

Village of Walden
Planning Board Meeting
September 17, 2014

Chairman:	Stan Plato	Present
Members:	Jay Wilkins	Present
	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

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

1. APPROVAL OF MINUTES:

Chairman Plato – Approval of minutes for 06/18/14 and 07/04/14. Minor correction made to 07/04/14.

**Member Wilkens made Motion to accept Planning Board Minutes of 06/18/14
Seconded by Member Sebring with all members voting yes.**

**Member Sebring made Motion to accept Planning Board Minutes of 07/17/14
Seconded by Alternate Member Ramos with all member voting yes.**

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

B. FORMAL APPLICATIONS:

B.1 3 North Street, Site Plan/Special Exception, Proposed Church.

Chairman Plato - Public Hearing was opened on 08/20/14, is anyone here for the public hearing? None noted.
The Public Hearing will continue at the next regular meeting 10/15/14.

**Member Wilkens, made motion to continue the Public Hearing at the 10/15/14 meeting,
Seconded by Member Sebring, All Ayes, motion approved.**

B.2 Walker Street Line Lot Changes, Request for time extension

Chairman Plato - Was there a reason given for the extension?

Building Inspector Stickles - I have a letter, it just says please consider this letter request for an extension of time to complete the requirements regarding the conditional approval pertaining to the subdivision approval or lot line changes.

Chairman Plato - Does the Board have any problems extending it? None noted.

Attorney Dickover - the current expiration expired on 09/03/14, the Board can extend for another 90 days. The applicant should be notified if another extension is requested it should be requested by the last meeting in the month of November prior to the extension date.

**Member Willkens, made motion to grant the extension to 12/01/14,
Seconded by Member Sebring, All Ayes, Motion Approved**

B.3 Local Law #6 of 2014, Review and Recommendation

Chairman Plato - Adding health club definition and where the zoning applies to them.

Building Inspector Stickles - In the B-1 Zone.

Chairman Plato - Any comments/question from the Board? None noted.

**Member Wilkens, made motion to pass this back to the Village Board of Trustees; the Planning Board has reviewed and offers no objections to this
Seconded by Member Dore, All Ayes, Motion Approved**

B.4 72 Main Street, ARB, Monument Sign

Adam representing, Next Generation Signs, Pine Bush - Presented pictures of signs current and proposed signs.

Chairman Plato - Is this outside the limits of what we have on signs that this Board can approve.

Building Inspector Stickles - Your monument signs are allowed to have 15sq.

Chairman Plato - Since they are asking for 30sq the Board would have to send them to the Zoning Board of Appeals for a Variance?

Building Inspector Stickles - What was the sign that the Village Board approved? I remember that the Village Board approved a sign conditioned upon ARB approval by Planning Board.

Attorney Dickover - It was a letter dated 08/14/14 from Tara Bliss Village Clerk to the Chairman Plato (Read letter). Presented to them was a 15sq per side sign. This one presented tonight is 30sq per side, certainly larger than what the Village Board contemplated.

Chairman Plato - We have to see what the sign is going to look like with the different panels.

Adam, Next Generation Signs - There are corporate requirements for some. After approval I will give them the specs and they will make the panel and have it sent to me ready to fit into it.

Member Wilkens - Will the other small business be included?

Chairman Plato - It says additional restaurants and shops.

Adam, Next Generation Signs - I don't think you can cover everybody, by the time I make the sign it would be a monstrosity. What I believe you can read at the distance of about 30-40 feet is about where you are going to be sitting at about 2 cars lengths back at the light. So to be able to read it the contrasts have to be correct, that's why I would propose black lettering on a white background so that you could read it and again enough spacing between everything so that it is legible. This was a quick rendering to get something together for the Board to review of what John Joseph is thinking about, nothing is set in stone.

Village Engineer Gainer - One thing to consider is, would the Board be willing to consider a 30sq sign.

Chairman Plato - It depends, the 5'x6' sign is lower and longer, I don't think it fits with what they are going to put up.

Adam, Next Generation Signs - I originally proposed at 4'x6' which would be smaller. When you start seeing 6 feet at that distance to make it wider you need space to fill it and if the working doesn't follow suit it doesn't fit. Then you have dead space on either side of the sign.

Member Wilkens - It's double sided, is there a way to do a "V" sign?

Adam, Next Generation Signs – It could it be done, sure.

