at a different time and the Fragrant Sumac also at a different time three leaves as oppose a fountain shade as opposed to spiked like foliage so that it really adds a lot of appeal, looks very natural not to contrived. We don't want to have a situation that when you go by it looks like "what's that"; we want it to blend to your landscape but also enhance.

Chris DeRoberts – These are also picked for their heartiness as well.

Stan Plato – Yes, I know the Forsythia is basically a weed; I'm sure the other ones are too.

Mark Delor – They are outstanding for this purpose, their not a weed however if they when they are in the wrong place they are weed like to many residents or many homeowners. Trying to manage the Forsythia hedge is very difficult but to fill in an area and create a green mass, it keeps a lot of competition it really maintains itself quite well.

Chris DeRoberts – This will fill in the landscape and provide the screening that we are looking for.

Stan Plato – Any problems planting this time of year?

Mark Delor – We want plants to start tomorrow it's the best time of year to plant. We absolutely would like to get started there is a lot of site prep involved. You will see that we are adding a grass in there Fescue that goes over the ground as a main cover to manage also with the Village the mowing requirements that you have. Central Hudson not really being a landscape company we don't have the ability mow on a regular basis. So we are taking out the weed grasses and putting in the Fescue and than planting the rest. Now that it's fall we really would like to get going and give you a good finished product.

Stan Plato – The other question we had was you mentioned about the nursery giving a 1 year guarantee and we thought the guarantee to the Village from Central Hudson should be ongoing, so you would have to maintain that. What did you find out?

Mark Delor – Any nursery on new plant material will only give 1 year so what we made arrangements for is they are going to give us that 1 year. So on your planting number I believe on the first site the number was 35 can't remember for sure. If in the first year, the rule of thumb is about a 10 % mortality rate the nursery will replace them and Central Hudson will make sure that they are replaced at that 3500 feet. Central Hudson will then take another year and do the same thing although the guarantees are gone if at the end of 2 years there is a significant mortality say above 10% which would be a normal expectation then Central Hudson will replace back to the original number, so there is another year there. But keep in mind what we are hoping is that the plants will take and rapidly start to colonize and do what they are intended to do.

Stan Plato – So there should be no problem extending that in perpetuity really.

Mark Delor – Well in perpetuity would be something that Central Hudson really can't manage. Perpetuity being till the end of time any time a plant dies.

Stan Plato – You do it with your lines, as long as the line is there you have to maintain your line. What's the difference?

Mark Delor – As a planting begins to develop and grow over time, for example 35 plants may not be there in 10 years because a number of the competed each other out or the Forsythia may actually grow over the Fragrant Sumac etc. etc. but the area will be filled up and the success of the planting is designed not necessarily by the number of plants. We don't have the ability as an entity to come out and do a plant inventory and say oh this one is gone lets plant another one.

Chris DeRoberts – As these are growing and maturing the rest of the right a way is coming in as well for the whole length so you're not going to have that box like appearance that you have now (referring to plan).

Stan Plato – Yes, but you're not going to let it grow in too much out of the ordinary are you? I understand what you are saying they are going to compete and some are going to loose so you won't have as many. I don't think that is what we are looking for to keep the same number we are looking to make sure it stays screened.

Mark Delor – Yes, Central Hudson would be managing the right a way and the intention is to manage the road crossing so that they remain iatrical with what the Village is wanting. I think that if there is something that occurs a fire comes or something happens in 10 years or whatever the case may be then I think arrangements would have to be made and it may not only be on Central Hudson to do some of this stuff but Central Hudson would be open to work with the Village in any way that is reasonable.

Jay Wilkins – How about if we gave them a 3 year approval and then would have to back to the Board?

Stan Plato – I would like our attorney to comment on this.

Jason Trafton – What was the sizing of the plants again?

Chris DeRoberts – The Viburnum there was an average of 5-6 feet tall on installation, Forsythia is approximately 4-5 feet on installation and Sumac is 1-2 feet on installation and again that are the heights that we have gotten from our nursery that are going to be providing the plants.

Mark Delor – I'm 5'7" to give you a reference on the sizing of the plantings. It is difficult, I'm not going to say that no one can do it but it is very very difficult to picture the dimensions from a desk print as opposed to what is planted out there and then when you see the whole planting in it's design when it is finished but it will say that in general when the planting is designed it is designed to grow in and fill. Some of the plants sizes were selected on based on their success rate; it is not faster to establish a hedge row with large plants. They are more stressed and slower developing and you often get better results by going with smaller size plant that can factor into a site quickly and become vibrant and healthy.

Jason Trafton – These are all New York species so I don't think you will ever have that problem. The Fragrant Sumac is a little small based on the scale of it.

Mark Delor – The idea behind it is to tier it down, so that the Viverdum placed in the back will give it the tall background and the Forsythia in the front of that and the Fragrant Sumac in the front it's designed to give visual appeal it's designed to make the planting look, for lack of a better term, random.

