

Village of Walden
Planning Board Meeting
October 15, 2014

Chairman:	Stan Plato	Absent
Acting Chairman:	Jay Wilkins	Present
Members:	Brian Sebring	Present
	Lisa Dore	Present
	Jason Trafton	Present
Alternate Members:	John Ramos	Present
	Zak Pearson	Absent
Planning Board Engineer	Ron Gainer	Present
Building Inspector:	Dean Stickles	Present
Village Attorney:	Robert Dickover	Present
Secretary:	Nancy LaMancuso	Present

Acting Chairman Wilkins - Called the Planning Board meeting to order at 7:30pm

1. APPROVAL OF MINUTES:

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

A.1 3 North Street

Member Sebring – Counted Mailings, Mailed 39 Returned 27 Not picked up 3 no return slip 9

Acting Chairman Wilkins – Opened the Public Hearing,

Willy Carley, Pastor – This is going to be a church. The occupancy has been discussed; I have submitted a plan for that.

Member Sebring – How many attendees do you have at the present time?

Willy Carley, Pastor – Approximately 30-35.

Member Sebring – Which are only 5 off from the previously discussed number of 40 attendees, the main issues is the parking situation.

Acting Chairman Wilkins – That's based on parking calculations the maximum is 40.

Willy Carley, Pastor – As explained before we do shuttle people, approximately 40% or more do not have cars and also a combination of families with children. It's not just all cars and maybe a little leeway on the occupancy because of the shuttling?

Member Sebring – How is The Board able to keep track of this?

Willy Carley, Pastor – Well it's a bit of a trust factor.

Member Sebring- That's something as a Board we can not do. How is it going to be police on a Sunday?

Village of Walden
Planning Board Meeting
October 15, 2014

Willy Carley, Pastor – I'm asking for consideration of the shuttle also. Whatever the number is in conjunction with the parking, it's not all cars.

Acting Chairman Wilkins – How many parking spaces are you planning for?

Willy Carley, Pastor – I believe its 11-12 available.

Acting Chairman Wilkins – Would you have more that 11-12 people with cars, counting the shuttle, vans and cars?

Willy Carley, Pastor – It could vary but part of that is I submitted a letter from Richs Auto Body stating we can use his parking also. I didn't get letters from the other neighbors but it was ok with them if we parked in the area. I'm not asking for 20-30 more spots for vehicles, just a little leeway on the 40 attendees as we are almost there now. I will maintain it if it goes beyond the proposed number then we will go to the 2 services.

Member Dore – What number was that at again?

Willy Carley, Pastor – I believe it was at 50-60 attendees. We would have another service at 2:30pm on Sunday if we go beyond the occupancy.

Member Dore – I think you came to The Board with the 40 occupancy because of the parking and you were using one of the rooms, right?

Building Inspector Stickles – Under the NYS Building Code for the 1 room and the square footage the applicant is allowed up to 45 occupants that is the maximum, whether he has the parking or not and they were going to split service if they exceeded that.

Willy Carley, Pastor – Was the number based off the square footage of the whole building or just the one room?

Building Inspector Stickles – The 1 room that was what you said you were going to use. Are you using the entire building or just the front room?

Willy Carley, Pastor – The entire building.

Building Inspector Stickles – Under the occupancy then you can go to 90.

Acting Chairman Wilkins – The primary service will be in the 1 room?

Willy Carley, Pastor – To clarify, when we hold sanctuary services would be in the 1 front room but that is what we are referring to. The whole building when inside you just open the door you have access to another room which is a pretty good size and it's a continuous walkway. It's all one big room divided by 2 double doors.

Building Inspector Stickles – Both of the rooms are 675 sf each and at the beginning of this meeting the applicant said he was going to use just the front room for his meetings or congregation and if it exceeded the occupancy of 45 then he would go to 2 services. There was no mention of using the backroom as an overflow at that time. If he uses the entire building and the exits that are there he can have 90 people.

