

Village of Walden
 Planning Board Meeting
 October 28, 2015

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

Chairman Plato - Called the Planning Board meeting to order at 7:20pm

1. APPROVAL OF MINUTES:

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

B. FORMAL APPLICATIONS:

**B.1 Overlook at Kidd Farm, Action on Phasing Layout,
 Discuss FEIS and Proposed Resolution of Phasing**

Mr. Jacobowitz – (hand out) This list has what was proposed by Attorney Dickover and then I have what makes sense for the progression of the property keeping in mind that the Board wants things accomplished as part of this project at different times.

Column 1 has items that are included in the resolution,

Column 2 things that are in the resolution the Board had at the last meeting from Attorney Dickover Column 3 has what we are proposing.

Below it I tried to summarize what the effect is if the is the progression. It will try to explain what the various items are.

SECTION PLAN APPROVAL ISSUES

<u>Resolution</u>	<u>Attorney Dickover</u>	<u>Project</u>
1. Thru Road 208 – Sec 1 Boundary	Fully complete during Sec. 1	Satisfactory to BI that provides safe passage before 1 st C.O.
To Coldenham Road	Completed for construction & Emergency prior to last C.O. in Sec 1	1 st C.O. in 2
To Coldenham Road	Fully completed before final C.O. in sec 2	1 st C.O. in 3
2. Water Main	Completed as part of Sec 1	Complete as part of 3-1 st C.O. In 3, 5 or 6
3. Club House	Last C.O. for Sec 2	1 st C.O. in 3 or 4
4. Edmunds Lane SPS	1 st C.O. in any section	1 st C.O. in 3, 4, 5 or 6 As per findings Sewer #2

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5. Developers K	Final/SCB & SP approved	OK
6. 7/1/13 Conditions	Included	OK
7. Building Schedule	Sequential per section #	First – Sec 1 or 2 Next Sec 3 or 4

The effect of project proposal

1. Conditions for #1 or #4 are to complete all improvements within the Section plus as to 4 the Pond in #3.
2. Sewer pump station. Not needed for #1 or #2. Need for Section 3, 4, 5 and 6 as per the Findings Statement.
3. Thru Water line. Not needed for #1 or #2. Needed for 3, 4, 5 and 6.
4. Thru Emergency Road. Not needed for #1 or #4. Needed for 2, 3, 4 and 6.
5. Club House upon first Certificate of Occupancy in Section 3.
6. No issues as to 5, 6 and 7 of Attorney Dickovers resolution proposed 10/21/15.

(Site Plan) The sections are known as 1-6, the green is the commercial, plus 20 lots, plus the storm water basin, that doesn't need anything done other than what's in that section. We don't need to do any of the items above, no thru road in the whole property, no water main other than in this portion of the property, the club house we're not planning to do as part of this section, the Edmunds Lane SPS we don't need that because this sewage is not going thru Edmunds Lane it's going down Route 208.

Chairman Plato – How long is the road into the green section because we do have a requirement for a certain length approximately 450 ft. or something?

Building Inspector Stickles – The code is 400 ft. I think.

Mr. Jacobowitz – This is a turnaround not a dead end.

Chairman Plato – Even a Cul-de-sac because of emergency vehicles.

Engineer Ron Gainer – I suspect that this phase 1 road is going to achieve that length because it goes into the residential phase.

Member Wilkins – Mr. Jacobowitz the last time you were here you said the water line would be done along with phase 2 not the end of phase 2.

Mr. Jacobowitz – The water main has to be in here for this part of the project otherwise there would be no way to get water service. Whatever is needed for this section gets done.

Engineer Ron Gainer – Let's go thru the list. The original understanding was that you were going to build a completed road to the section you needed and you would have an emergency access out onto Coldenham Road initially.

Mr. Jacobowitz – I'm trying to parge the word completed. That was the word that was used in the draft, completed. We may not put the top course on. The standard is whether or not it is going to be safe for passage of vehicles in an emergency. The road is going to be built, if the commercial is done first or early on the roads going to get done faster and sooner.

Chairman Plato – Exactly which road?

Mr. Jacobowitz – The road that comes in from Route 208 in.

Engineer Ron Gainer – Plus the road that serves the residential side of your first phase too.

Mr. Jacobowitz – Yes, everything within the green gets done.

