

Village of Walden
Planning Board Meeting
April 15, 2015

Chairman:	Stan Plato	Present
Members:	Jay Wilkins	Present
	Lisa Dore	Present
	Jason Trafton	Present
	Zak Pearson	Present
Alternate Members:	John Ramos	Present
	Re Hagale	Present
Planning Board Engineer	Ron Gainer	Present
Building Inspector:	Dean Stickle	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 03/18/15, any changes additions or deletions? None noted.

**Member Wilkins made Motion to accept Planning Board Minutes of 03/18/15
Seconded by Alternate Member Ramos with all members voting yes.**

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

B. FORMAL APPLICATIONS:

B.1 78 Oak Street, Suite 11, Fitness Center, Site Plan Amendment

Engineer Ron Gainer – Reviewed information from his Technical Review dated 04/13/15. There are minor technical things that need to be addressed. The Board has seen numerous applications on this in the last 3-4 years; there is a lot of detail on the Thruway Market site. This plan doesn't supply all necessary information but in the overall package of approvals granted, the Site Plan will contain the information, we are suggesting and it has been identified in an earlier memo from Attorney Dickover that the Board might want to waive any formalities in these plans for that kind of information as you have it in your records. The items that do need to be addressed are easy to resolve.

Chairman Plato – If I'm reading this correctly the existing Site Plan that covered the Hannaford's and the renovation of Thruway, Auto Zone, Mavis extents to the back as adequate.

Engineer Ron Gainer – Right, the missing information here is generally provided there, the specific things you want the applicant to add relate specifically to this.

Chairman Plato – Shouldn't there be one Site Plan for the entire site, since this is an amended Site Plan?

Engineer Ron Gainer – This relates to a change in use of one existing building, that existing building shows on all prior Site Plans that the Board has received. This existing building the only thing they are doing is occupying the upper floors.

Village of Walden
Planning Board Meeting
April 15, 2015

John Joseph, representative of VS Walden LLC the Landlord of the former Thruway Shopping center – I will have a survey showing all the information the Board wants after all the changes and improvements have been completed.

Chairman Plato – So you will have a completed updated Site Plan then.

Engineer Ron Gainer – The Board can make that a condition of any action and that way it's on the record that it will be filed and that should satisfy the Board.

Member Wilkins – Will that also included the changes in the Pizza Restaurant?

John Joseph – It will be an As Built Survey of what will be there.

Chairman Plato – You're in receipt of Engineer Ron Gainers Technical Review dated 04/13/15?

John Joseph – Yes, I received it yesterday; I haven't gone through it yet, but I would like to talk about the sanitary sewer connection, and that's the only thing I think is of relevance here. The drains are located in the middle so we are going to drill through the floor, go downstairs and then run on the interior to the rear corner install trap and fresh air vent and then go out and connect to the sewer.

Engineer Ron Gainer – We know it's feasible it's just a matter of illustrating it in the Site Plans.

Chairman Plato – How much are you repaving in the back area?

John Joseph – There are areas that are back and I need to address.

Engineer Ron Gainer – Any repairs will require restriping so that everything is clearly identified.

John Joseph – Yes. I do need to put some curb stops in some areas too.

Chairman Plato – Does it make sense to get rid of some of the parking?

John Joseph – I think there is some asphalt that I won't replace. I need to get the piles cleared away and see what I'm dealing with. There is probably more asphalt than I need back there.

Chairman Plato – The whole area looks pretty rough and you've such a good job with the rest.

John Joseph – It's a work in progress back there. The gym guy is only going to take so much and then there's downstairs to finish. I want to take down the fence down along there, cut all the dead plantings and have all the stuff picked up off the ground and I think that will clean it up. But once you cut and patch and sealcoat it I think I will have a totally different look.

Member Wilkins – Once you get the piles out from the back too I think that will clean up a lot.

Chairman Plato – If some of the black top if you're not going to do it in certain areas, I don't know if it makes to remove it and grass it or whatever.

John Joseph – On the far side of the building there are certain areas that I will not asphalt. The area where I took the mill building down I'm going to seed it and grass it.

Member Wilkins – Any interest in the old bank building?

John Joseph – I think I have to change the broker, a more local one with a bigger office.

Chairman Plato – Do we have any architectural drawings of the front of the building to see what it is going to look like?