Member Sebring – But the parking is still a big issue no matter how you look at it. My concern is since there is no residents from around the area at this Public Hearing, with a second service what would their feelings be?

Willy Carley, Pastor – We do have events that carry over from 200pm to 700pm usually that's the longest we have had anything and so far we haven't had any problems because we are respectful of the community around us. Just like they have been respectful to us, so far it has been a good working relationship.

Village of Walden
Planning Board Meeting
October 15, 2014

Acting Chairman Wilkins – If you were to have services and an event happening at the same time what would be the maximum occupancy combined?

Willy Carley, Pastor – A service and event is basically the same thing, the definition of an event is something not orchestrated out of a worship service. It could be an event like the young girls club which meets together with their parents and mentors, we have a meeting and that might involve 5-10 cars and they come in and do their thing. Or when we have our mentorship program with our boys that's an event verses a worship service.

Acting Chairman Wilkins – Are you going to have dinners there?

Willy Carley, Pastor – We've eaten there before, there is no stove. They can bring in food.

Acting Chairman Wilkins – I'm not asking about the availability of food.

Member Sebring – It's the number of people that would be in the building at the same time using both rooms.

Willy Carley, Pastor – It all varies, you can we've done it before not specifically with food but with an event.

Acting Chairman Wilkins – I mean no matter what activity to the maximum what would be the most you would have in the building at one time now and in the future? You're just getting started so what happens if your congregation expands, what would be the maximum number of people?

Willy Carley, Pastor – What the Board tells me. If it's no more than 90 then it's no more than 90.

Acting Chairman Wilkins - The big problem as we just said is going to be the parking.

Willy Carley, Pastor – I understand that and I have worked it out with the neighbors around there and if I need more that I will talk with them and if I can't then I will have to make adjustments. That's part of my responsibility as being the Pastor of the services.

Member Trafton – Where do the people shuttle from now?

Willy Carley, Pastor - Locally, primarily because of the walking distances in the various parts of Walden.

Member Trafton – What percentage of the congregation is shuttled?

Willy Carley, Pastor – That's what I am saying, probably 40% or a bit more I think, depending on if everyone wants to attend that days service.

Member Trafton – Is that a personal shuttle?

Willy Carley, Pastor – Yes, we have family partners which you adopt a family and make sure that the individual or whomever gets to church.

Acting Chairman Wilkins – Building Inspector Stickles what are your thoughts on the parking issue, can they fit within the guidelines?

Building Inspector Stickles – They're not within a parking district. Whatever is the requirement for parking would be on sight, if they can't match that then I believe they would need to be a variance. That is up to Engineer Ron Gainer and Attorney Dickover for that.

Acting Chairman Wilkins – You said you have an agreement with neighbors. Do you have anything for The Board in writing?

Village of Walden
Planning Board Meeting
October 15, 2014

Willy Carley, Pastor – Richs Auto Body at this time.

Member Sebring – I would like to see more.

Acting Chairman Wilkins – I would like to see whoever you have an agreement with in the neighborhood in writing.

Willy Carley, Pastor – I will have to do that.

Member Sebring – Have you talked with people going north where the restaurant used to be, 2 houses up from North Street as you're heading up towards the fire house?

Willy Carley, Pastor – I have talked to West Side Deli. I will look into the restaurant area you suggested.

