

Village of Walden  
Planning Board Meeting  
November 16, 2016

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

---

Acting Chairman Wilkins - Called the meeting to order at 7:40pm.

**1. APPROVAL OF MINUTES:**

**Member Pearson made a motion to approve the October 19, 2016 minutes. Seconded by Member Dore. All ayes. Motion carried.**

**2. BOARD BUSINESS**

**A. PUBLIC HEARINGS:**

**A.1 3 Cherry Street, Lot Line Change**

**Member Pearson made a motion to open the public hearing for 3 Cherry Street, Lot Line Change. Seconded by Member Wilkins. All Ayes. Motion carried.**

Howard Weeden, Surveyor, was present for the applicant and he explained the applicant wants to move the line back 1 foot.

Acting Chairman Wilkins stated we do not have a signed letter from Murray yet, just an email.

Mr. Weeden replied that he does not have the signed contract tonight but feels we should have that by the next meeting. Promised the Board would have the contract by the next meeting.

Attorney Dickover stated that the Board could make a motion conditioned upon receipt of the letter. He asked if there was an easement requested.

Mr. Weeden replied there is an existing 12 foot easement of record on both Murray's property and ours noted on the maps as well.

Engineer Queenan confirmed they went through the other comments and are satisfied by this new map.

**Member Pearson made a motion to close the public hearing. Seconded by Member Dore. All ayes. Motion carried.**

**B. FORMAL APPLICATIONS:**

**B.1 3 Cherry Street, Lot Line Change**

**NOW, THEREFORE, THE PLANNING BOARD RESOLVES to conditionally approve this final subdivision plat as said proposal is depicted on the plans identified and upon the conditions**

**outlined below, and the Chairperson (or his designee) is authorized to sign the final plat upon satisfaction of those conditions below noted to be conditions precedent to such signing.**

**General Conditions for Final Approval of Subdivision Plat**

1. This approval is conditioned upon the applicant submitting all necessary copies of the plans to be signed, including mylars as required, to the Village of Walden Building Department.
2. This approval is further conditioned upon the applicant delivering (prior to signing of the plans) proof, in writing, that all fees—engineering, legal and otherwise—in regard to this project have been fully paid or provision for payment having been made.
3. The plans shall not be signed until proof, satisfactory to the Chair, has been presented showing that all conditions of this subdivision approval have been fulfilled and/or otherwise satisfied.
4. This approval shall expire 6 months from the date set forth at the end of this resolution if the conditions made a part hereof are not completed and proof thereof submitted, unless an extension of this time is requested by the Applicant prior to the expiration of this approval and approved by the Planning Board.

**Specific Conditions for Final Approval of Subdivision Plat**

Final Subdivision approval shall not be granted until the Applicant has complied with the following specified conditions:

5. The applicant is to prepare and submit for acceptance in a form satisfactory to the Planning Board attorney of legal descriptions and new deeds to be recorded for the two lots affected by the lot line change hereby approved. Said deeds are to be recorded simultaneous with the filing of the subdivision map and proof of said filing to be submitted to the Village Building Department contemporaneous with the proof of filing of the subdivision map. Said deeds shall be recorded in the County Clerk's office simultaneously with the recording of the subdivision map at the cost of the applicant.
6. The applicant is to submit the written consent and approval of the subdivision as approved hereby from the landowner of Lot 14 (Murray) in a form satisfactory to the Planning Board attorney.
7. The Planning Board being cognizant of the requirement that for present and anticipated future need for park and recreational facilities in the Village [as calculated from projected population growth to which this subdivision will contribute], that parklands should be created as a condition of approval of this subdivision. However, because no new building lots are being created by virtue of this subdivision, the Board hereby determines that no parkland or fees are required by virtue hereof.

**Member Pearson made a motion as stated by counsel. Seconded by Member Dore. All ayes. Motion carried.**

**B.2 26 Walker Street, Two Lot Subdivision**

Howard Weeden, Surveyor, was present on behalf of LP builders, and handed out new maps and reviewed the changes with the Board. He shortened the house from 42 feet to 40 feet and moved the lot line over to adjust the bulk table.

The Engineer will look at the revisions and give any further comments to the Board.

Member Pearson commented that the slope from front to back seems steep. If anyone wants to go from front to back has to go through the house.

Mr. Weeden replied that he can blend the grading so it's not so steep. Most of the items have been addressed and he can be ready for the December 5<sup>th</sup> meeting.

**C. DISCUSSION ITEMS:** None

**D. INFORMATION ITEMS:** None

Village of Walden  
Planning Board Meeting  
November 16, 2016

E. **CORRESPONDENCE**: None

2. **COMMUNICATIONS**: None

3. **EXECUTIVE SESSION**: None

4. **MEETING ADJOURNED** at 8:01 pm.

RESPECTFULLY SUBMITTED  
November 16, 2016  
Tara Bliss, Village Clerk  
Planning Board Secretary