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Engineer Ron Gainer – That's phase 1, that's a completed road and if you don't put down the top course it's bonded anyway. But the original understanding said that you would put an emergency access road thru so you would have emergency access from any side of the project. Are you doing that or not?

Mr. Jacobowitz – Not as part of phase 1, you don't need it.

Engineer Ron Gainer – I'm trying to understand the Findings Statement that said you'd provided emergency access from both sides.

Mr. Jacobowitz – That was based upon us coming in from Coldenham Road that first section was going to be the blue. That's not what we're doing, so to run a road from there all the way thru to come out to Coldenham Road to serve what?

Chairman Plato – For emergency, for a second form of entrance into phase 1 on an emergency basis.

Engineer Ron Gainer – That's not the full built out road, that's just an emergency access road.

Member Wilkins – Mr. Jacobowitz if you sell phase 1 to one developer and then sell phase 2 to another developer and then work your way up, so you may have 4 developers in there who's going to put the water and sewer line in?

Mr. Jacobowitz – Our plan wasn't to have 4 different developers, but what if we did that? Every one of them is bound by the terms and conditions of the Boards approvals, whether we divide it into 10 pieces or 2 pieces or no pieces. They have to comply with whatever the conditions are that the Board is going to impose. I don't envision that there are going to be multiple developers for this project. It's possible I guess, but that's what we're planning to do. To continue the problems the Board has is the length of the road; the second is you want an emergency road from there all the way out to Coldenham Road if all we're doing is the section 1.

Chairman Plato – It's not two separate issues it's the same issue.

Mr. Jacobowitz – If you have the emergency road it's not a dead end, therefore the length limit is not an issue, is that what you meant?

Chairman Plato – Correct.

Mr. Jacobowitz – Next, the completed for construction and emergency prior to the last Certificate of Occupancy in section 1. That goes to the same issue; we're saying we want to complete the construction and emergency road when we get the first Certificate of Occupancy in section 2.

Chairman Plato – No, prior to first Certificate of Occupancy in section 1.

Attorney Dickover – He could have them all done and Certificate of Occupancies issued in all of the first phase construction and then waits until he starts building in phase 2.

Chairman Plato – But that means you would have phase 1 occupied and no emergency access and that's not what we want. That needs to be changed to prior to first Certificate of Occupancy in section 1.

Mr. Jacobowitz – Next, to Coldenham Road fully completed before final Certificate of Occupancy in section 2 and we're asking it to be the first Certificate of Occupancy in section 3.

Attorney Dickover – It's the same issue we just addressed. You can be occupying all of phase 2's construction and not have that portion completed.

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Member Hagele – And phase 3 could get put on hold.

Attorney Dickover – Phase 3 could wait years before it's built and you would have people living there without that road completed.

Mr. Jacobowitz – The emergency road being fully completed.

Chairman Plato – If you're doing the construction do you want to complete the road until the construction is done because the construction vehicles and everything else will be on it?

Engineer Ron Gainer – Understand the protocol is that they put the road up thru the binder and as Mr. Jacobowitz has said no one puts down the top course until the project is built out. It's still a responsibility for that phase to finish the road.

Attorney Dickover – There should be appropriate bonds in place to accomplish that.

Engineer Ron Gainer – Normally you wait for 85-90% or so of the homes to be built because you now have enough people residing there wanting to see the road finished and the top binder down.

Member Hagele – So it should stay as fully completed before the final Certificate of Occupancy in section 2.

Member Wilkins – You have said previously that you are going either going to do 1&2 or 1&4; do you know which one it might be?

Mr. Jacobowitz – No.

Member Hagele – Because that changes a lot of things if 4 comes before 2.

Mr. Jacobowitz – It doesn't change the emergency road because there is emergency access to the built as part of 4 out to Coldenham Road.

Member Hagele – The water main is not thru.

Mr. Jacobowitz – It would be completed as part of either 3 or 4, so if we choose to do 4 before 3 it we still have to do the water line.

Member Hagele – But you said you were going to do 4 before 2.

Mr. Jacobowitz – So we have to put the water line in full length. Next the club house, last Certificate of Occupancy for section 2 was proposed. We want to have it as the first Certificate of Occupancy in section 3 or 4 whichever one next. That means the financing for the club house has to stand on 2 sections being done, which are 54 units having been built.

