

Village of Walden
Planning Board Meeting
May 20, 2015

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|-------------------------|-----------------|---------|
| Chairman: | Stan Plato | Present |
| Members: | Jay Wilkins | Present |
| | Lisa Dore | Present |
| | Jason Trafton | Present |
| | Zak Pearson | Present |
| Alternate Members: | John Ramos | Absent |
| | 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 04/06/15.

**Member Wilkins, made Motion to accept Planning Board Minutes of 04/06/15
Seconded by Zak Pearson, 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

Chairman Plato – Engineer Ron Gainer we have your Technical Review dated 05/07/15.

Engineer Ron Gainer – Reviewed information from his Technical Review dated 05/07/15. There were minor technical things had have addressed. The applicant and engineer met at the site with Building Inspector Stickle and I think the latest Site Plan now address everything the Board had previously raised as well as the discussion we had at the site. There is also a separate memorandum from me dated 05/18/15, that identifies the required amount of the performance bond. The landscaping has been much enhanced from the original plans, based on the Boards guidance. The dumpster has been moved.

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

Attorney Dickover – SEQRA was done on 04/16/15, the Board resolved an Uncoordinated Review and declared yourselves as Lead Agency that same evening and typed the Action as Unlisted. We still need to review the Short Form EAF submitted by the applicant.

Member Dore – What about the Sidewalk on Albany Avenue.

Engineer Ron Gainer – That's not part of this application it was part of the approval granted for Auto Zone, which would be separately discussed. The EAF was just revised as recently as this week. The Site Plan is now satisfactory and ready for the Boards review.

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Building Inspector Stickles – The Site Plan I received on Tuesday 05/19/15 was given to everyone on the Board.

Attorney Dickover – Page three (3) is dated 05/13/15, that is the revised Site Plan.

Chairman Plato – Yes, it is. Let's review the Short Form EAF.

Attorney Dickover – Reviewed the short form EAF application dated May 13, 2015, we can amend this as we go and The Board can make its determination. (The Short Form EAF was reviewed by the Board and changed/corrected accordingly by The Board).

Chairman Plato – If any member of The Board disagrees or has a comment please speak up.

Attorney Dickover – Based on those answers the Board could resolve that the proposed action will not result in a significant adverse environmental impact.

Chairman Plato – I would like a motion that the Board grants a Negative Declaration with respect to this project.

**Member Wilkins, made motion to adopt a Negative Declaration
Seconded by Member Trafton, All Ayes, Motion Carried**

Attorney Dickover – The Orange County Planning Department did respond to the 239 referral by their letter dated 04/22/15. They made the recommendation that if you went for Local Determination, but they did have an advisory comment that addressed the lighting fixtures and just for the minutes we should note that the Site Plan was revised to account for pedestrian lighting. That is shown on the revised lighting Site Plan, so that issue raised by the County has been addressed by the Board.

Chairman Plato – Any other questions/comments by the Board?

Attorney Dickover – Engineer Ron Gainer met with and reviewed the take offs for the Site improvements and has issued a letter dated 05/18/15 recommending that a Performance Bond be deposited in the sum of \$45,000.00 with an additional Inspection Fee Bond of \$4,500.00, if the Board determines that those numbers are appropriate that would be your recommendation to the Village of Walden Board for their approval and adoption. The would become a condition of the Boards approval if those are the numbers that you wish to adopt.

Chairman Plato – I was under the impression that we could not require the applicant to bond private improvements only public improvements?

Attorney Dickover – This project for the Thruway Market apparently did bond all the costs of the improvements and this is just following in that.

Chairman Plato – Is that ok, Mr. Joseph?

John Joseph, representative of VS Walden LLC the Landlord of the former Thruway Shopping center – Yes.

Attorney Dickover – The last item I have on my list is that there is a notation in the Village of Walden Code that talks about every meeting of the Planning Board is also a meeting of the Architectural Review Board, whether you convene the ARB or not. I believe they have something that needs to be reviewed by the ARB, so perhaps you may want to convene the architectural Review Board for the purposes of reviewing these items this evening. If not then the Board would need to accept the ARB approval for another time.

Chairman Plato – Any other questions/comments by the Board? None noted. Then we should adjourn the Planning Board and convene the Architectural Review Board.

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

Chairman Plato – Convened the Architectural Review Board.

B.2 78 Oak Street, Suite 11, Architectural Review, Signage

Chairman Plato – We do have a drawing/picture of the proposed sign.

Gary Kline, owner of Anytime Fitness – Basically whatever the Board wants the sign to look like I can do. We sent a picture of the True Value sign to our sign person. So it will be similar to what is in the shopping center. I know there are a few different signs in the shopping center.

Chairman Plato – Any other questions/comments by the Board?

Building Inspector Stickles – The two signs that the applicant is proposing kind of match the signage that already exists in the plaza.

Chairman Plato – The one that Building Inspector Stickles sent us was

Building Inspector Stickles – This is a modification after that.

Chairman Plato – I would like a **motion to approve the rendering of the signs dated 05/20/15 as presented with a black boarder, white letters on the black background, to match existing signage in the shopping center.**

**Member Dore, made motion as stated above by Chairman Plato
Seconded by Member Wilkins, All Ayes, Motion Carried**

Attorney Dickover – Can the Board review from last month's meeting the exterior treatment that was discussed for the side facing Hannaford and the front facing the hill/Albany Avenue. I think the Board approved them.

Member Wilkins – I think the Board did approve that last month.

Building Inspector Stickles – Antique Bronze along with trim around the doors, windows and gutters to be the same color.

Chairman Plato – Ok, the applicant has the approval of all the requirements from the Architectural Review Board.

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

**Member Wilkins, made motion to adjourn the Architectural Review Board
Seconded by Member Trafton, All Ayes, Motion Carried**

Chairman Plato- Re-convened the Planning Board Meeting.

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

Attorney Dickover – Reviewed the Resolution May 20, 2015, we can amend this as we go and The Board can make its determination. (The Resolution was reviewed by the Board and changed/corrected accordingly by The Board).

Chairman Plato – If any member of The Board disagrees or has a comment please speak up.

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Chairman Plato- We've been presented tonight by Engineer Ron Gainer a performance bond calculation for on site work improvements in the amount of \$45,000.00, and inspection fees that will be 10% of that or \$4500.00.

**Member Wilkins, made motion to adopt the Performance Bond
Seconded by Zak Pearson, All Ayes, Motion Carried**

Chairman Plato – Since everything has been covered in the resolution the Board can grant final approval.

**Member Wilkins, made motion to grant final approval per the Resolution
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 Wilkins, made a Motion to adjourn
Seconded by Member Dore, with all members voting yes.**

MEETING ADJOURNED: 800pm

RESPECTFULLY SUBMITTED
May 20, 2015
Nancy LaMancuso
Planning Board Secretary