

Village of Walden
Planning Board Meeting
April 06, 2015

Chairman:	Stan Plato	Absent
Members:	Acting Chairman: Jay Wilkins	Present
	Lisa Dore	Absent
	Jason Trafton	Present
	Zak Pearson	Absent
Alternate Members:	John Ramos	Present
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 78 Oak Street, Sulte 11, Fitness Center, Site Plan Amendment

John Joseph, owner of the Thruway Shopping Center - Presented Amended Site Plan to the Board. The Board asked last time to show the lighting, site layout, parking and elevation. I added more lighting, more windows on two sides and the windows where the deck is facing the wooded area will just be allowing natural light in.

Acting Chairman Wilkins – You feel there is adequate lighting?

John Joseph – I feel we do. The lights by the deck will be controlled by the tenant.

Acting Chairman Wilkins – What will be their hours?

John Joseph – its 24/7. It's a key sensor so you can let yourself in and out. It's manned from 6am to 9pm approximately. It is unmanned after that.

Acting Chairman Wilkins – Security cameras?

John Joseph – Yes, lots of security cameras.

Acting Chairman Wilkins – In case of a health emergency is there a way to dial 911?

John Joseph – They are a big outfit and I'm sure they have thought about it, but I will still ask them.

Building Inspector Stickles – I've given John Joseph my thoughts. Engineer Gainer still has to review this and according to the memo it still has to go to Orange County. If what was discussed at the last meeting is done it should be sufficient for Engineer Gainer.

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Member Trafton – Is there any landscaping in the front?

John Joseph – I will put something there and add some landscaping.

Acting Chairman Wilkins – Does the Thruway have a long term lease on the first floor?

John Joseph – I don't envision it being anything but a warehouse. It's really geared for a light warehouse user.

Building Inspector Stickles – That's part of his application now Acting Chairman Wilkins, so he can get that resolved so he doesn't have to come back to the Board.

John Joseph – Thruway Sporting Goods and Hardware want a 10 year lease but with the economic disparity I said I would give them first right of refusal.

Acting Chairman Wilkins – Engineer Gainer can we have this go to the County now?

Engineer Gainer – Yes, move it along.

Building Inspector Stickles – I will send it to the County tomorrow.

Engineer Gainer – Public Hearing is discretionary, the Board should decide if they want to have one or if it's not required.

Acting Chairman Wilkins – What do you think Attorney Dickover?

Attorney Dickover – It's a really close call, you had some interest from neighbors when the applicant was here with the Auto Zone. It seems most of it was addressed at the time. This Board looked at and had a Public Hearing because of the concern about the neighbors. But this building is already there.

Engineer Gainer – There is no residential activity in the area.

Acting Chairman Wilkins – It's already in the back of the property, the neighbors that came about the Auto Zone would not really come to complain about this because it is already there. Auto Zone was a new building to be built.

Attorney Dickover – And it was in their front or backyards.

Building Inspector Stickles – This building has been there for the last 30 years.

Attorney Dickover – It's the Boards call, you can waive the Public Hearing or require it.

Acting Chairman Wilkins – I think that the public hearing for this application should be waived. By motion the Board voted to waive the requirement for a public hearing.

Attorney Dickover – I don't know if there are any other involved agencies, it's going to be an Unlisted Action, you can declare yourself Lead Agency, resolve to do an Uncoordinated Review and Type the Action as Unlisted. With that you can send it onto the County. The County has 30 days to comment back before this Board with their decision.

John Joseph – Another unrelated item, so I can get it on the Site Plan for the next time. Mavis has a dumpster and they want to build an enclosure and put the dumpster and everything in the enclosure, what do I need to do with that.

Acting Chairman Wilkins – Show on the Site Plan where the dumpster is going to be located with its dimensions.

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Building Inspector Stickles – It's an enclosure to store the used tires so they are not out in the weather or in public view.

John Joseph – Also there is a waste metal dumpster there now and they are going to put that into the enclosure, this will tidy the area up.

Acting Chairman Wilkins – Will it have a roof?

John Joseph – Mavis Tire currently has a 20 x 10 shipping container that they want to put into the enclosure.

Acting Chairman Wilkins – The Board needs to see the size so you'll need to come back. We'll need to see a rendering as to what it's going to look like.

John Joseph – I'll mirror the Auto Zone.

Acting Chairman Wilkins – Ok, just give the Board some additional information on it.

