

Village of Walden
Planning Board Meeting
February 18, 2015

Chairman:	Stan Plato	Absent
Members: Acting Chairman	Jay Wilkins	Present
	Brian Sebring	Present
	Lisa Dore	Present
	Jason Trafton	Absent
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:

B. FORMAL APPLICATIONS:

B.1 AMPAC, 30 Coldenham Road, Site Plan Approval

Rory Holmes, Representative Director of Operations at AMPAC – I was here about 1 ½ years ago, on the West side of our building we had an existing pole storage building this Board approved 65' X 100' addition. We want to move on to the third and final stage which is another 60' X 100' addition to develop the one continuous building. There was a jog in the property line so we went before the Zoning Board of Appeals and received approval for an Area Variance. The addition is on an impervious surface, it is all paper storage.

Engineer Gainer – Do you still store in the rail cars?

Rory Holmes – We receive paper by rail cars, the cars are parked while the material is unloaded. A lot of the paper is sitting outside, our goal is to get as much if not all of it into this new addition.

Member Sebring – Are you drilling through the concrete slab that is already there and put in the poles to erect the pole building?

Rory Holmes – Yes, we'll have to build up the ground a bit because it does slope there.

Acting Chairman Wilkins – Engineer Gainer have you had a chance to look at this?

Engineer Gainer – I just received it tonight. The Public Hearing is discretionary, you already had the Area Variance granted and have done the Orange County referrals. It's just a matter of making sure the other parts of the Site Plan requirements are met. The Board could be prepared to move it at the next meeting.

Acting Chairman Wilkins – Attorney Dickover, the Board can waive the Public Hearing?

Village of Walden
Planning Board Meeting
February 18, 2015

Attorney Dickover – Yes, let me just highlight a couple of things. This is apparently property that was the subject of a formal Site Plan application so this is technically an amended Site Plan application. This applicant was in front of the Board in September/October at which time we identified the need for the Area Variance. The applicant has gone to the Zoning Board of Appeals and received a setback variance to allow the building to be closer to the rear property line than is allowed by the ordinance, so they're back again. This project needs to be gone through the SEQRA process again and perhaps tonight we can resolve and take Lead Agency; this is going to be an Unlisted Type Action. We do have a Short Form EAF with the application materials. The Board will need to review that and make an environmental determination prior to holding a Public Hearing if the Board is going to have the Public Hearing; if the Board is not going to have a Public Hearing then we can take this in its normal course. You do have the ability to waive a Public Hearing on this application if you deem it appropriate otherwise it would require a Public Hearing and before that an environmental determination. Engineer Gainer, do you think you have enough information to decide whether or not it would be appropriate for the Board to waive the Public Hearing?

Engineer Gainer – The Board has seen this in the prior application and has been discussed at some length. This is just an addition to a previously approved and prior application. There wasn't any great public interest last time, I would not be opposed.

Attorney Dickover – There were no members from the public at the Public Hearing that the Zoning Board of Appeals held. The only issue perhaps would be the neighbors on the other side of the railroad tracks.

Acting Chairman Wilkins – They were noticed of the Public Hearing.

Rory Holmes – There was one member of the public that lives on the other side of the railroad tracks and he came to speak in favor of it, but did not. The addition improves the façade and modernizes the façade and creates a sound barrier between the main manufacturing area and the neighbors on the other side of the railroad tracks. I did go and talk with several of those neighbors and everybody was happy about it.

Acting Chairman Wilkins – I wouldn't be opposed to waiving the Public Hearing.

Member Sebring – I wouldn't either.

Engineer Gainer – Then we can review the EAF at the next meeting and be prepared to move it then.

Attorney Dickover – For the purposes of SEQRA this evening the Board should declare Lead Agency and Type this as Unlisted. There are no other involved agencies.

**Member Sebring made motion to declare Lead Agency
Seconded by Member Ramos, All Ayes, Motion Carried**

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

Acting Chairman Wilkins – Rory Holmes when do you want to get started with this?

Rory Holmes – We're still in the capital budgeting process so it wouldn't be for a few more months.

Acting Chairman Wilkins – We can put this on the agenda for the work session 03/02/15 for Engineer Gainer review.

Rory Holmes – I will tell AMPAC at this point lacking any major problems from Engineer Gainer's perspective we can go ahead with it.

Village of Walden
Planning Board Meeting
February 18, 2015

Attorney Dickover – The 239 referral was made on 02/11/15 the Board does need to wait the 30 days for them to reply before you can make a decision.

Acting Chairman Wilkins – Then we will put this on the agenda for the regular meeting 03/18/15 to make a final decision.

C. DISCUSSION ITEMS:

C.1 78 Oak Street, Suite 11 – Fitness Center

Building Inspector Stickle - John Joseph, owner of the Thruway Shopping Center was going to be here tonight but apparently is not. I don't have any formal applications yet, because he wanted to present what he wanted to do first and then present the application. I did talk with him and I told him the meeting was tonight.

C.2 47 Walker Street amended resolution

Building Inspector Stickle – Attorney Dickover will go over this, we just need a motion to approve it.

Attorney Dickover- The Kirnan subdivision was 3 parcels and they eliminated a parcel in the back and added it into the 2 front lots. One of the conditions of the approval was that they file a deed joining those parcels prior to the map being signed. You can't file deeds first as it would have been done out of order, so this is revised to simply provide proof of the filing of the deeds post resolution. I am comfortable with that. Mr. Kirnan's attorney has given us a letter certifying the title to the property which one of the other things we asked for and I am comfortable with that as well. If we can amend the resolution they can get the maps signed and filed, and then file the deeds also.

Acting Chairman Wilkins – I am comfortable with it.

Member Sebring – I am also.

**Member Sebring made motion to amend the resolution
Seconded by Member Dore, All Ayes, Motion Carried**

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 Dore with all members voting yes.**

MEETING ADJOURNED: 8:00pm

RESPECTFULLY SUBMITTED
February 18, 2015
Nancy LaMancuso
Planning Board Secretary