Attorney Dickover – You have 3 constraints on this application. First, there are the NYS Fire and Building Code which limits the number of occupants that can be in this building and that is a maximum based on Building Inspector Stickles calculations for the front room is 45 persons. If you are going to use the second room it's another 45 persons for a total of 90 persons, so occupancy can't exceed that in the building regardless of what this Board decides to do absent of a variance from the State. The applicant when they came before The Board some number of months ago and presented this proposal they said that they were going to use the front room with a total of 40 people which was based on the second constraint which is your parking requirement in your ordinance. The 40 people that this Board seemed to be agreeable to was based on the applicant having written permission from one of the adjoining property owners, I think it was the auto repair store where they were going to allow this applicant to use 5 spaces on off business hours. That brings the Board to the third constraint that is the permission from the adjoining owner. The proposal that was before you was for 40 occupants based upon having the written authorization auto repair store. If the applicant wanted to proceed on that bases my impression was that the Board was going to proceed accordingly with that. If the applicant is now asking to amend your application then I think if you would require something more to show that the applicant has the required parking for the proposed occupancy. The question now goes back to the applicant, do you want to change your application to allow greater occupancy than 40 and if you do then I think the Board would have to continue this Public Hearing for presentation of additional indication you have more parking available to you. But it doesn't help to go over 90 because the State building code won't allow you to exceed that amount.

Willy Carley, Pastor – I agree and I wouldn't go over 90. What would that entail, more fees etc.?

Attorney Dickover – If the Board were to make a motion to approve your application as it's before them now 40 occupants based on the evidence from the adjoining auto repair store, that would be granted the approval given to you if it appears your occupancy exceeds that number two things would happen. One your occupancy permit would be voided, remember you're operating under a Special Exception Use permit and one of the conditions is that you have the available parking so if you no longer have the available parking for occupancy your use permit would be voided, that would require you to come back before the Board and demonstrate one that you're not going to exceed the occupancy again or an application to amend your permit to allow the occupancy to that you are now experiencing and here and then present your proof of available parking to accommodate that. If you want the Board to table this Public Hearing to another time until you have proof of more parking you can do that and it wouldn't cost you anything. If you ask the Board to act upon your application for 40 occupants and it were to be granted if you then exceed and have to come back and seek the amendment that would require the filing of a new application and a new application permit fee.

Willy Carley, Pastor - Maximum is 45 for the front room, that's ok?

Attorney Dickover – That's based on square footage, that's the State building code requirement, you still have to accommodate 45 occupants with parking. I don't know if you have done that, Engineer Ron Gainer?

Village of Walden
Planning Board Meeting
October 15, 2014

Engineer Ron Gainer – The number of 40 came out of the parking requirement and then what we were trying to is compose a draft resolution that would be based on finding 40 based on the parking that's available.

Willy Carley, Pastor – And I'm asking for the 5 additional because of shuttling.

Attorney Dickover – Parking is based on occupancy so it's not based on whose walking and who's driving, the Board doesn't have any way to control that.

Member Trafton – And that would indicate a change in the actual application.

Willy Carley, Pastor – Ok, I will go to the neighbors and ask for written letters and then I can come back to the Board.

Acting Chairman Wilkins – Do you have anything on Saturdays because of the auto repair store is open on Saturdays that will hinder you parking availability?

Willy Carley, Pastor – Sometimes we do but it's a rarity and it's not everybody. It's maybe a smaller group of people doing something specific. For example we had a meeting the other day on a Saturday, cars were there but it wasn't everyone. Things happen on a Saturday but it's not everyone that's part of the congregation.

Member Sebring – During the winter if there is a lot of snow where is the snow going to be put and still have enough parking so the street isn't narrowed and if something was to happen can a fire truck behind the building?

Willy Carley, Pastor – I ask that question for the whole Village.

Member Sebring – I'm asking you right now.

Willy Carley, Pastor – Just like last year when we had snow you pushed it aside and cars went in and we did what we had to do to make room for parking and if what we have isn't good enough then we can't do it.

Member Sebring – What if the auto repair leaves a car out over the weekend?

Willy Carley, Pastor – There's a lot of variables, but we have to work with everyone just like we should and because we will be part of the community they're working with us also. So we will work together.

Acting Chairman Wilkins – These are questions the Board would ask any applicant.

Willy Carley, Pastor – I understand what you're saying. We are going to work with the community as much as possible.

Member Sebring – This is the situation I see being on a dead end street which is a narrow street to begin with and your trying to get allow the cars possible in the parking area.

Member Dore – I think that would be more directed towards the landlord.

