

Village of Walden  
Planning Board Meeting  
May 04, 2015

Chairman:	Stan Plato	Present
Members:	Jay Wilkins	Absent
	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 Stickles	Present
Village Attorney:	Robert Dickover	Present
Secretary:	Nancy LaMancuso	Present

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Stan Plato - 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, Suite 11, Fitness Center, Site Plan Amendment**

Chairman Plato – We heard back from Orange County, did you get a copy of that?

John Joseph, representative of VS Walden LLC the owner of the Thruway Shopping center – Yes, the only comment was locations of the lighting in the back parking lot.

Chairman Plato – That appears to be the only comment.

Engineer Ron Gainer – Near the hillside, will you also be creating a parking area back there?

Member Trafton – Where the stock pile is in the Northeast corner.

Chairman Plato – This is saying Northeast, I wouldn't even stripe that if you don't have to.

John Joseph – The two utility poles back there have lights on them from the power company. I don't think they are showing the candle watts that are coming off the other lights. It's pretty lit in there now; if you go back there you will those two existing lights.

Chairman Plato – Engineer Ron Gainer would you check the lighting. What should the lighting be for the parking area?

Engineer Ron Gainer – In the areas where you are actually moving around in it should be in the vicinity of 5-6 candles.

John Joseph – I will find out about the existing lights.

Chairman Plato – Yes, we have to find out what it is and if it's adequate fine and if not then we'll have to review this further.

Member Dore – Especially if it's going to be open 24 hours a day, it should be lit.

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John Joseph – I don't want to get to crazy with the lights because there are neighbors and the rest of the shopping center and parking lot lights go off at 11pm. This area in the back will continue to be lit.

Chairman Plato – That shouldn't affect the neighbors.

Member Dore – You also don't want to invite people to hang out back there.

John Joseph – I no objection to adding a pole if that's what the Board decides.

Chairman Plato – Have we taken SEQRA.

Attorney Dickover – On April 6, 2015 the Planning Board resolved to do an Uncoordinated Review, declared itself as Lead Agency on this same date the Board typed it as an Unlisted Action and has not yet reviewed the Short Form EAF provided.

Engineer Ron Gainer – When reviewing the original application we had recommended some changes on the EAF to be made. That can be cleaned up and the drawings possibly revised, I'll get the Board the latest plans and make sure they're clean, if there are any issues I can get them to the Board and the design engineer this week. The Board can act on this at the next meeting 05/20/15.

John Joseph – I'm going to cut back on the sidewalk; I've got to see what the field conditions are there to make it a clean edge. Add some Locust trees, I'm calling for mulch but I think I can get grass to grow there and if I can then I will put in grass. And then put in a cluster of either Burning Bush or Forsythia like in the front and then I'm going to mulch this area because you can't get grass to grow there because it is rocky.

Member Trafton – How much is going to be there?

John Joseph – I have to get the machine in there to remove the shale bring in some soil. The mulch has been successful in front and no weeds have grown, site conditions are unbelievable it's just a rock form.

Chairman Plato – People parking on the side how are they getting into the building?

John Joseph – They are going to walk around.

Chairman Plato – Or are they going to cut through the corner area where the electrical box/equipment is located?

John Joseph- There is no way for them to get through that area so I assume they will have to walk around it.

Chairman Plato – Is there a walkway?

John Joseph – There is an existing slab. There is an emergency exit on the side of the building.

Zak Pearson – So they can't get access along the sidewalk through there?

John Joseph – No, because of the way the electrical transformer is I can't build the deck in the area. The utility company said no I can't go within a certain radius of the transformer. Anyone that parks on the side of the building will have to walk around to the front entrance. How many plants would you like for me to plant?

Member Trafton – I would think you would want to do 6 in each and something like a small fountain grass around the burning bush so it looks natural.

John Joseph - How big would the Board want the bushes?

Member Trafton – 4-5 foot tall and either balled and burlaped.