Chairman Plato - I don't think we have enough information tonight to go on.

Member Wilkens - I agree.

Member Sebring - I agree.

Member Wilkens – Building Inspector Stickles what is the code on height?

Building Inspector Stickles - They meet it, it's 6 feet. I've asked the Village about the village owned signs what are they going to do with them. This is a privately owned sign. I don't know what you are going to do with the businesses, where are going to put that sign in that little area. That is a Village Board decision.

Member Trafton - Esthetically it should be a coordinated so that it doesn't look to busy.

Attorney Dickover - Perhaps in the inquiry to the Village Board ask them if they also gave to this Board the ability to vary size requirement.

Chairman Plato - That's a good idea. Any other comments/questions? None noted. Then we will table this until we have more information. When you talk with John Joseph too, I think what we want to see is a sign that has the businesses on it. Right now we can't tell from this what the Logos are. It has to be more complete.

**Member Wilkens, made motion to close the Planning Board
Seconded by Member Sebring, All Ayes, Motion Approved**

Chairman Plato - Opened the ARB

B.6 37 Main Street, Proposed Building Changes, Signs, Painting

Wilfredo Gonzales, contractor - (presented picture on his iPad) What Mr. Lee wants to do is change the front a little bit. Previously there was a doctor occupying the building and I believe the previous owner changed the stairway that goes upstairs directly from the outside at one point to having a landing inside and then converted to 3 steps to lead downstairs. There was a separate door there at one point that was going upstairs directly. He separated the business from whatever was upstairs. Mr. Lee would like move his nail salon downstairs and make upstairs an apartment. He wants to open the door back up, in order to do that I would have to move the current door 16" and eliminate the small window that would then allow for frame work to put in the second door back in. The door will have a light inside for security and then the other door we would change to an all glass door. The actual building has siding in front; it is a faded sort of grey the color and is called sterling I believe. The sun and weather has caused puffing out and fading, it has outlived its time. We want to replace the siding with vinyl siding probably 4 gauge, color would be sandstone beige. The brick face Mr. Lee would like to reface and give it a more upgraded look, possibly a type of culture stone. We are not going to remove the brick just reface it with culture stone and make it look a bit livelier.

Chairman Plato - Culture stone does that it with the architecture?

Member Trafton - I think the look of the brick is more classic with the style of the homes around here.

Chairman Plato - The downtown is supposed to stay historic. I don't think culture stone would fit that. Another type of stone that was used back in the time when these buildings were built may fit that.

Member Wilkens - What would be wrong with leaving the brick?

Wilfredo Gonzales - They are trying to make it look more lively, when you look around at the other buildings it's kind of quiet and nothing is really happening there. There is an overhang of about 2', what they are trying to do without putting whistle and bells on it which is not allowed like flashing signs; they would like it to stand out a bit more to draw customers there. I have explained to Mr. Lee that this village is more subtle and myself having had a business here I know what you are looking for as to keeping everything uniform.

Chairman Plato - Some of the Benjamin Moore Historical colors can be pretty bright too and that could liven it up that way. The easiest thing to do is keep the brick but change maybe the color that would stand out more.

Member Dore - Are you going to paint the shutters?

Wilfredo Gonzales - I would probably be replacing the shutters as well because they also look like they have outlived their lives as well.

Member Wilkens - Across the street is a brick building which they painted on the corner and Millspaugh Furniture when he transformed the bank into additional retail space he kept it brick and made it more colonial. I think that is what we are looking for here.

Wilfredo Gonzales - At this time then we will look into colors that we might be able to change the brick.

Chairman Plato - It has to be historical, we use as a guide the Benjamin Moore Historical color chart for colonial and you siding should fit that too as close as possible. That gives you a wide range of choices.

Wilfredo Gonzales - Ok, we will get the colors charts.

Chairman Plato - What kind of business is it?

Wilfredo Gonzales - Lucy's nail salon, which is open on the other side of the Village in the same building as Dunkin Donuts. Mr. Lee has purchased this building; his intent is to have the nail salon there. They want to open the space downstairs to a nail salon almost mimicking what they have now and upstairs they are intending to live if they can.

Chairman Plato – Questions/comments about the door?

Member Wilkens - I think the doors should match.

Chairman Plato - Give us what you expect the front to look like with either glass doors or other type of door and one glass and the other different so we can see how it looks and colors.

Member Sebring – With the Benjamin Moore Historical colors.

