

Village of Walden
Planning Board Meeting
March 02, 2015

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

Site Plan - 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 – We are doing a 60 X 100 addition on the South side of the existing pole building around the West side of the building. We got a variance for a 30' setback for the wall of the building on the property line from the Zoning Board of Appeals. So this is just an addition to the storage building.

Chairman Plato – Engineer Gainer have you reviewed the drainage, what kind of flooding has been in that area?

Rep – All the water from Coldenham Road and way up the road drains into the railroad siding area in the back of the property.

Engineer Gainer – All we're trying to do is point out the issue. It's below any DEC standards. They had the project approval in 2012 for identical work, this new application is for an identical structure to the South of what was built and based on the 2012 approval. I just want to make sure the Board understood things that can be done that don't have to be mandated. This would be seen as a redevelopment project, creating a building over existing impervious surface, therefore there won't be any change in the runoff.

Chairman Plato – It's not a problem that they're making.

Engineer Gainer – One thing we did not talk about in 2012 that seems possible here again would be of interest to the applicant DEC also suggests one way to mitigate is to removing the impervious. The regulations for redevelopment is 25% not that you have to do 100%.

Chairman Plato – Yes, but practically is it going to change anything.

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Engineer Gainer – No, just showing you intent to recognize there is ability to do this.

Rory Holmes – There is an area that is all concrete (referring to the Site Plan). In the back area all around (referring to Site Plan) is all gravel, we didn't pave the back of the parking lot because we know it would create flooding onto the street there. Which would keep us from moving trucks in and out, we did look at paving it about 10 years ago and the engineer said if we paved it the all the water would end up in the back, so we left it as gravel.

Engineer Gainer – The only other thing regarding outside storage, it's presumed a lot of that will move into the new structure and if there is any area that will be used for outside storage it would be good to show it that on the Site Plan.

Rory Holmes – Most of the liquid totes outside are empty and are just stored outside until they are taken away. The paper that is currently outside, our intent is that everything will be under the roof (referring to Site Plan). The paper commodity market is such that we try to purchase as much as possible when the price is low. Our goal would be to have more of it in the building and no paper outside but that isn't practical given the market.

Engineer Gainer – That's fine I'm just recommending that it is shown on the Site Plan so that the Board knows what to expect. The exterior lighting put on the structure be sure that it is shown and any other lighting.

Rory Holmes – Just one light will be move from one end to another and one light will be added on the side.

Member Wilkins – We declared Lead Agency.

Building Inspector Stickles – I haven't heard back from Orange County yet. The Board can't do anything until you hear back from the County.

Rory Holmes – Can the Board give me some type of an approval so that I can get the project into our budget process which we are working on right not and to our investors?

Chairman Plato – Any other questions/comments from the Board? None noted. We can review the Short Form EAF if there is no concern here, I don't see the County saying anything, and there are no SEQRA issues.

Engineer Gainer – The Board can give a Negative Declaration tonight and that will advance the application.

Chairman Plato- The Board can review the Short Form EAF, dated February 9, 2015 and change or correct as we go thru it. The Board after review can then make there determination.

**Member Wilkins made motion to grant a Negative Declaration in regards to SEQRA
Seconded by Member Ramos, All Ayes, Motion Carried**

C. DISCUSSION ITEMS:

D. INFORMATION ITEMS:

E. CORRESPONDENCE:

3. COMMUNICATIONS:

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4. EXECUTIVE SESSION:

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

MEETING ADJOURNED: 7:50pm

RESPECTFULLY SUBMITTED
March 02, 2015
Nancy LaMancuso
Planning Board Secretary