Member Sebring – I still think the question needs to be answered somehow.

Willy Carley, Pastor – We will do the best we can. If there is not parking then we will have to make adjustments?

Member Sebring – How big is the van that shuttles your people back and forth?

Willy Carley, Pastor – Currently they're cars.

Member Sebring – Do you plan on getting a van?

Village of Walden
Planning Board Meeting
October 15, 2014

Willy Carley, Pastor – We do but we don't want to go into debt. It will eventually get there but it will still be people being shuttled in. Theoretically less cars but if we need a van it means more people and then hopefully we won't be on the dead end street.

Member Sebring – Are you going to look at Plan B for a bigger building?

Willy Carley, Pastor – I've already started. I'm just trying to get through this process. Let's do this and close the application I appreciate it.

Acting Chairman Wilkins – If you come back to us next month with letters from anyone that can give you parking in the area that would help written letters of authorization.

Willy Carley, Pastor – I appreciate that, I think we're good right now.

Member Trafton – As of right now does the applicant have everything he needs for the original application?

Attorney Dickover – The only issue was the written permission from the auto repair store and you have that.

Willy Carley, Pastor – I am comfortable with the numbers you have now. We will go to the second service if we need to. So it's fine.

Engineer Ron Gainer – If you remember when he first appeared back in July through your understanding of the project then you asked for two things. One was confirmation that through writing that he had parking availability with the auto repair store and secondly was validation from the owner of the property that he was permitted to file an application. Those were the only two items that the Board felt were significant when he first appeared and then schedule a Public Hearing and it none attendance has dragged it out until October.

Attorney Dickover – The applicant is asking you to go ahead and take action upon the application as it stands the Board can certainly do that, I think you have what is needed.

Attorney Dickover – The Board has determined itself as Lead Agency back in July resolved a Negative Declaration scheduled a Public Hearing to be in August and we are now a couple of months later.

**Member Trafton made motion to close the Public Hearing
Seconded by Member Dore, All Ayes, Motion Carried**

Attorney Dickover – Resolution of approval for a Special Exception Use permit, Site Plan approval for Section 305 Block 11 Lot 2 was read to the Board and applicant. Willy Carley Pastor please listen carefully there are a number of conditions, if you don't understand any of them let's discuss/review them now. **(The Resolution was reviewed by the Board and changed/corrected accordingly by The Board).**

Acting Chairman Wilkins – Any questions/comments by the Board? None noted.

**Member Trafton, made motion to accept the resolution with conditions reviewed and stated by Attorney Dickover
Seconded by Member Dore, All Ayes, Motion Carried**

B. FORMAL APPLICATIONS:

B.1 3 North Street, Site Plan, Special Exception Use

B.2 123 East Main Street, Site Plan/Special Exception Use

Village of Walden
Planning Board Meeting
October 15, 2014

Sam Liebman presented amended Site Plan for 123 East Main Street– Introduced Duncan Cameron from Dunkin Donuts – A lot has happened in one week. The day after the last meeting Mr. Zachary Doufekias and I went to D.O.T. in Newburgh and met with Akhter Shareef, informally we reviewed the Site Plan and he said there would be an issue with the number of cars pulling in. If they start backing up and you can't get 12 cars on site there will be a problem. The next day I went back to him with an amended Site Plan. This new plan is allowing 3 lanes coming off Route 52, one that goes to the site on the left and the other 2 go around the building for the drive through, similar to the McDonald's drive through in Montgomery. This will allow for 12 cars and my hope is that the DOT will favor this amended Site Plan there might be some minor changes to it still. I did explain to him that we do not have a lot of time for this project. This is where we stand at the moment. The D.O.T engineer for the job has requested some information and I forward it and my response to Engineer Ron Gainer. Everything that I do goes through Engineer Ron Gainer so he can be on top of everything that is happening. The major question at this moment is on the 7th the day after the last meeting letters went out to all the agencies notifying them that the Planning Board is declaring Lead Agency and if they don't want that to happen they have the right to respond and challenge it. According to Building Inspector Stickles no one has sent anything back and it has be 1 week however my question is are we going to wait 4 weeks before we can start moving on this. If we have to wait 4 weeks before we start getting to this then we are going to be losing out and my question is what has been done in the past? Have you waited 4 weeks? The way this letter is written is that they have up to 4 weeks to notify you whether or not they object to it, but the clock doesn't stop on this, it should be now. We should be working now in terms of whatever we have to do. Can I start working with Engineer Ron Gainer to develop this to the point where we can interact with other agencies? If in fact 3 weeks from now if the DOT says no we have no objections to the Board being Lead Agency and we've gotten some things done by then we're not starting from scratch.