**Member Ramos made motion to declare Lead Agency, resolve to do an Uncoordinated Review and Type the Action as Unlisted
Seconded by Member Trafton, All Ayes, Motion Carried**

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

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

Acting Chairman Wilkins – Opened the Architectural Review Board

B.2 123 East Main Street, Building 2, Architectural Review

Duncan Cameron, North Star Construction – An update we have completed the Frostee Freeze successfully and now we are moving onto the Dunkin Donuts portion. It's approximately a 1780 sf. building in the center of the 2 locations that are now existing. I would like to go over with the Board how we propose to have the exterior the building look. Presented 4 dimensional drawings of each side of the Dunkin Donuts building. Essentially it will be a Nichiha fiber board with culture stone and a small band of efface. They are earth tone colors except for the orange, primarily it's a Bittersweet Stem, it's tan and dark brown, and with the cultured stone it is a very nice combination. The orange is the Dunkin Donuts prototype brand that I can't get around with an orange trim. The coping up on top is going to compliment the hardy board, that's a 6" metal coping that we do. Its flat roofed TPO, the HVAC units are up on top. On the exterior we have walk-in cooler and freezer out the back. We have perimeter lighting on the building and these are sconces which are low level and the same as on the Frostee Freeze building. The sign on the front is called a Blade Sign, and lit internally LEDs.

Building Inspector Stickles – You can't internally light signs all signs in the Village of Walden are externally illuminated.

Duncan Cameron – Ok, glad you said that. So we will do a goose neck that will illuminate the sign. But as far as the perimeter lighting is fine?

Building Inspector Stickles – Yes.

Member Trafton – What will the material for the sign be then?

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Duncan Cameron – It may not make sense to have the blade sign now, so on these drawings I will probably have the same type of flat signage. Lighting will probably be downward lit so it will not project off the site. The roof deck is about 15' and then we have approximately a 2" parafit and then 2 towers and they do not exceed 21". Awning over the windows, blade awnings which are a dark espresso with some lighting that will be inside the awning shining down.

Acting Chairman Wilkins – Will there be any lettering on the awnings?

Duncan Cameron – Yes, it says fresh brewed or espresso, the awning comes out about 3 feet. The Frostee Freeze awnings are about 4 feet.

Acting Chairman Wilkins – I think it looks pretty good.

Duncan Cameron – This is going to be the prettiest Dunkin Donuts building with the stone. This is a whole new design on the outside. I've heard comments from other Planning Boards too and I'm trying to minimize the orange that is the Dunkin Donuts brand. Unfortunately I can't get away from it, this model allowed me to get more into the earth colors and get away from the orange.

Acting Chairman Wilkins – Can we have a motion to approve, subject to the sign being modified.

Duncan Cameron – present colors, materials and signing for the exterior of the new Dunkin Donuts.

Upon Motion by Member Trafton and seconded by Member Ramos all below colors were approved, including materials and exterior lighting:

- Exterior Siding- Nichiha Illuminations serves fiber cement panels.
- Exterior Brick- Nichiha Ledge Stone.
- Eifs- Orange Band.
- Awning- Metal louver awning.
- Externally lit front sign.
- External wall pack lighting around building.
- Underside canopy- Color Obstinate Orange.
- Coping- Color Sand Dollar.
- Exterior- Paint Colors Bittersweet Stem.
- Doors- Color Canoe.

Engineer Gainer – Can you give us the status of the rest of the sight?

Duncan Cameron – We expect a DOT work permit in about another week. Because of the intense frost this winter we only did the minimum as far as the paving, I put down a binder to get the Frostee Freeze open. We did start the inside curb done in front of the Frostee Freeze building, so we have to go to the D.O.T. and finish that which is about 2 weeks' worth of work. I want to get out of Mr. Doufekias (Frostee Freeze) way and make him comfortable without me, and then my focus is on the pizza place to get the paving down. We are all done with the utilities as well and I have to move my fence and work between the 2 buildings.

Acting Chairman Wilkins – When do you plan on pouring the slab?

Duncan Cameron – As soon as Building Inspector Stickles gives me a permit. I have about 3 days worth of digging, getting the footings ready and would hope to have that down within a week.

Engineer Gainer – You will need Architectural Review Board approval.

Building Inspector Stickles – Now he can give me a set of plans and I can look at them.

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Duncan Cameron – My hope is, assuming we can get all the inspections we need, that we will be done by end of June.

Acting Chairman Wilkins – Nothing else at this time for the Architectural Review Board.

**Member Ramos 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 Ramos made a Motion to adjourn
Seconded by Member Trafton with all members voting yes.**

MEETING ADJOURNED: 8:15pm

RESPECTFULLY SUBMITTED
April 06, 2015
Nancy LaMancuso
Planning Board Secretary