Chairman Plato – So that's what Attorney Dickover has, last Certificate of Occupancy in section 2.

Mr. Jacobowitz – No, I'm saying the first in 3 or 4.

Chairman Plato – What if you don't do 3 and 4?

Mr. Jacobowitz – If the entire project is going to be part of the HOA which is our intention and our plan the offering plan documents are going to have to provide that it's going to be built and security otherwise we're not going to get approval.

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Chairman Plato – So why don't you have it as the last Certificate of Occupancy of section 2?

Mr. Jacobowitz – Because getting the financing for it I think will be more difficult having only built 54 units.

Member Hagele – That would be impudent to do phase 3.

Mr. Jacobowitz – That's why we would like to have it then we would have the financing done to include section 3 which has 38 more units bringing it to 92 units completed or half the project. Lets' go through the whole thing. The pump station, section 1 is dependent on Edmunds Lane so that shouldn't trigger it and the standard for doing the pump station was that the second section didn't need it unless an analysis of the station required it to be done, otherwise it could be done in the next section.

Member Hagele – But the analysis has to be done up front?

Mr. Jacobowitz – That's what's been proposed and I don't see the need for it to be done up front because we're not using it. To have it done as part of section 1 the costs are going to be very significant and I don't know if we're going to be able to handle it as a practical matter who ever the builder is. I don't see why the pump station has anything to do with section 1 and it shouldn't be triggered for the next section because of the standard here. It has to have final Site Plan approval for phase 2 engineering analysis has to be made, if there is sufficient capacity to service phase 2 a pump station has to be done before any Certificate of Occupancy issued in phase 3. If there's not sufficient capacity to serve all units in phase 2 the Planning Board shall require the pump station be constructed prior to the issuance of any Certificates of Occupancy for any units that require the additional capacity beyond that established by the analysis conducted at the end of phase 2.

Member Hagele – I think there is a mistake in there because that analysis has to be before phase 2. Right in the beginning it says prior to final Site Plan approval for phase 2.

Mr. Jacobowitz – Yes, prior to that.

Member Hagele – Yes, so the analysis has to be done before the Site Plan approval, so it's got to be done even before anything is built, the analysis has to be done.

Mr. Jacobowitz – I'm not asking to change that but if the analysis shows there's capacity in the pump station in section 2 which it could.

Member Hagele – In theory it could show it doesn't need it for section 3 also.

Mr. Jacobowitz – Theoretically possible under this language.

Member Hagele – But it could also be necessary halfway thru phase 2.

Mr. Jacobowitz – You will know that before we get final approval on phase 2.

Chairman Plato – To start something after everything's constructed before a Certificate of Occupancy is just the wrong time to do it, I think it should be before the construction. If you do the study before phase 2 and it says you need it I think that pump station should be done before we construction.

Mr. Jacobowitz – Whatever happens there is subject to #2, Attorney Dickover says he wants the pump station done as part of #1 that's what I'm trying to address. #1 isn't even going to go there so why do we have to build this pump station to serve the project when we're not demanding service for it.

Member Wilkins – I feel that the pump station upgrade should be done right away.

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Mr. Jacobowitz – No, we're not going to do that. I'm not trying to be difficult; there are only so much monies that will be available. You want the pump station done before we can sell unit #1 in phase 1. You don't need it; you want to get something out of the property for the benefit of the Village of Walden even though it doesn't bare reasonable relationship to what the need is.

Member Hagele – What if we simplified it and said that the Edmunds Lane pump station expansion should be done prior to the issuance of a Certificate of Occupancy for any unit which exceeds the capacity of the Edmunds pump station as it currently stands?

Attorney Dickover – That's what it says now. Mr. Jacobowitz what do we know about the capacity of the Edmunds Lane pump station today because the report that generated this Findings Statement has to be 5-7 years old? It may be a rhetorical question but for the Village to perhaps to reexamine this issue might be totally unwarranted. If the capacity has increased since the time of these Findings Statements maybe the analysis should be done now. I know you don't want to do.

Mr. Jacobowitz – We don't need it as part of phase 1. Take this hypothetical, we just have the green section and the rest is nothing are you going to make us build the pump station?

Attorney Dickover – The sewer main is a thru line; it goes from Coldenham Road to Route 208, does it not?

Member Hagele – Sewers go one way or the other way.

