

Village of Walden
Planning Board Meeting
October 19, 2016

Chairman:	Stan Plato	Present
Members:	Jay Wilkins	Present
	Lisa Dore	Present
	Jason Trafton	Present
	Zac Pearson	Present
Alternate:	Larry Kraus	Present
	Lisa Wade-Sebring	Absent
Building Inspector:	Dean Stickle	Present
Village Attorney:	Robert Dickover	Present
Village Engineer:	John Queenan	Present
Secretary:	Nancy LaMancuso	Present

Chairman Plato - Called the meeting to order at 7:30pm with the Pledge of Allegiance.

1. APPROVAL OF MINUTES:

Member Wilkins made a motion to approve the April 20, 2016 Minutes, June 6, 2016 Minutes June 15, 2016 Minutes, and the July 6, 2016 Minutes. Seconded by Member Pearson. All Ayes. Motion passed.

2. BOARD BUSINESS

A. PUBLIC HEARINGS: None.

B. FORMAL APPLICATIONS:

B.1 3 Cherry Street, Lot Line Change

Howard Weeden, Surveyor, presented new plans to the Board which a few drafting changes as requested and he clarified that the planter will be maintenance of the building owner.

Attorney Dickover stated that this does not require a variance.

Howard stated he has the property owner's (Murray) endorsement and he will send it to Dean tomorrow or the next day.

Village Engineer Queenan had no issues other than the 12 comments he previously gave to the Board, which he states have been addressed. Since it is within 500 feet of Route 208 and it was referred to the County who had no issues with it. The EAF is accurate and it will require a public hearing. He asked if an easement is required.

Howard replied that there is not one now. He could check with the proposed buyer but the driveway has been there forever.

Attorney Dickover advised that it would be wise as a matter of practice between these two owners but not a requirement. You now have a complete plan and if you would like you can go through the short form EAF and declare yourselves as lead agency on this project.

Member Wilkins made a motion to declare the Village of Walden Planning Board as lead agency and to type the project as an unlisted action for the 3 Cherry Street Lot Line Change. Seconded by Member Trafton. All ayes. Motion Carried.

The Board and Attorney Dickover reviewed the EAF Short Form aloud and had no issues with it.

Member Wilkins made a motion for Negative Declaration under SEQRA for the 3 Cherry Street Lot Line Change. Seconded by Member Dore. All ayes. Motion carried.

Member Wilkins made a motion to set a Public Hearing for 3 Cherry Street Lot Line Change for November 7, 2016 at 7:30pm or as soon thereafter as the matter could be heard. Seconded by Member Dore. All ayes. Motion carried.

B.2 26 Walker Street, Two Lot Subdivision

Chairman Plato stated he feels they have a good idea of what they want to do but he asked for a brief overview.

Howard Weeden, Surveyor, presented on behalf of LP builders, the property owner who wants to do a 2 lot subdivision of the property and put another house there. Not sure what size house he plans to put on there yet but he told me to put a 28x42 size house which fits on the property as shown in his provided maps, including proposed grading. There is an existing house on the corner. He has submitted a signed application and EAF to Dean. He notes that for the existing lot the porch is pre-existing non-conforming, as noted.

Attorney Dickover gave a memo and suggests that the Board classify this as a minor subdivision which puts the applicant on track for potential approval after preliminary subdivision approval and a public hearing which are all subject to the engineers review. He asked if any other agencies would be involved.

Howard does not feel a variance is needed as this is a pre-existing non-conforming use. There are no other agencies involved.

Village Engineer Queenan in his first review felt that due to the side yard, a variance might be needed. He will review these new plans. It does need referral to the County for comments as it is within 500 feet of State Route 52.

Member Wilkins made a motion to classify 26 Walker Street, Two Lot Subdivision as a minor subdivision. Seconded by Member Dore. All ayes. Motion carried.

Member Wilkins made a motion to declare the Village of Walden Planning Board as lead agency and type the project as unlisted action for the 26 Walker Street, Two Lot Subdivision. Seconded by Member Pearson. All ayes. Motion Carried.

Chairman Plato opened the Architectural Review Board meeting at 8:04pm

B.3 19 Orange Avenue, Architectural Review, Sign

Larry Kraus, owner of 19 Orange Avenue, explained that he wants to put his original sign back up on his property and replace the current sign that is there as he is no longer a "vendor". It is not an internally lit sign and he will not be putting any kind of lights on it.

Chairman Plato commented that it meets the requirements just needs approval.

Member Pearson made a motion to grant the applicant of 19 Orange Avenue to replace his existing sign with his old non-lit sign. Seconded by Member Wilkins. All Ayes. Motion carried.

C. DISCUSSION ITEMS:

C.1 78 Oak Street, Architectural Review, Sign

Liz Manning with Lewis Sign Company presented on behalf of the applicant and provided samples and design/layout to the Board. It is a simple 8 foot x 4 foot aluminum panel with vinyl coating and raised

letters. Same size as the other signs that are currently there for Ignite. It is a black sign with red and white letters.

Chairman Plato asked if she could please provide the specific color details to Dean in the next few days.

Member Wilkins made a motion to approve the 8'x4' sign for 78 Oak Street pending specific color details are transmitted and approved by the Building Inspector. Seconded by Member Pearson. All Ayes. Motion carried.

C.2 Overlook at Kidd Farm, Escrow Agreement

Chairman Plato believes the Board feels that the escrow on this account needs to be put up to date before they would agree to move forward.

Dean Stickles, Building Inspector, reported that the combined estimated legal and engineering fees would be \$13,500 and there is \$0 in the account now and we are asking for \$15,000.

Chairman Plato commented that the Board doesn't see what gets charged to these projects which is why we can't act on anything until it is brought up to date.

Attorney Dickover indicated that Mr. Jacobowitz has been asking for the developers agreement for quite some time which he has a skeleton agreement available but at this point without knowing what the final plan and sequence of the amount of work and details that has to go into it is rather large so he is awaiting a decision and instruction from the Planning Board on this before he moves forward with it.

Chairman Plato asked Deputy Mayor Hoffman who was in the audience the perspective of the Board of Trustees on this issue.

Deputy Mayor Hoffman stated that the Village Board is in support of their position and feels they should hold fast to the agreement with the applicant.

The Board agreed unanimously and delegated that Dean transmit the information to the applicant.

D. INFORMATION ITEMS: None

E. CORRESPONDENCE: None

2. COMMUNICATIONS: None

3. EXECUTIVE SESSION: None

4. MEETING ADJOURNED at 8:10 pm.

RESPECTFULLY SUBMITTED
October 19, 2016
Tara Bliss, Village Clerk
Planning Board Secretary