Jason Trafton – Which is what you want.

Mark Delor – Yes, it is exactly what you want. You want to have something that it is not necessarily catching the eye but when you do focus and say "oh look there is a right a way isn't it beautiful" and that's what will happen. When you start to plant and put definite shapes and design patterns in to things it will immediately look unkempt and unmaintained as soon as it is not maintained and that can happen very rapidly.

Jason Trafton – What was the natural vegetation that was there before hand.

Chris DeRoberts – This is a new right a way, there were a lot of trees.

Mark Delor – Herbaceous Shrubs basically, there could have been a lot of tall grown species. You might help you to understand what the specs is for the 115 line that Central Hudson has to maintain and along the floor Central Hudson tries whenever possible in its right a ways to create a meadow a natural meadow. Which is an unnatural environment in New York State because the natural environment in New York State is what you will get in all your hedge rows in your backyard automatically if you do nothing you will get a forest back there, the utility has to maintain a area where there are full grown trees in what we call the protective wire zone is the are immediately under the wire so we try to create a meadow. What really fights us are the invasive species that we have that love to colonize red woods, wild rose, honeysuckle all kinds of other shrubs they make it impossible to pass through the right a way and do the maintenance we need to do on the lines, they also trend to grow too tall and they tend to be almost impossible to maintain at a reasonable level so that it looks good. So when this happens we mow and so 3 -4 years go by and then we mow and it looks like Armageddon happened when we mow it

Jason Trafton – Do you use a brush hog?

Mark Delor – We use a fegonhead in most of our mowing operations to try to actually fracture the roots zones on the plants so that they won't re-foliate as quickly. But in this case when we are doing this project for road crossing we're trying to create a landscaped environment that will also be conducive with the right a way management. Trees are not conducive even the dogwoods though we like to have the smaller tree species in there with 115 KB line the sag issues that we have and other things they create to much of a barrier, they would need to go in forages if they were put in there at all, most of the dogwood species are not very thrifty especially when they are transplanted. Cores Florence is very very difficult, it happiest in the under story of a shaded forest and it looks like a squiggly little twig with 3 green leaves at the top and one bloom it's the happiest Cores Florence you will ever see and you put it somebody's front view they will think it is anemic and half dead. Macoosis growth pattern is a bit too tall we don't really want stuff over 15 feet high if we can help it. Fifteen feet is our critical mass on a 115 line we would rather have stuff ranging around 10-12 feet.

Jason Trafton – So you want stuff that will be manageable.

Mark Delor – That we don't have to mow, or plant, that will come up and we are hoping that it will grow in a big mass and a big mixed version of a number of plants that coexist.

Jason Trafton – The selection will all do well and are attractive and vigorous.

Stan Plato – The other thing we are discussing is the nursery gives a 1 year guarantee, Central Hudson will give a second year guarantee my concern is after 4 years if something happens to them we still want it screened how do we handle that?

Jason Trafton – Are you planting this fall?

Mark Delor – Yes, we would like to start as soon as possible.

Jason Trafton – In my professional opinion after the second year if they are going to do anything it will be within the first 2 years. After the fifth year honestly I think it would be more physical damage than environmental.

Stan Plato – But if they did not come back the fifth year then what.

Jason Trafton – I would say it would be more natural causes.

Stan Plato – Then who would be responsible to replant? I think they should still maintain their part in it.

Jason Trafton – With some commercial sites like with gas stations and things like that they have a bond and certain things are covered under that bond as an example, so that they are maintained a couple of years down the line.

Robert Dickover – It really becomes an enforcement issue at that point. If it deteriorated to the point where it is no longer in compliance with an approved site plan it becomes an enforcement issue with the building department.

Stan Plato – So we are covered?

Robert Dickover – Yes.

Mark Delor – It's not cut and dry with it I understand your concern. I am the utility Forester and I'm responsible for the transmission right a way management system wide and I deal with 80 municipalities and every single one of them Central Hudson wants to be good neighbor too. I would say that most of the concerns that the municipalities have are very common, they are very common sense and they are certainly reasonable. The utility always wants to be a good neighbor it wants to try and work with every single one of them as much as possible. There are things we can and can't do based on regulations that we have to follow, for example we can't necessarily give one municipality huge preferential treatment over another based on size or demographics or anything like that. But the extent to which this is planned, I am an Arborist as well as a Forester I am not a landscape designer but I understand landscape design and have worked in horticulture for 25 years so it is integrated into it, this is a very well designed plan it suites both the needs of the right way as well as the community and it really is a well balanced plan, they did a good job of picking the plants. I would say 2-3 years in if there is an issue that is discernable I think that you would let us know about it and see if we can't do something about it. If it's a matter of a few shrubs or something I don't think the utility would push back to hard but at the same time it would be hard to put it down on paper.