Mr. Jacobowitz – It's going in Route 208 North from section 1 the rest of the project is going to Coldenham Road across it going Northeast along Edmunds Lane for the pump station.

Member Wilkins – So you have to put the line in for phase 1 to get sewer there.

Mr. Jacobowitz – That goes to Route 208 not Edmunds Lane, so you don't need, so why are you making us put it in.

Chairman Plato – I tend to agree with you, you don't need it as part of this. I don't like the wording of this that if you do the analysis and your phase 2 is 34 units this says the pump station is good for 25 that you don't have to put anything until you get the Certificate of Occupancy for the 25 and then you have to do it. I think we should look at a phase as a completed phase.

Mr. Jacobowitz – The Board won't give us anymore Certificate of Occupancies. If the pump station needs to be enlarged, doesn't have capacity and we've used up the capacity and we come in the door and say give us a Certificate of Occupancy and your engineer says there's no capacity you're not going to give us a Certificate of Occupancy.

Member Wilkins – But shouldn't we know what the capacity of the pump station is right now is?

Chairman Plato – When that happens at that time if you decide, well its more money that we want so we're just stopping the project at this time. What happens, the Village of Walden is left with part of a project or phase.

Mr. Jacobowitz – That could happen if there is a depression etc.

Chairman Plato – That's true, but if you have the pump station ahead of time it has less of a chance of that happening, not being completed.

Member Wilkins – We're not asking about the completion, we're asking for the analysis for the existing pump station. It should be right away before we get started.

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Mr. Jacobowitz – This not our pump station it is the Village of Walden's pump station, go have it fix and when you done let us know. We're not the only ones contributing to that pump station, how about everyone else that's contributing to it. Are you going to tell them to stop contributing prorata? We're the last one in the door so you say fix our pump station that we've neglected for 40 years, that's not fair. But we're willing to do it but you can't impose that cost on us at the very beginning.

Chairman Plato – I'm saying at the beginning of the phase that finance is required instead of midway thru the phase or the end of the phase.

Mr. Jacobowitz – I thought that it was said prior to phase 2?

Chairman Plato – That's for the study.

Member Trafton – It says analysis must be provided prior to the final Site Plan approval for phase 2.

Mr. Jacobowitz – Yes, so you're going to know it is before you give final approval, but that's not what Attorney Dickovers resolution says.

Chairman Plato – I understand that. For phase 2 if they come in for approval and the analysis says it's good for 15 we can't give no approval until we satisfy for all 34 units?

Attorney Dickover – That sounds like the position the Board is taking. But that's not what the Findings Statement says. The Findings Statement would allow you to issue Certificate of Occupancies up to you have capacity for.

Mr. Jacobowitz – The capacity was analyzed and the conclusion was that there was room there for the number of units that we're talking about. You're now raising the specter 7 years later and therefore maybe the capacity isn't there anymore. We're going to have to check is out before we get final approval on phase 2. Maybe there is infiltration that should be taken care of to increase the capacity of that pump station, that's not our problem that's the village's problem. What happens if someone wants to build on some vacant land that's served by that pump station? Do they use up the capacity that we would have had? That's the realities of life but you want to impose all those risks on us and that we can't do.

Attorney Dickover – In your column of proposal on this it sounds like you are also asking the Board to change the findings in respect to the pump station. I'm not understanding what you have here on the pump station.

Mr. Jacobowitz – As per the Findings Statement we're subject to that standard. before we get the first Certificate of Occupancy in 2,3,4,5 or 6 we have to comply with the standards that's in you findings which is we have to do a study and determine what is the capacity.

Attorney Dickover – Why do you included 3, 4, 5 and 6 in this?

Mr. Jacobowitz – Because we might do that one next, in other words, whichever one of these sections we do next in the stage of construction there is some rationality to doing #4 as the next section because it's very compact (and if we do 4 before 3 we have to do the retention basin as part of that work).

Member Wilkins - #3 the water line, is not needed for #1.

Mr. Jacobowitz – Or #2.

Member Hagele – Isn't #2 getting its water from Coldenham Road?

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Mr. Jacobowitz – Yes the thru water line, not the water line in any section. Let me go back to what Engineer Ron Gainer said before about the emergency road.

