

Village of Walden
 Planning Board Meeting
 March 3, 2014

Chairman:	Stan Plato	Present
Members:	Jay Wilkins	Present
	Brian Sebring	Present
	Lisa Dore	Absent
	Jason Trafton	Absent
	John Duffy	Present
Planning Board Engineer	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:

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

A.1 43 & 47 Walker Street, Lot Line Change

Chairman Plato – Is there anyone here from the public? None Noted. Please give us presentation of what you are doing.

Bill Kirnan – Presented mailing to the Board, eight mailed seven returned. There is a lot behind my mother's house and my house that we are subdividing and adding it to our residences, nothing else is being changed.

Chairman Plato – Any comments/questions from the Board?

PB Engineer Gainer - There are a few nonconformities with respect to the yards and a few nonconformities that are being eliminated, however no nonconformity is being made any worse. We believe you can move the application forward. Now it's just a reminder of technical things to address and a likely hood that you would consider waiving some of the technical requirements.

Attorney Dickover – It was my opinion two months ago that you could proceed without requiring variances. Procedurally you have done everything you need to upon conclusion of the Public Hearing. I might just add that because you're merging three lots currently into two you might want to consider whether or not the applicant should file new deeds for these two properties to keep the change of title clear otherwise it might create a title issue. Typically on matters like this we ask the applicants to have new legal descriptions created for the two lots that are now being created and to have those deeds recorded as a condition of the final approval.

Chairman Plato – I think that's a good idea.

Bill Kirnan – My attorney has advised me to do the same.

Chairman Plato – If there are no comments/questions from the Board and no one from the public here I would like a motion to close the Public Hearing.

**Member Sebring made Motion to close the Public Hearing
Seconded by Member Wilkins, All Ayes / Motion Carried**

B. FORMAL APPLICATIONS:

B.1 43 & 47 Walker Street, Lot Line Change

Chairman Plato – Final approval is the only thing left at this time.

Attorney Dickover - Proposed Resolution was read, reviewed by the Board and changed/corrected accordingly by the Board.

**Member Sebring made Motion to accept proposed resolution as read, reviewed by the Board and changed/corrected accordingly by the Board
Seconded by Member Wilkins, All Ayes / Motion Carried**

B.2 78 Oak Street, Proposed New Building

John Joseph – As discussed at the last meeting we are proposing to add an additional building, it would now be Hannaford, Car Tech and then Auto Zone (presented amended Site Plan for viewing). There is an existing water line I do have an idea where it is I just have to locate it. I would connect into an existing sewer line in the rear of the building. The retaining wall that is there I don't know what I will encounter when I dig, if you look behind the building it has been excavated to the rock face and was left. It's firm and hasn't deteriorated at all in thirty years. So I'm assuming if I encounter that situation I may just leave a natural rock face behind it in stead of putting up a retaining wall and I personally think it would be more attractive. I do need to see what the conditions are and we will be looking at that tomorrow doing more exploration of the area.

Chairman Plato – What's the building in the back going to be?

John Joseph – My view is its being used as a warehouse by the Thruway; they have the right to use it for one year after Hannaford's opens. What I would like to do is find someone that would do something like Frozen Ropes type operations with indoor basketball and things like that. There's a person doing Walkkill doing something like that in the Town but I have to find an operator. That would be my first choice I think it would be good for the community and good for the shopping center. The first thing is to get the shopping center open and then I can come back to this.

John Joseph – Presented a picture of the proposed Auto Zone building for the Boards viewing. The building should be tied into the shopping center curb appeal with colors etc. They have a corporate image they are hoping to maintain but I will work with them to make it blend with the shopping center.

Member Wilkins – Will they be doing auto work outside, where are the returned car batteries doing to be kept?

John Joseph – When I get the lease I will look at it and limit what the can do outside in the parking lot and the storage.

Building Inspector Stickles – We have a sign code for individual lots and individual buildings, we don't have anything that deals with a shopping plaza and every shop there has one sign to denote their business. Are you going to allow Auto Zone to have three signs, one on each side and on the front of the building?

John Joseph – No, I am trying to create some uniformity there I do have control over it.

Member Sebring – Are you going to have drainage behind Auto Zone to catch water off the hill?

John Joseph – To catch the water off the hill we installed 2 drains, we do recognize that as an on going problem. What we are doing should correct a lot of the problems.

Chairman Plato – Any comments/questions from the Board? None noted. Ok, then we will see you next month.