John Joseph –If you look now where the sidewalk ends there's 2 ½ - 3 feet of crushed stone over there, I will just clean it up and remove all that, cut the slab back and depending on the site conditions are when I start cutting the slab I'll end up with 5-6 feet and possibly get grass to grow there.

Engineer Ron Gainer – There appears to be an 8" water line going into the building is that a private line or the Village?

John Joseph – It's a private line and the 8" water line that goes into the new system; it goes right through the building down below.

Chairman Plato – Then for the regular meeting you can amend the landscape plan, take care of the lighting in the rear parking lot, and add the other items discussed tonight to the site plan.

Member Dore – I think the building should be well lit if you inviting people back there at night.

John Joseph – There are security lights all back in the area that Hannaford's has on all night.

Chairman Plato – You have to replace the wall that is facing Hannaford's but that is not the main entrance. The main entrance is facing the hill on the East side.

John Joseph – I cannot match the color so I'm better off going to another color such as Antique Bronze which will give it a little curb appeal on the front main entrance side of the building. I have to replace the gutters on the building so I can replace them with Antique Bronze.

Chairman Plato – You have two sides of the building that you will see and two sides that you don't see, do wouldn't it be better to paint two sides of it?

John Joseph – I'm going to replace the South wall facing Hannaford's with the same sheet metal material that is there. To try and match the existing building is too faded so I'm going to end up with something that is going to be a shade of a slightly different color so I'm better off going with something different.

Chairman Plato – Ok, so you have to replace the wall that's facing Hannaford's but that is not the main entrance. The main entrance side on the East you're not doing anything there.

John Joseph – I'm going to cut new windows and a new door on the main entrance level, and also I am going to have the end wall, gutters, trims around windows and doors in the Antique Bronze.

Chairman Plato – Does everyone agree? The Board all agrees. Then this will be taken care of at an Architectural Review Board meeting.

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

### **C. DISCUSSION ITEMS:**

#### **C.1 Dumpster Enclosure, Mavis Tire**

Chairman Plato – We had talked at the last meeting if we put it together with the dumpster from Auto Zone was a problem doing that?

John Joseph – There are poles there. What I'm proposing to do is excavate into the hill on the left side of the building and tuck it into the bank slightly. I want to give it enough clearance so that the trucks can back in and they have clearance from the door, there is 37' from the corner of the building over. It will be a similar enclosure to that of Auto Zone, and the size will be 22' x 15'.

Chairman Plato – It's considered a permanent structure?

John Joseph – The shipping container going to in the enclosure and they will take the tires from inside and put the inside this.

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Chairman Plato – It's not something that they come in with a supply of tires and people swap them.

John Joseph – No, this is for the tires Mavis removes from the cars they are servicing. Right now if you go there they are piled high outside. These are the used tires and when they are picked up they will be able to open door and take them out. In the front if you go there now you will see two containers, one is for trash and one is for metals like brakes and all the car parts they remove. They will be housed in the same enclosure.

Chairman Plato – What are you using for screening?

John Joseph – The proposal is to plant rhododendron up on top. I may have to take the tree out.

Chairman Plato – Coming down the hillside you're going to increase the pavement size, what are going to call it a walkway? In the original approval coming down Albany Avenue the was going to be a sidewalk put in, but it's too steep so we want to come up with something that will still the purpose for people to walk safely.

Member Trafton – I would like to see something that will grow thick and up, like a Vye Burun type (type of plant).

Member Dore – What about evergreens that are green all year?

Member Trafton – They get big but they take a beating, this is a commercial site not like a private home.

John Joseph – I understand the Board wants it to look good, then I will plant Vye Burun.

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

**Member Trafton, made motion to grant final approval for the dumpster enclosure for Mavis Tire  
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 Trafton made a Motion to adjourn  
Seconded by Member Dore with all members voting yes.**

**MEETING ADJOURNED:**

**815pm**

RESPECTFULLY SUBMITTED  
May 04, 2015  
Nancy LaMancuso  
Planning Board Secretary