

Village of Walden  
Planning Board Meeting  
February 6, 2017

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

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Acting Chairman Wilkins - Called the meeting to order at 7:34pm.

1. **APPROVAL OF MINUTES:** None

2. **BOARD BUSINESS**

A. **PUBLIC HEARINGS:** None

B. **FORMAL APPLICATIONS:**

**B.1 29 Overlook Terrace, Amended Site Plan, Emergency Generator**

Justin David, of MD7 representing the applicant, explained they made the requested changes asked for in December and distributed them to the Board for review. The noise volume in question is 71 decibels and the height of the unit is 99 inches tall, and the fence is 8 feet tall and is shielded so it would be 3 inches taller. The generator will run for 30 minutes during the week at the time the Board deems during the day time. It's a far set back, about 100 feet, to the nearest surrounding parcel so it should not be very noticeable.

Attorney Dickover stated that this is an amended site plan application. Application complies with all the issues. Was referred to the County and came back with local determination. The Board could do a public hearing if you choose to do so. The Board already declared itself lead agency, review, and typed it as an unlisted action so we need to do the environmental review.

The Board reviewed the short form EAF aloud with all items answered no by the Board.

**Member Pearson made a motion based on the answers to the EAF that the 29 Overlook Terrace, Amended Site Plan, Emergency Generator project could not result in any significant adverse environmental impacts. Seconded by Alternate Member Kraus. All ayes. Motion carried.**

Attorney Dickover stated the next issue is if you will require a Public Hearing.

**Member Pearson made a motion to waive the Public Hearing for the 29 Overlook Terrace, Amended Site Plan, Emergency Generator. Seconded by Member Trafton. All ayes. Motion carried.**

**Member Trafton made a motion to grant the application for 29 Overlook Terrace, Amended Site Plan, Emergency Generator. Seconded by Alternate Member Kraus.**

**Member Trafton amended his previous motion to include that the application for 29 Overlook Terrace, Amended Site Plan, Emergency Generator be approved subject to the Village**

**Engineer's final review and approval as well as that the applicant agrees to the condition that they will comply with Village of Walden noise ordinance at all times. Seconded by Alternate Member Kraus. All Ayes. Motion carried.**

Attorney Dickover stated he would prepare a decision in the usual form and advised the applicant that they will need to pay all engineering and attorney's fees related to this application prior to the signing of the application by the Chairman.

Building Inspector Stickles stated that they have an escrow account with us so the fees would be taken out of the escrow amount including the building permit fee and whatever is left would be returned to the applicant.

Mr. David thanked the Board for their time.

**B.2 29 Grant Street, Site Plan**

No one in attendance at this time.

**C. DISCUSSION ITEMS:** None

**D. INFORMATION ITEMS:** None

**E. CORRESPONDENCE:** None

**2. COMMUNICATIONS:** None

**3. EXECUTIVE SESSION:** None

**4. MEETING ADJOURNED at 7:51 pm.**

RESPECTFULLY SUBMITTED

February 6, 2017

Tara Bliss, Village Clerk

Planning Board Secretary