B.3 New Harbors Hardwood, Site Plan, 55 Woodruff Street

Chairman Plato – We have a review from PB Engineer Gainer.

PB Engineer Gainer – The applicant is using Site Plan from the former application they are just occupying the Northern section of the building on the site. A Short EAF has been filed there are no other involved agencies. The referral to Orange County has been done no response at this time. As you did with the prior unit Site Plan approval be waived any informalities in the plan, this should not be an issue for this applicant as well. As stated by Attorney Dickover the Board might want to consider applying the same conditions you place on the prior Site Plan. The only procedural issue would be whether you wanted to waive the Public Hearing on the application, the Board was thinking that would not be necessary.

Chairman Plato – We can't take any action until we hear back from the County. I would like a motion that we waive the Public Hearing.

**Member Wilkins made Motion to waive the Public Hearing
Seconded by Member Sebring, All Ayes / Motion Carried**

Chairman Plato – Also I would like a motion that we accept the drawings previously submitted for the same building and waive any of the other informalities.

**Member Sebring made Motion as stated above by Chairman Plato
Seconded by Member Wilkins, All Ayes / Motion Carried**

Chairman Plato – I would like a motion to declare Lead Agency, unlisted coordinated review and type the matter as unlisted.

**Member Wilkins made Motion as stated above by Chairman Plato
Seconded by Member Sebring, All Ayes / Motion Carried**

Chairman Plato – We will see you back at the next meeting 03/19/14, we should hear from Orange County by then.

Stephen Lenci – The purpose of that meeting is to get the final approval?

Chairman Plato – Yes, to get the final approval.

Stephen Lenci - What your saying from the letter I received today in an email dated 08/05/2013 and has 8 specific conditions, those specific conditions are going to passed on to us basically.

Chairman Plato – Some of the things we did discuss was truck traffic, hours of the truck traffic.

Stephen Lenci - Which is listed as item #5, it says truck traffic into and out will be limited to 6am to 7pm, our normal hours are 8am to 4pm so we would be within those guidelines. We also discussed

the idle time for trucks being fifteen minutes, what we are going to do is to put up signs that clearly state to the truck drivers basically no idling from our point of view. Understanding that gives them time to make their calls to their headquarters and then turn off the truck and should fall easily within the fifteen minutes and we'll send someone out from our warehouse if we see the truck idling longer. We would like to maintain the number of trucks at the five, part of the reason is we don't want to violate the rule. If you say three today and four comes in another day due to miss-scheduling or something it would probably be three to four trucks a day but we want to be clear to ourselves that the other company that leases the warehouse also have trucks coming in occasionally and at times they come down and use the circle down at the end which is in front of our bays to do their turn a rounds to get back out. This doesn't include those trucks.

Chairman Plato – Does anyone on the Board have a problem with five trucks? None noted.

Stephen Lenci – For the sign stating no idling are there any specifications that the Village has?

Building Inspector Stickles – Where is it going to be placed?

Stephen Lenci – That is part of the question also. My thought was and when speaking to the owner he agreed, along the drive where the trucks come down prior to turning and backing up into our docks that we would put one sign there and one sign when they back into the docks the adjacent building that extends out put one on the side of that building as well. So when they are sitting in their cabs and they look to the left they will see the sign clearly and/or they will see it when they come down the drive our docks.

Building Inspector Stickles – I will stop down and you can show me where you are proposing to put them and then I can give that information back to the Board.

Stephen Lenci – We appreciate the Boards flexibility on the number of trucks arriving and part of our plan is to grow the business hopefully and bring more business to Walden as well as possibly more jobs.

Chairman Plato – Ok, we will see you on 03/19/14.

C. DISCUSSION ITEMS:

C.1 107-121 WEST MAINT ST, METHODIST CHURCH

Building Inspector Stickles – I have one other thing, proposal to buy the Methodist Church the Rectory and the two properties. They would like to discuss what they would like to do in the church and see if the Board has any feed back for it.