Stan Plato – That's fine as long as we have an understanding.

Jason Trafton – What about the specs as far as the irrigation goes, for example if the vegetation gets bone dry in the next few weeks, what are the plans?

Mark Delor – (read from the plans) The landscaper will provide weekly watering of plants for 1 month, would ensure the establishment and the health of the plants as they are put in. Planting sites will then be monitored and maintained by that landscaper for 2 months to ensure the plants establishment and health. If the plantings occur in the fall landscaper will perform site reviews in early spring to determine plant health and perform any replanting as required. All replanting will carry with a 1 year warranty like we discussed, the landscaper will perform weekly monitoring and watering of new plants for 1 month to ensure the plants establishment next spring. The landscape company does the install and will do the watering if we can get started this fall.

Stan Plato – We obviously want to get started as soon as possible.

Mark Delor – From personal experience I have been in the business and transplanted many many times, fall is the best time. It gives the plants the entire winter to settle in to get the water table situated and the roots get settled and then they come out and they are much better off. If we plant in spring it's much more hostile much less successful.

Stan Plato – Anything else from the Board? None noted at this time.

**Jay Wilkins made Motion to grant approval for the landscaping plans as presented
Seconded by Jason Trafton
All ayes / Motion carried**

B.2 15 High Street, Site Plan/Special Exception Use

Stan Plato – Next is 15 High Street Special Exception.

Ron Gainer – reviewed his report, Dated: October 4, 2013, To: Village of Walden Planning Board, Subject: 15 High Street/Millspaugh – Site Plan. My suggestion to the Board is to determine if you seek to have any more formal prepared site line, you have some hand sketches the site alone looks like and also some sketches of the buildings architectural. It is a matter for the Board to determine if those are acceptable or if something more formal should be provided for the records on which to take an action. If it's an unlisted action than the short form can be filed with the applications. You want the applicant to understand that is physically what changes are going to occur to the site, the exterior stairs to be provided that should be indicated on the plan and any other enhancements that will occur apart to this proposed to use, exterior lighting any changes to the existing driveway and things of that sort. Other than that the proposal is pretty modest.

Keith Millspaugh – I presented this a month ago to the Board, we didn't talk about lighting etc. We do have to get a water hookup from the Village.

Stan Plato – That should be shown, do you have a survey?

Ron Gainer – You do understand the extent of the improvements needed to this plan? Sewer does exist to the garage?

Keith Millspaugh – Sewer has a right a way to connect in the back of the property, it goes back to Ulster Ave.

Ron Gainer – These things should be identified on the plan. The question to the Board is whether this plan is acceptable to move the application forward or do you want to see a separate plan for just lot 2. There is also a large pine trees on the property are they going to stay? It would be good to label it for the Board to know what's there.

Keith Millspaugh – No, one will have to come down.

Stan Plato – I think we should show where the water is going to be and other things. Parking was an issue Keith did not want to pave the whole front lawn and I agree with him on that.

Lisa Dore – I thought we decided that parking wasn't really an issue; you can fit 3 cars I believe there.

Stan Plato – He is in the parking district.

Dean Stickles – You had to figure out what he would be required and then waive the other, because he is within the parking district 500 feet of a municipal lot. I believe it's a maximum of 4 spaces.

Jason Trafton – Do you have a description of materials that will be used?

Keith Millspaugh – Not yet.

Stan Plato – That will come before the Architectural Review Board.

Brian Sebring – The door on the right side where the stairs are going to go up, how big of a pad is that going to be sitting on? I see you have a 5 foot difference between the building and your property line.

Keith Millsbaugh – Right, we can go up to the property line we are using 4 to 4 ½ feet there.

Brian Sebring – When you start building the wall you're going to be disturbing the trees.

Keith Millsbaugh – They belong to Walden Saving Bank, there is some space there between the edge of the property and there.

Stan Plato – We have to schedule a Public Hearing,

**Brian Sebring made Motion to adopt Lead Agency on Unlisted Action
Seconded by Jason Trafton
All ayes / Motion carried**

**Jason Trafton Made Motion to Adopt Lead Agency on Uncoordinated Review regards to SEQRA
Seconded by Lisa Dore
All ayes / Motion Carried**

**Lisa Dore Made Motion to schedule a Public Hearing on the Special Exception Use
for October 16, 2013 @ 7:30pm
Jay Wilkins Seconded by
All ayes / Motion Carried**

C. DISCUSSION ITEMS:

D. INFORMATION ITEMS:

E. CORRESPONDENCE:

3. COMMUNICATIONS:

4. EXECUTIVE SESSION:

**Jay Wilkins made Motion to close the Planning Board meeting
Seconded by Brian Sebring
All ayes / Motion carried**

MEETING ADJOURNED: 8:30pm

RESPECTFULLY SUBMITTED
OCTOBER 07, 2013
Nancy LaMancuso
Planning Board Secretary