Member Trafton – But if they do have an issue with it then we have invested the Villages time and money into something that may not happen.

Attorney Dickover – The answer to your question Sam Liebman is yes you can develop you plan in the meantime. The Board has to wait 30 days for the DEC and the State DOT to reply as to whether or not they object to the Board being Lead Agency. During that time you can continue your work on the project.

Sam Liebman – Good, is that a problem for you Engineer Ron Gainer?

Engineer Ron Gainer – No, I will do whatever I'm directed by the Board.

Acting Chairman Wilkins – That's ok, the Board just can't do anything decision wise for 30 days.

Attorney Dickover – In 30 days two things can happen. One the Board can then do their Environmental Review and once they've completed that process can then schedule you a Public Hearing. How quickly that all happens I don't know.

Sam Liebman – Our objective is to start construction on Mr. Doufekias' new building the beginning of December 2014 and I think it is due able because that is 2 ½ months from now. We're actually going to have the drawings for the new Frostee Freeze available for bidding in a few weeks. Mr. Doufekias has to be out of the current location by March 2015 and have all of his equipment into his new building by March 2015. If we start construction in December 2014 its due able it's a small building.

Attorney Dickover – You can start work if you have a reasonably complete plan for this Board to do its SEQRA review and 30 days after the October 7th meeting the Board can conduct their SEQRA review the next time you're in front of them 30 days after that date. If the Board were inclined to approve this project at some time before your deadline date one of the conditions if you don't have DOT approval is that you get DOT approval before a building permit will be issued, that's going to be on you.

Sam Liebman – We understand that without DOT approval Building Inspector Stickles can't issue a permit, that's fair. We can work with DOT as long as we have the ability to have your Engineer Ron Gainer work with us.

Village of Walden
Planning Board Meeting
October 15, 2014

Attorney Dickover – Acting Chairman Wilkens the only constraint this Board has had in the past on this is as long as the applicant is current with its professional fees of our Village Engineer Ron Gainer then the Board is free to process the application through this office.

Member Sebring – You don't see any problems with the Dot from the meeting you had and even the letter you've gotten back.

Acting Chairman Wilkins – Do you have idea how long based on experience it will take with DOT?

Sam Liebman – I've seen it happen in 2 months and I've seen it happen in 8 months it all depends. This is not a big job, we are going to have them what kind of curb they want. The engineer that we spoke to was very clear about the process. We have to file for a permit and the rest of it but he said file for it yet wait till we solve this Site Plan issue. So when I sent him this he said now your chances are good. That's all we have at this point.

Acting Chairman Wilkins – Ok, get to work on it and keep us informed.

B.3 37 Main Street, Site Plan Approval

Wilfredo Gonzalez – The Site Plan was sent to Howard Weeden and I don't believe he has finished it yet.

Building Inspector Stickles – It was sent to the County and the Board does not have a response back from the County yet.

Wilfredo Gonzalez – Ok, we will wait for the Architectural Review Board.

**Member Trafton, made motion to adjourn the Planning Board
Seconded by Member Sebring, All Ayes, Motion Carried**

Acting Chairman Wilkins – Convened the Architectural Review Board.