James McCann & associate Danika Norey – Thank you for giving us a few moments we realize we are a last minute addition. Basically what we are looking to do with the property is essentially trying to bring the once glorious property back to its original beauty, we have no intentions of demolishing the property, our hope is to bring it back to a vibrant spot for the community to use again. The chapel and the rec-hall we would like to revitalize those and for the public to be able use them, rent them for wedding ceremonies and things like that. No a exactly a catering hall we're not trying to may an Anthony's Pier 9 in the middle of Walden but something where the local people who grew up going to the church can go back and use it if that is what they had hoped for since they where young. As far as what once were the classrooms and the art room upstairs we are looking to turn them into offices for our own business. Danika is an artist of sorts, does quilt making things like that and we also run a media service business. We do video editing; audio recording for books, plays for the blind things like that and we are looking to step over into video and forensics. For that we need full studio setups so we would be soundproofing those rooms and building audio suites in there. We would like to use the art room potentially it would be rented out to the local artists on a use by basis, on the floor where the

parsons office was we would like to turn that into office suites, retail space, meeting space things like that to be used again by the community or what ever the community is looking to use it for we would turn it into that need. We wouldn't split it up much different than it currently is, it is about 4 different offices now we would just make better locking systems, better security that kind of thing. That is the main intent of the building our real purpose, we would hope to hold come community events there and other things like that. Again the public's requirements would really dictate what the usage was as far as the upper portions of the building.

Member Wilkins – The church itself, would it be a church or other?

James McCann – Ideally if the Methodist Church would like to come back and it rent back from us that would be ideal. But we would be searching for other church groups that may need a chapel. But we would not change the interior of the church very much it would much like it has all these years that's our real intent.

Chairman Plato – What about zoning and things of that nature?

Building Inspector Stickles – Attorney Dickover and I have discussed that, we have many different options. We will have to wait and see a lot of things are allowed, some of the things may not be allowed, we can review it.

Attorney Dickover – I would just like to review comment because it's probably been two months since I've looked at it. Building Inspector Stickles comments are fair, some of it is permitted some of it's not.

James McCann – Salvation Army something along those lines perhaps just a small retail establishment, since there is no store front window more likely what we are talking about would be offices for people like attorney's, tax associates things like that. If there was a dress maker or somebody like that who wanted to use the space and because there is no store front window maybe it's slightly cheaper than a main street spot. I do believe from the B-3 zoning retail is allowed.

Member Sebring – Were you given the opportunity to buy the lot across the street?

James McCann – Yes, that is part of the package.

Danika Norey – It's actually four lots, they're not combined. Its four separate lots and we do have an accepted offer on them.

Member Wilkins – The church, parsonage and lot across the street?

James McCann – And the grass lot that is behind the parsonage on Pine Street. The intention that would be to turn it into an actual parking lot, I understand the church sort of used it as a parking lot but never set it up paved it and put all the lines in. Our questions would be what do we need to do for the Board to do those things, to turn that area into a parking lot, to split these into different rentable suites so we can have different mailing addresses for the different companies that hopefully rent these offices?

Member Wilkins – What would the parsonage be used for?

James McCann – Actually we intend to use it for our own personal house to move in and live on the property, obviously we would have home office work there for some of the jobs that we do but nothing more than that. It would be our own personal residence.

Danika Norey – Which also allows us to be close really close to the other building for security purposes we would be right there.

Chairman Plato – I think you should list your uses that you are thinking about to see if everything is zoned properly for that. If not then drop them or get variances for them.

PB Engineer Gainer – You would need to file a formal application. It would be helpful if you meet with Building Inspector Stickles to get guidance and he can walk you through the specifics of the ordinance.

Building Inspector Stickles – Would the Board require the applicants to have a full Site Plan of the church and the two parking areas?

Chairman Plato – In this case probably.

PB Engineer Gainer – As part of the sale did you get a survey of all the tracks?

James McCann – I don't believe that one currently exists, the church has not supplied us with one yet we are waiting on some information from that.

PB Engineer Gainer – That would be imperative, as some form of plan to identify the specifics of structures exist on the property, where the situated setbacks are that sort.

Member Wilkins – What are the number of parking spaces?

James McCann – The one lot has 12 I believe, I'm not sure what the lot behind the church has. I would need to see what the requirements are for parking to see how many we could fit in the lot that we create. There is also on street parking all along in that area.

Chairman Plato – You should sit down with Building Inspector Stickles and go through permitted uses etc.

James McCann – Thank you.

D. INFORMATION ITEMS:

E. CORRESPONDENCE:

3. COMMUNICATIONS:

4. EXECUTIVE SESSION:

With no other matters in front of the Planning Board, Member Wilkins made a Motion to adjourn, Seconded by Member Sebring, with all members voting yes.

MEETING ADJOURNED: 8:30 pm

RESPECTFULLY SUBMITTED

March 3, 2014

Nancy LaMancuso

Planning Board Secretary