

Village of Walden  
Planning Board Meeting  
April 20, 2016

Chairman:	Stan Plato	Absent
Members:	Acting Chairman Jay Wilkins	Present
	Lisa Dore	Present
	Jason Trafton	Present
	Zak Pearson	Present
Alternate Members:	Lisa Sebring	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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Acting Chairman Wilkins - Called the Planning Board meeting to order at 7:30pm

**1. APPROVAL OF MINUTES:**

Acting Chairman Wilkins – Approval of minutes for 11/18/15, any changes additions or deletions? None noted.

**Member Pearson, made Motion to accept Planning Board Minutes of 11/18/15  
Seconded by Member Trafton, with all members voting yes.**

Acting Chairman Wilkins – Approval of minutes for 03/07/16, any changes additions or deletions? None noted.

**Member Pearson, made Motion to accept Planning Board Minutes of 03/07/16  
Seconded by Member Trafton, with all members voting yes.**

**2. BOARD BUSINESS**

**A. PUBLIC HEARINGS:**

**A.1 98 Gladstone Avenue, Continuation of Public Hearing**

Acting Chairman Wilkins – This is a continuation of the Public Hearing. Is there anyone here from the public? None noted.

**B. FORMAL APPLICATIONS:**

**B.1 98 Gladstone Avenue, Site Plan, Special Exception Use for Proposed School**

Attorney Dickover – Engineer Ron Gainer did you receive any comments to your last comments letter?

Engineer Ron Gainer – I didn't receive comments, I received a copy of a revised plan electronically. Just recently reviewed with Building Inspector Stickles, so the prior technical concerns we raised have now been addressed on the latest plan.

Building Inspector Stickles – Yes, the latest plan received does incorporate Engineer Ron Gainers comments from the last letter of 03/28/16.

Attorney Dickover – Is there anything with respect to the submission that the applicant needs to or might want to address this evening or you that you want to make part of the Public Hearing.

Village of Walden  
Planning Board Meeting  
April 20, 2016

Engineer Ron Gainer – No as I said after review of this latest plan it now addresses all technical concerns that I have raised and as I understand the Board has raised.

Attorney Dickover – Acting Chairman Wilkins if there are no further comments from the public you can close the Public Hearing portion of this application.

**Member Trafton, made motion to close the Public Hearing  
Seconded by Member Pearson, All Ayes, Motion Carried**

Acting Chairman Wilkins – There is a resolution in front of the Board tonight. The Board declared itself Lead Agency and Typed the action as unlisted. The Short Form EAF was done and the Public Hearing was opened on 02/17/16. Engineer Ron Gainer you have nothing further on this?

Engineer Ron Gainer – No not at all, just for the Board to recognize that because it is a school pursuant to the zoning requirements you're taking and acting on both Special Exception Use and Site Plan approval.

Acting Chairman Wilkins – Yes.

Attorney Dickover – This Board had previously made a motion to waive Site Plan elements normally required by your code is not shown on the plan, the code does require specific findings with respect to the Special Use Permit being issued for the school. They are recited within the resolution that is before the Board, numbered 1-11 on the third page. On the fourth page there are some general conditions and also specific conditions. There were 2 specific conditions, one that the Special Exception Use Permit is issued by the Planning Board contingent on the applicant as all times operating the premises in conformity with the project narrative that is provided by the applicant, copy of which is next here to and made a part here of, so we have attached to resolution 3 pages of narrative.

The first one being a narrative caption for the use of property at Gladstone Avenue in Walden, this spoke to the complexity of the students, the supervision of the students, the academic classes, activities and daily schedules and the term in summer education programs. It was signed by Mr. Spanjer, President CEO (2 pages) the third page was a document to that document pertaining 3 items, parking, occupancy and no exterior changes to the building or Site Plan also signed by Mr. Spanjer.

The second specific condition was that the Site Plan shall resolve the technical concerns identified in the Planning Board Engineers letter of 03/28/16.

Engineer Ron Gainer – That has been done.

Attorney Dickover – That would be the resolution.