John Joseph – I can do that. We are adding windows that are about 3' high where they will have their treadmills etc., they set them up so that they have natural light coming in and you can see out, a small wooden deck on the side facing the hill Albany Avenue.

Chairman Plato – Landscaping plan?

John Joseph – There really isn't a lot of landscaping.

Chairman Plato – What does the Board feel about the landscaping?

Village of Walden
Planning Board Meeting
April 15, 2015

Member Trafton – There should be something in the front where it is bare.

John Joseph – We talked about some landscaping in the front and the side that faces Hannaford's the slab there is all broken and shatter. I will saw cut it and clean it up and at the end we'll add some shrubs and plantings there.

Engineer Ron Gainer – The main access that is coming from around the east side of Hannaford's where the long triangular island is, is there anything you can do in there?

John Joseph – I can put some shrubs in there, the problem is I think it's solid shale and it's difficult getting it to grow.

Engineer Ron Gainer – Something softer looking instead of just pavement.

John Joseph – The islands I can scrape them out and put in topsoil, you can never get roots so all the shrubs I plant I can trim and manage.

Member Trafton – Ornamental grass, things like that.

John Joseph – Yes, I've got forsythia and flowers in the spring so I was lucky there. This I think is going to be more challenging.

Engineer Ron Gainer – See if there is anything you can do, the Board would appreciate that.

Chairman Plato – If you can have that by the next work session 05/04/15, maybe we can wrap this up.

John Joseph- While I am here also, the Albany Avenue sidewalk which was to be put in is on a 12% slope and it will not be handicapped. If I put the sidewalk in it has to be handicapped, and what I thought I would do is add two feet to the existing roadway width of 25' and gross hatch it.

Engineer Ron Gainer – The sidewalks were pretty clearly a condition of the prior approval, we may have to modify it. We'll have to check this out.

Chairman Plato – Yes, see what can be done.

John Joseph – Lastly Mavis is going to build an enclosure to keep their two bins in, they have a metal and trash bin there and they also have tires that they are now storing inside. What they want to do is build an enclosure and put it outside.

Member Wilkins – You talked about that at the last meeting.

Chairman Plato – Where do they want to put it?

Member Wilkins – Are they going to roof it?

John Joseph – There will be no roof, and I will tuck it back on the left side of the building so a truck can back into it.

Engineer Ron Gainer – That will be a visual issue when you drive down the hill Albany Avenue. Please pay attention and make the Board aware of how high they are going to stack the tires.

John Joseph – It's a metal container that the tires will be stored in; you won't be looking at any tires.

Engineer Ron Gainer – They won't be visual at all?

John Joseph – No.

Chairman Plato – How high is it, there is no height notation on the Site Plan.

John Joseph – 8'6" high, 20' wide.

Member Wilkins – With Auto Zone we had a problem with the neighbors up on Pleasant Avenue. Are they going to be looking down on this and seeing all the tires?

John Joseph – No they will be within a container within the enclosure.

Member Wilkins – As long as they are not out I don't have a problem with it.

Village of Walden
Planning Board Meeting
April 15, 2015

Chairman Plato – When you come back next month, I would like to see more details about this.

Engineer Ron Gainer – Also, maybe have a plan of the building and the enclosure so the Board can see where everything is and see visually where how it cuts in, you may want some type of shrubs or trees along the access road, just a couple.

Chairman Plato – The container is going to stay stationary?

John Joseph – Yes.

Member Wilkins – The units will not be any higher than the fence?

John Joseph – No. I will plant some trees up there. I am trying to mirror the Auto Zone and Mavis enclosures. I will get the materials, landscaping and the colors on Sam's Plans for the next meeting.

Chairman Plato – Building Inspector Stickles any complaints from the neighbors on Pleasant Avenue?

Building Inspector Stickles – I have not received one complaint from anyone.

Chairman Plato – What is the schedule to open Auto Zone?

Building Inspector Stickles – June.

John Joseph – One he pours the concrete depending on the weather next week, we will come back and do the asphalt. The landscaping will be shortly thereafter.

Member Wilkins – When you do the blacktop in front of Hannaford's there is a dip, near the second aisle where the drain is its right before that.

John Joseph – Yes, we will look at it.