B.4 74 Main Street, ARB Monument Sign

John Joseph, present pictures of the Monument Sign – The last meeting I wasn't here and was told that the Board wanted to see corporate colors and signage. I got all the logos and the first sign 15 sf is the code compliant one by way of example Hannaford has a whole panel and the letters are 5" 5 ¼" by 43". The Thruway is going to be similar. When we get down to Auto Zone and Anytime Fitness they are only ½ a panel that are 3" tall. The size of the sign is 3 ½ feet by 5 feet if we go to the next size which is 30 square feet and the letter size doubles. Hannaford's letters are 8" tall by 61" long and Auto Zone is 4 ½" by 30". There is a bar across the top that has lighting in it to shine down on the sign. The electric will probably be picked up by the VFW. I'm going to take the tree down and do all seasonal plantings and review and parge up the VFW.

Acting Chairman Wilkins – If you were to go with the larger 30 sf sign it wouldn't block any view of traffic at the intersection?

John Joseph – No, I'll have the sign representative show it from the 4 directions so the Board can see it. But where it's going to go is about where the sidewalk is close to the parking lot, so that it's up and out of the way. I'm going to remove the sidewalk and put down blue stone pavers, push the benches, rock and flags back.

Member Dore- What about the business signs that currently exists at this location?

John Joseph- A lot of the business that are currently on the business sign no longer exist. The proposed sign would be moved back a bit, and I was looking to do something similar to what is in Warwick (presented pictures). It could also be done off the existing street sign poles.

Village of Walden
Planning Board Meeting
October 15, 2014

Member Dore – This sign is 6' wide, how big is the space there?

John Joseph – It's big, I'll have the civil engineer scale it how many feet it is from the building to the blue stone and then from the edge of the blue stone to the end.

Acting Chairman Wilkins – How much is the clearance to the ground under the sign?

John Joseph – It depends on the size of the sign.

Member Trafton – What is the allowance allowed by the Village Board?

Building Inspector Stickles – 15' total of both the sides.

John Joseph – First thing needed to be done is to get everyone to agree to do it and then show how big it needs to be.

Member Trafton – It's going to need an Area Variance?

Attorney Dickover – Use has been approved by the Village Board so it's an Area Variance depending on the size of the sign.

John Joseph – I talked to all the business owners, I'm doing a catch all with the restaurants and shops.

Member Trafton – We're not concerned with the esthetics of it right, just the actual size?

Attorney Dickover – The Board couldn't approve the size of it at this point. As far as the color, shape size, general design of it if the Board is in agreement with it that's probably as far as the Board wants to go with it at this point, because the Board can't approve it in that size. The applicant can then file an application with the Zoning Board for and Area Variance.

John Joseph – If the Board is ok with the design I can go to the Zoning Board and see what I can get.

Attorney Dickover – The Board can also conditionally approve it subject to whatever size variance is granted by the Zoning Board of Appeals.

Member Dore – If the Zoning Board doesn't approved it for some reason then you're going to stay with the 15 sf would you want to alter it in any way?

John Joseph – Let me see what I can get done at the Zoning Board of Appeals. I don't want the sign to look awkward and I'm only asking because of the size of the lettering for the business and then if I have to reduce it because of the 15 sf limitation it's not going to look right.

Building Inspector Stickles – The Zoning Board of Appeals will not meet until December.

Attorney Dickover – The Board can conditionally approve this subject to getting the Variance and if your layout or size does change then you have to come back to the Planning Board.

Building Inspector Stickles – This is going to be a 2 sided sign, 30 sf each side?

John Joseph – Each side is 15 sf for a total of 30 sf.

Acting Chairman Wilkins – So you're going before the Zoning Board for 30 sf.

Village of Walden
Planning Board Meeting
October 15, 2014

Member Ramos made a motion for conditional approval of the proposed signage conditioned on receiving an area variance from the Zoning Board of Appeals, Seconded by Member Trafton, Motion carried.