**Member Pearson, made motion for to approve Site plan and Special Exception Use approval of 98 Gladstone Avenue as per Resolution.  
Seconded by Member Dore, All Ayes, Motion Carried**

Bill Spanjer – Thank you.

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

Acting Chairman Wilkins – Opened the Architectural Review Board.

**B.2 113 Orange Avenue Sign, Architectural Review Board**

Vincenzo LoVullo – I intend to put up a new sign on the building and am seeking the Boards approval.

Building Inspector Stickles – The sign proposed meets all the sign regulations.

Acting Chairman Wilkins – I did look at it and it looks fine there, it's going to be white, dark green and red. Any other questions/comments by the Board? None noted.

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

**B.3 1-5 Orange Avenue – Exterior Windows/Doors, Architectural Review Board**

Re Hagele, Representing Zheng Group, LLC current owners of 1-5 Orange Avenue– We are trying to get the apartments and the restaurant up and going. First we have to enclose the building, right now the windows are out. The owners are on very strict budgetary limitations for a lot reasons.

What we specified for the windows are the lower grade Anderson with double hungs in the front which is the 200 series it is a basic window and the lowest grade Anderson, which is still a good window for the casements in the back. The reason for using the 200 series is they're tilting flush and those windows are very tall. All windows facing Orange Avenue Main Street, the three sides are going to be the higher quality double hung and then the casements will be on the back where the fire escapes are.

Previously there were 4 one bedroom apartments and we've designed it such that there can be 2 one bedroom and 2 two bedroom apartments. In doing so we have to go around the fire escape in the back which is on the side of the building that's away from the street anyway, that's where all the fire escapes are currently (presented drawings to the Board). They would like to hold off on the decision whether or not to put the shutters back on the building, they weren't original to the building. In the front we are replacing all the windows that were burned out.

Acting Chairman Wilkins – Just the ones highlighted on this?

Re Hagele – All of them.

Member Dore – The shutters may or may not be there?

Re Hagele – Correct.

Member Dore – What color?

Re Hagele – White vinyl exteriors. There won't be triple track storm windows on them because they will be insulated glass.

Acting Chairman Wilkins – One over one?

Re Hagele – Yes, I chose not to go with divided. Originally in this building they probably would have been two over two but in order to do it in these windows it's a snap in grill in a rental apartments just getting it messy. They never look original from the outside anyway. Just to update the Board also I'm working with a grant writer to try to get some money to restore the original façade that came down, the Fowler building. I was able to find photographs of that on Google Earth, they hadn't updated their street views and I was able to get pictures prior to the fire.

Acting Chairman Wilkins – What is this new addition on the top of the building?

Re Hagele– That is where the stairs come up to the roof. Previously it was in the other corner but we've put it above the existing stair up so as not to take more space. That's one of the ways we're able to make it a 2 bedroom apartment in the back.

Acting Chairman Wilkins – Should that have come before the Board?

Building Inspector Stickles – That was part of the roof structure to get this back and closed in.

Village of Walden  
Planning Board Meeting  
April 20, 2016

Acting Chairman Wilkins – I'm talking about the color. Ok.

Member Trafton – Any reason they wouldn't want to put shutters back in?

Re Hagele– Cost, the building originally did not have shutters when it was built.

Acting Chairman Wilkins – The canopy out front is that going to be changed?

Re Hagele– No, the canopy and the store front are going to stay exactly the way they were. We're basically just here for the windows.

Member Dore – It's a really nice building.

Member Pearson – You need to get windows back in there.

Re Hagele– Yes, it's been a struggle.

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

**Member Dore, made motion to approve the windows as submitted, one over one being white  
Seconded by Member Pearson, All Ayes, Motion Carried**

Re Hagele– I would like to come back about the shutters. I want to get the building air and water tight to the point where the owners can rent it out. I'm happy to come back for the shutters and anything else, eventually they want to develop the basement as commercial space, so we'll have to come back with any changes on the façade for that.

Acting Chairman Wilkins – Anything else from the Board? None noted.

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

**MEETING ADJOURNED: 800pm**

RESPECTFULLY SUBMITTED  
April 20, 2016  
Nancy LaMancuso  
Planning Board Secretary