Engineer Ron Gainer – We talked about it being an emergency road beyond the limits of the first phase. So you build the Route 208 side and that will be a completed roadway and then you're going to construct and emergency access road out to Coldenham Road. That was the understanding and then as part of the next phase it was the Boards original understanding of this is that the emergency access road is the thru which would get completed soup to nuts as part of that next phase. Because of that you were going to have the water lines placed by the construction of that road as well, because it would be under the surface of the road.

Mr. Jacobowitz – Putting a water line in a road that isn't finished to that level is a lot easier that putting in the water line and doing the road to the level that you have identified.

Engineer Ron Gainer – The emergency road is going in as part of the first phase, there is going to be a thru road as part of the first phase. You're only going to build a completed road within the phase limits of the first phase, beyond that out to Coldenham Road would only be an emergency access road, that's the way it has always been understood. As part of the next phase that gets built it was coming in from Coldenham Road and that was going to complete that emergency roadway to a completed road.

Mr. Jacobowitz – In section 2 or the whole length?

Engineer Ron Gainer – For the whole length and the water main would be in that second phase as well.

Mr. Jacobowitz – Then to get to the second phase we have to put the water line in thru whole property and do an emergency road in order to get into the next phase.

Chairman Plato – You're in phase 2 you have that road completed.

Mr. Jacobowitz – Yes, anything in this section gets done but what Engineer Ron Gainer is now saying is the road between the 2 sections has to be done.

Engineer Ron Gainer – The first phase it's just an emergency road, what you get is not clearly defined in the Findings Statement, it just says an emergency access from any direction. But the second phase that got built the Board always understood was coming from Coldenham Road and was going to complete that emergency road and show a completed road, so that thru road is in place and the water main at the end of phase 2.

Mr. Jacobowitz – And that road is in between 1 and 2 as a finished road?

Chairman Plato – Yes and that's what you've shown.

Member Hagele – That's what shows on the plan that you have submitted, the road is colored in with phase 2.

Mr. Jacobowitz – The blue hash marks?

Member Wilkins – All the way down to phase 2 down to phase 1.

Mr. Jacobowitz – That's what it says.

Chairman Plato – You talk about the space in 2, you do the basin that shows in 3 as part of 4?

Mr. Jacobowitz – If we do 4 before 3 we have to do the storm water basin.

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Chairman Plato – How do you think you're going to go with the phases? You're doing 1 what's the next section that you're doing?

Mr. Jacobowitz – It could be 2 or could be 4.

Chairman Plato – But not 3? So why not just make the catch basin as part of 4? Because that's what you're saying you're going to do it in, if you didn't do 3 and you do 4 you're going to do the catch basin.

Mr. Jacobowitz – If we have to do the road the way we just described and the water main as we just described then it would be more economically feasible to build 3 before 4. We have a water line and road in, before 4 we have to put in a water line and a road and we have already put in a water line and road in 3. So 3 becomes the more logical next step based on the amount of capital investment you must make.

Chairman Plato – So 3 would be before 4 is what you are saying.

Mr. Jacobowitz – Possibly, but if 4 is going to be before 3 you got to do these other things.

Engineer Ron Gainer – What you just described is the same discussion that occurred a month ago, with the understanding if the road is not built then 3 is the next logical phase after 2. You're not going to do 4 before 3 you've already invested in that. I'm sure that's where this phasing plan came out labeled the way it is because it was just logical once you had the roadway completed.

Member Wilkins – Mr. Jacobowitz it makes more sense to do 1 then 4 then you now have the emergency access road, then you do 3.

Member Hagele – You're not building this huge road up thru the project you just have the road down thru here.

Mr. Jacobowitz – Engineer Ron Gainer said I still have to build this road.

Engineer Ron Gainer – Mr. Jacobowitz has just obtained water supply approval for the water main extension of the layout that as shown here. If he is going to build phase 4 first then the Board is going to insist on seeing that water main built then, he got to change it.

Mr. Jacobowitz – The water line in here is a dead end so why do you have to go beyond this. You've got a dead end water line on Route 208 already for 30 years.

Engineer Ron Gainer – You're proposing to change the phasing, I'm just going back to the Findings Statement which looked at a different phasing scheme and who was expected that as part of that in the second phase the water main is in the ground. So if your second phase is section 4 and we're trying to follow the Findings Statement that the water main would be completed out to Coldenham Road in that section. You're asking for changes in the Findings Statement so we will have to revisit that and I was expecting it to be done and the Findings Statement is based on seeing certain things done by certain phases. The water main was going to be done by phase 2.