Building Inspector Stickles - The doors should be the same.

Wilfredo Gonzales - We will do this and they would like to use the same sign they have now on the new building.

Chairman Plato - Next meeting will be the work sessions Monday 10/06/14.

**Member Dore, made Motion to close the Architectural Review Board
Seconded by Alternate Member Ramos, All Ayes, motion carried**

C. DISCUSSION ITEMS:

Chairman Plato – We had a joint meeting with the Village Board last night and talked about the notices to applicants. They want to form a committee between the Village, Planning and Zoning Boards to look at how we can best notify the public of the intentions of an applicant and review the timing for information/mailings etc. Member Sebring has volunteered his time to sit in on the committee, would any other member of Planning Board like to sit in on this committee too?

Member Wilkens – I would like to sit on the committee too.

Chairman Plato – Ok.

Building Inspector Stickles – It used to be 10 days many years ago and the Law changed to 5 days, which we adopted. What the Planning Board has gotten away from is setting up the Public Hearing a month in advance, instead of setting it for the next Planning Board work session. That's where we find that there is not enough time to do the mailings. If The Board would set for the next Planning Board Regular meeting the notice is ready within the week to send, the time frame is too short for the work session meetings.

Chairman Plato – The time frame is short, but my concern is on the public side.

Building Inspector Stickles – As far as I can understand from talking to the Town, it depends on the amount of parcels within the area needing to be mailed to. If you only have 15-20 then it's probably not a big deal but if

you get into for example Valley Avenue you could have 35-40-50 parcels that need to be mailed to. So that is where they need the time. How can you tell when the applicant goes to the Town to ask for this information, it could be just days prior to the meeting or more. A lot of this burden is on the applicant to take care of not the Planning Board.

Chairman Plato – I understand, my concern for the applicant, the Planning Board and primarily the public that the mailing is going to, is that they are actually going to be properly noticed and be able to respond in a timely manner. For example in the case of Auto Zone that affects the entire community not just the people within 300 feet of that property. If the community doesn't see the notice in the paper then they don't know what's going on.

Member Sebring – Also The Board wants to put the sign in front of the property.

Building Inspector Stuckles – I have the sign that The Board approved and I might have found someone to make the signs for The Board. It's going to cost the applicant \$15.00 to be added to the application to buy the sign and put it on the property.

Chairman Plato – One thing discussed last night is was that the Village Board only use the sign when they needed it.

Building Inspector Stuckles – Then the applicant is going to bring it back to us?

Chairman Plato – If he wants his approval.

Member Wilkens – It's going to be written on.

Alternate Member Ramos – Make it a requirement.

Planning Board Engineer – Make it part of the application fee.

Building Inspector Stuckles – That was what we were going to do. Add the \$15.00 to the application fee also if the Village is going to do the list we are going to charge the \$25.00 like the Town does.

Member Sebring – Also with the tube on the side of the sign notice in front of the property with papers in it, if people walking by (residents) and they don't have time to come to the meeting it gives them some basic information as to what is going to happen.

Building Inspector Stuckles – But who is responsible for making up all these little things to put out there.

The Board – The applicant is.

Building Inspector Stuckles – What happens if the applicant doesn't do this?

Member Trafton – They don't get on the agenda.

Member Wilkens – It's up to the applicant.

Alternate Member Ramos – Who is going to check on the applicant to make sure these things are being done?

Building Inspector Stickle – The Board remembers when we streamlined the Site Plan Review, we made it so easy. Now we're having problems and it's not with the Planning Board and the way we do it, it's with the applicants.

Chairman Plato – Maybe the sign is not the way to do. I just want to get more people in the public to know what's going on.

Building Inspector Stickle – I just need to know what The Board wants me to do and tell the applicant what they have to do. It takes approximately 2 hours to do the mailing list information, to do the circle to get it on the tax roll and then do the names and that's 2 hours the building department doesn't have.

Member Trafton – That's why it's the responsibility of the applicant to do.

Building Inspector Stickle – If the applicant goes to the Town early enough to get the information from the tax roll for the mailing it doesn't take that long.

Chairman Plato – Maybe we're trying to fix something that's not broken. The Board has 2 volunteers for the committee and they will report back to The Board in detail.

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: 8:30 pm

RESPECTFULLY SUBMITTED
September 17, 2014
Nancy LaMancuso
Planning Board Secretary