

Village of Walden
Planning Board Meeting
August 03, 2015

Chairman:	Stan Plato	Absent
Acting Chairman:	Jay Wilkins	Present
Members	Lisa Dore	Present
	Jason Trafton	Absent
	Zak Pearson	Present
Alternate Members:	John Ramos	Present
	Re Hagele	Present
Planning Board Engineer	Ron Gainer	Absent
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:

A. PUBLIC HEARINGS:

B. FORMAL APPLICATIONS:

B.1 55 Main Street, Site Plan Approval

Kevin Brodie, architect with Mystery Design – Application for an emergency generator I have a revised Site Plan (presented pictures to the board) we would like to put an emergency generator in a fenced enclosure in the third parking space from left and we are seeking the Boards approval.

Member Hagele – Has anything changed from the last time you were here?

Acting Chairman Wilkins – May I see it, I wasn't at the last meeting.

Rep – Nothing has changed at all. I do have additional photos. We did have a great deal of conversation about moving it to another location or not moving it.

Member Trafton – Yes and the Board also feels that this is the right spot for it.

Kevin Brodie – (from the meeting of 07/15/15): Right know there are 27 units of senior housing and they want to make sure they can get out of the building in case of an emergency, power outage etc. The generator is 60KW generator and would be connected to hallways, emergency lighting, heat and the elevators. It would be natural gas. We have to locate it fairly close to the electrical panels in the electrical room, which is located at the rear of the building, in one of the parking spaces near the boiler room. It would remove 1 parking space, right now there are 22 parking spaces so there would 21 parking spaces remaining.

Acting Chairman Wilkins – Any other questions/comments by the Board?

Building Inspector Stickles – The only question I had was as long as it didn't block any of the egress doors.

Acting Chairman Wilkins – The Board has received the result from Orange County and Local Determination.

Attorney Dickover – Last month we were here on July 15th no action was taken that night because Orange County did not yet have the 30 days to respond to the referral. It is now received and is a matter of Local Determination,

the Board Declared itself Lead Agency on July 15th Typed the Action as Unlisted, the Board still needs to go through the Short Form EAF and make a determination. If the Board is ready to go forward we can review it.

Attorney Dickover – Reviewed the short form EAF application dated 06/24/15, 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)

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

Attorney Dickover – Those being the Boards determination a resolution could be made at this time that the proposed action will not result any potentially large or significant adverse impacts and a Negative Declaration shall be issued. A member of the Board can make that motion. Also on July 15th this Board did resolve to waive a Public Hearing on this matter, I am not aware of any further need for this to be done if the Board is inclined they can state a resolution of approval for an amended Site Plan.

Attorney Dickover – Read proposed resolution for Section 309 Block 7 Lot 5 located in a B-3 zoning district, 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.

**Member Pearson, made motion to approve resolution as read by Attorney Dickover above
Seconded by Alternate Member Ramos, All Ayes, Motion Carried**

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

**Member Pearson, made motion to approve this project
Seconded by Alternate Member Ramos, All Ayes, Motion Carried**

Acting Chairman Wilkins – Any this else before the Planning Board?

Building Inspector Stickles – No.

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

Acting Chairman Wilkins – Opened the Architectural Review Board.

B.2 6 Main Street, Architectural Review, Awning

Attorney Dickover – Acting Chairman Wilkins before we begin I need disclose that Alta East is a client of mine and if a matter that requires my legal opinions comes forth before the Board this evening I would have to recuse myself. Having said that however I can certainly give you advice as to procedure and other matters that might be before you, but if it calls for a legal determination I would have to recuse myself.

Acting Chairman Wilkins – Ok.

Jas Winder owner/operator of the Sunoco station – I would like to put up an awning, detachable.

Building Inspector Stickles – The Sunoco station where you walk in the front door, Jas Winder is looking to put a canopy from the left hand side of the door all the ways over to the right of the window, because of the glare that comes into the building. It will come out 5' deep 15' long, manual retraction.

Acting Chairman Wilkins – What color?

Village of Walden
Planning Board Meeting
August 03, 2015

Jas Winder – To match our other canopy, some yellow letters, like the Sunoco yellow, saying soda, dairy etc. in small letters.

Member Dore – Is that extra signage?

Building Inspector Stickles – The lettering I didn't know you wanted to do.

Jas Winder – If it's a problem then I won't do it, that's fine.

Building Inspector Stickles – It's probably not allowed because you already have another one with lettering on it.

Acting Chairman Wilkins – Would you consent to do it without the signage?

Jas Winder – Yes, it's just the sun is too hot for the cashier behind the counter.

Acting Chairman Wilkins - You do have other signs on the property right now and this would add one more sign? An awning without signage would be ok.

Jas Winder – Yes, that's good.

Member Dore – Does it have stripes in it?

Member Hagele – Does it come without the stripes? Can it be ordered without stripes? There are no stripes on the existing canopy now.

Building Inspector Stickles – Jas Winder does it come solid?

Jas Winder – Yes it can come solid. I will try to match the existing canopy outside now.

Acting Chairman Wilkins – (The Board reviewed the sample color chart the applicant has) I think it would be better without the stripes.

Member Hagele – Are you planning to make it the full width of the gable?

Jas Winder – Yes, I have some plans here to show the Board.

Member Hagele – There will be 3 different canopies?

Jas Winder – Yes, first one then the 2 windows.

Acting Chairman Wilkins – Then the color will be the Captain Navy.

Member Dore – I'm not sure I understanding where this is going? There are 3 separate pieces?

Jas Winder – Yes, there is the entrance and 2 windows.

Member Dore – Is there a space between the 2 windows?

Jas Winder – Yes, approximately 2' between each.

Member Pearson – So there will be 3 separate one as opposed to 1 big one?

Jas Winder – Yes, 1 would be too big and these are manual open/close.

Member Hagele – Will they all fit within the gable pieces?

Jas Winder – Yes.

Member Hagele – So it would be approximately 20', 11' and 11'?

Jas Winder – Yes.

Acting Chairman Wilkins – Yes, the Captain Navy would be a good color.

Jas Winder – Ok and it matches the colors of Sunoco.

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

Acting Chairman Wilkins – **I would like a motion for the signing, There will be 3 awnings, each one will be Captain Navy no striping and no signing.**

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

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

**Member Pearson, made motion to adjourn the Architectural Review Board
Seconded by Alternate Member Ramos, All Ayes, Motion Carried**

C. DISCUSSION ITEMS:

Building Inspector Stickles – The Board had asked when Mr. Jacobowitz was scheduled to come for his renewal that he would give an update of where the project was. That evening he wasn't able to attend, the Board did give him approval for the extension. If the Board wants to hold this to the September meeting then I will contact Mr. Jacobowitz that there will not be a meeting for August 19th and it will be rescheduled for September 16th meeting.

Acting Chairman Wilkins – Yes, I would like to see all of the Board here for the update of the project.

Building Inspector Stickles – Ok, then I will contact Mr. Jacobowitz and let him know that the Board would all like to be present for the update and it will be scheduled for September 16th. I would also like everyone on the Board to know where Mr. Jacobowitz is on this project.

D. INFORMATION ITEMS:

E. CORRESPONDENCE:

3. COMMUNICATIONS:

4. EXECUTIVE SESSION:

**With no other matters in front of the Planning Board, Member Pearson, made a Motion to adjourn
Seconded by Alternate Member Ramos, with all members voting yes.**

MEETING ADJOURNED: 830pm

RESPECTFULLY SUBMITTED
August 03, 2015
Nancy LaMancuso
Planning Board Secretary