Mr. Jacobowitz – That was based on this being the second phase to be constructed.

Engineer Ron Gainer – Which is the only thing the Board understood when they saw the Findings Statement.

Mr. Jacobowitz – We contemplated coming in Coldenham Road in the Findings Statement now I'm telling you we're coming in Route 208 so we have to change something I would like you to change it. If it doesn't make a substantial difference for the village's purposes and interests what's the harm?

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Engineer Ron Gainer – The water main provided a very significant benefit to the Village of Walden water system, so the village was anxious to see that completed and if you build only phase 1 and phase 4 and then stop the project they never see the benefit of that thru water main.

Mr. Jacobowitz – The project is so difficult to do and with the cost you are not going to get anything built there and then you don't have the benefits that you're looking for. What's the risk, you build 1 and 4 and then if falls on its face, the rest of it is approvable; it's going to go forward.

Member Hagele – I don't have any problem with different phasing but I don't see how we can do a resolution based on variables. I think the resolution has to based on this is what you proposed to do.

Engineer Ron Gainer – That's what we said recently that the Board needed to have a clear phasing plan and this was laid out based on the guidance you gave him.

Mr. Jacobowitz – If there is alternate sequences which resolution says there can't be, everything has to be done in the sequence of the numbers according to the resolution you have before you. If you're able to get what you need out of the project what difference does it matter if we don't follow 1 thru 6, but go 1,4,5,8,2 whatever. What's the harm, each section has got to be able to be sustained on its own and fulfill the conditions the Board has imposed for the approval.

Member Wilkins – To go along with the why we can't just define it a bit more reasonable by saying the first phase will be 1 and 4, the next phase would be this, and the next phase would be this. Why can't just go in some type of order?

Chairman Plato – He wants the flexibility, can we do that type of resolution? It sounds like you will be doing phase 1 first.

Mr. Jacobowitz – At this moment, because we want to maximize the opportunity to get a commercial user there, it's in the interest of the Village of Walden to get more commercial realty, that's why we're coming in off of Route 208. The second reason is we will have fewer headaches with the neighbors coming in off of Route 208 than coming in off of Coldenham Road with the early parts of the construction. The third is and this is debatable is it more attractive to be able to come into the project off of a main state highway, that it is set back or is it better to bring them in on Coldenham Road and through this farm land area with open fields as far as you can see, which is going to be more appealing.

Member Wilkins – I think Coldenham Road would be, because they're going to be coming in off of Route 208 going thru commercial to get to the residential. For a commercial person yes phase 1 would be more appealing, it's right there on a main road. But for a residential use looking at it from Coldenham Road you get a different appeal.

Mr. Jacobowitz – That's the way people will come in once they've bought. Our traffic dispersion is very clear; Coldenham Road out to Route 17K is going to have the bulk of the traffic. So the hook will be out on Route 208 to get people to look at this project, see it and get there easily. Once they're there they are going to figure out going Coldenham Road is the best way to go for most of the people because they are going to be going South and East.

Chairman Plato – Can we do a resolution with different alternates that say these conditions have to be met with which ever path is taken?

Engineer Ron Gainer – First thing the Board wants you to do is take the word Phase off of the plan, refer to each as sections. Then when we refer to phase we will say what section.

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Attorney Dickover – For the Resolution, the possible different phases could be;
Section 1, then 2, 3 and 4, or
Section 1, then 4, 2 and 3, or
Section 1, then 4, 3 and 2, or
Or you can start with 2 then 1, 3, 4 or 2, 1, 4, 3.

Chairman Plato – I think that would be accommodating so that we haven't limited the applicant.

Mr. Jacobowitz – Theoretically if all the options are there and the Board approve all the options, and then we pick the option.

Chairman Plato – Yes, so depending on what option you choose the Board knows what parameters must be met for that option, since you can't tell us for sure what you're going to do first because you don't know at this time.

Mr. Jacobowitz – Again my apologies for being late tonight.

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 Hagele, with all members voting yes.**

MEETING ADJOURNED: 830PM

RESPECTFULLY SUBMITTED
October 28, 2015
Nancy LaMancuso
Planning Board Secretary