B.5 37 Main Street, .ARB, Exterior Building Changes, Signs, Painting

Acting Chairman Wilkins – Mr. Gonzalez were you able to go over to the Walden Diner about the stone work.

Wilfredo Gonzalez – Yes, I believe that was the last thing that we had discussed, it seemed like everyone was in agreement about everything else that we has presented.

Building Inspector Stickles – What the question was last time is that the concrete at the base of the brick doesn't match the brick. The applicant was proposing to put stone, but the stone doesn't match the downtown historical look the brick does. If the was a way he could dye the bottom of the concrete to a reddish to blend it in more I think that would fit better than the stone. The pictures show what is existing now so the Board can see it.

Acting Chairman Wilkins – I think that would blend in a lot better.

Member Sebring – Yes, most of the business that have that style they are painted.

Wilfredo Gonzalez – I looked at that very closely and what it appears is that for some reason there was deterioration. I saw some bricks that I could do some parging of and some of the bricks are deteriorated. So it looks like they tried to hide the deterioration that was on the existing brick.

Alternate Member Ramos – Is there brick underneath there? Why not take the parging down.

Wilfredo Gonzalez – Yes there is brick behind the parging, I don't know if I can do that with saving the brick that is there, which several of the bricks are already deteriorated.

Building Inspector Stickles – The brick on the face of this building is like all the other buildings, it starts to deteriorate with the salt in the winter. That's probably why the concrete is on the bottom to protect the brick. Probably the easiest and least expensive way to repair it now is to bleach or dye it so it would blend in.

Member Sebring – I had that same thought too.

Acting Chairman Wilkins – I did go over and look at it, the stone just didn't work.

Member Dore – Do you have a color in mind?

Wilfredo Gonzalez – Brick red color.

Acting Chairman Wilkins – I think that will work.

Wilfredo Gonzalez – Otherwise the Board is comfortable with the other issues.

Acting Chairman Wilkins – Any questions/comments by the Board? None noted. Please run all the colors by Building Inspector Stickles.

Wilfredo Gonzalez – Yes.

Building Inspector Stickles – Your approval includes:

37 Main Street- Colors

Siding- Sandstone Beige

Front Doors- Summerville Red (both doors) with white trim

Village of Walden
Planning Board Meeting
October 15, 2014

Brick to remain on front, and the lower concrete portion to have dyed brick red parge applied to match as close as possible the brick.
Sign to be a 2'-0" high x 6'-0" wall mounted sign, exterior lighted.

Member Sebring, made motion to grant final approve with the conditions listed above by Building Inspector Stickles
Seconded by Member Dore, All Ayes, Motion Carried

B.6 3 North Street

Building Inspector Stickles – I have one additional item tonight. Since the Church received its approval this is the sign (presented picture to the Board) that they are going to put, which does currently meet the sign code. If the Board would like to approve it then the applicant would not have to return.

Willy Carley, Pastor – Dickie Baxter will be doing the sign and will do it according to the code. I will run it through Building Inspector Stickles before we finalize it to be sure the materials and colors are acceptable. It will go where the ARDAC sign is now on the front of the building.

Acting Chairman Wilkins – Any questions/comments by the Board? None noted.

Building Inspector Stickles- You will need the colors and materials to be used on the sign as part of your motion.

**Member Dore, made motion to approve the sign as presented
Seconded by Alternate Member Ramos, All Ayes, Motion Carried**

Acting Chairman Wilkins – Any other items before the Architectural Review Board? None noted.

**Member Sebring, made motion to close the Architectural Review Board
Seconded by Member Trafton, All Ayes, Motion Carried**

C. DISCUSSION ITEMS:

D. INFORMATION ITEMS:

E. CORRESPONDENCE:

3. COMMUNICATIONS:

4. EXECUTIVE SESSION:

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

MEETING ADJOURNED: 9:15 pm

RESPECTFULLY SUBMITTED
October 15, 2014
Nancy LaMancuso
Planning Board Secretary