Chairman Plato – Also coming down the hill into the parking lot the two lanes need to have the arrows changed, near the Pizza Restaurant.

John Joseph – I'm going to fix the pot hole sealcoat it all and change the right land arrow.

Chairman Plato – Any other questions/comments by the Board? None noted.

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

Chairman Plato – Re-Convened the Architectural Review Board.

B.2 81 East Main Street, Architectural Review, Signs

Chairman Plato – You're changing the entrance?

Nesan Lok, Business owner – I have to move it over because of the setback everyone is complaining they cannot see it. When business gets better I will make another motion to put it back.

Building Inspector Stickles – These are signs that are going on the building. There are only going to be these two signs the other you will be taking down.

Nesan Lok – Yes.

Member Wilkins – The off white background is going to be a cream?

Nesan Lok – A soft white grey.

Member Trafton – Is there lighting on it now?

Nesan Lok – Yes, to the right of the main entrance.

Village of Walden
Planning Board Meeting
April 15, 2015

Member Wilkins – What shade of blue?

Nesan Lok – A light blue, the same as it is now. I am just moving it.

Member Trafton – How is it going to be attached to the building?

Building Inspector Stickles – The same way it is now.

Chairman Plato – Any other questions/comments by the Board? None noted.

**Member Wilkins made motion to approve the change as submitted
Seconded by Member Dore, All Ayes, Motion Carried**

B.3 5 Orange Avenue, Architectural Review, Sign

Danielle Grabeklis Business Owner – There isn't much signage. I want it to be more like a boutique. The name of the store is Uptiquing, its taking furniture and recycling it, hand painting refinishing etc., its home décor. I want it to look like a boutique. It is only window signage; the windows are approximately 71" high by 59" wide. The signage within that area would be 30" saying Uptiquing and then Home Décor underneath it. If you go 30" wide the height of the letters are 8.3/4. Without the Home Décor it was a little over 6" in height. I think I fall well within the guidelines. I think I'm going to improve the outside of the building itself. I'm going to have it all power washed and am looking into getting the awning cleaned too. I'm not having anything hanging off the building, it's just vinyl lettering. I don't know if I can do two or all three of the windows. The trim will be Hawthorne Yellow and coordinate the type on the window with the trim.

Chairman Plato – Are you going to be selling all used furniture?

Danielle Grabeklis – Some used, it's going to be unique I don't want it to be like any other furniture store. That's not really what it is; it's more of a boutique. I have been hand painting for a while, so there will be a lot of hand painted furniture and refinishing and then other little gift type items. I wanted to support a lot of local business, so I'm going to do a honey display, soap display etc. to go along with the uniqueness of what goes on in the store.

Alternate Member Ramos – Are you going to be refurbishing furniture?

Danielle Grabeklis – I don't re-upholster, so I was looking to pair up with someone that does and then also then costume finishing.

Member Wilkins – Are you going to be doing refinishing of furniture they in the store?

Danielle Grabeklis – No, just hand painting. I actually have everything at home. The last window if you're facing the building on the left has a door on it so I'm going to set up a table in there and hand painting items. Things like children's furniture, youth furniture, adult dressers etc. (showed I-phone pictures to the Board).

Member Wilkins – That's interesting.

Chairman Plato – I think it's a good idea.

Member Trafton – You're using Benjamin Moore Historical colors?

Building Inspector Stickles – Or equal to.

Danielle Grabeklis – Yes, I got the information from the Building Department. All the trim will be Hawthorne Yellow and as close as I can with the vinyl color to the Hawthorne Yellow. I would like it to match.

Village of Walden
Planning Board Meeting
April 15, 2015

Chairman Plato – Any other questions/comments by the Board? None noted.

**Member Wilkins made motion to approve as submitted
Seconded by Alternate Member Ramos, All Ayes, Motion Carried**

Chairman Plato – Anything else before the Architectural Review Board? None noted.

**Member Wilkins, made motion to adjourn the Architectural Review Board
Seconded by Alternate Member Ramos, 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 Wilkins made a Motion to adjourn,
Seconded by Alternate Member Ramos with all members voting yes.**

MEETING ADJOURNED: 815pm

RESPECTFULLY SUBMITTED
April 15, 2015
Nancy LaMancuso
Planning Board Secretary