

Village of Walden
Planning Board Meeting
June 5, 2017

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| Chairman: | Stan Plato | Present |
| Members: | Jay Wilkins | Present |
| | Lisa Dore | Present |
| | Jason Trafton | Absent |
| | 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 |

Chairman Plato - Called the meeting to order at 7:30pm.

1. APPROVAL OF MINUTES:

Member Wilkins made a motion to approve the May 1, 2017 Planning Board Minutes. Seconded by Alternate Member Pearson. 3 ayes, 0 nays, 2 abstentions (Member Dore, Alternate Member Kraus). Motion carried.

2. BOARD BUSINESS

A. PUBLIC HEARINGS: None.

B. FORMAL APPLICATIONS:

B.1 29 Grant Street, Site Plan Approval

Amy Haight, of the Chazen Company presented on behalf of the applicant a map of the proposed site plan and reviewed the map for the Board. She stated that we don't have any confirmed tenants at this point so the intent is to get approval for paving the section shown on the map but they made a full site plan application and did all that is required of the site plan application.

Engineer Queenan said she had to make a couple changes but otherwise it is in good shape. They are not proposing any signage, lighting, or landscaping at this time and they would need to come back for that.

Chairman Plato asked if they would be ok with a condition that they would need to come back for those approvals.

The applicant confirmed.

Attorney Dickover stated that the County 239-M referral letter recommends local determination but they did make a few suggestions, one of which was lighting on the sidewalks for pedestrians.

Sam Cichon, owner, explained he feels they can do an LED curtain light across the front of the building to help that.

Engineer Queenan explained they are stuck between a rock and a hard place as they need to pave it but are limited to do any work at all by the DEC. While they are allowed to dig for sidewalks and lighting the DEC wants them to do as little as possible. So they are looking for approval for the paving for now and have to return when they have tenants for each of the buildings.

Attorney Dickover stated we don't have a tenant approval code provision but if the applicant is ok with the approval being conditional upon them having to come back when they have a tenant mix to review parking, signage, and lighting an approval could be conditioned upon that. That could be hard on the applicant for leasing purposes with 30-90 days worth of site plan approval.

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Member Dore asked if they were going to put in light posts wouldn't they have to do that before they pave.

Engineer Queenan explained the DEC wants as little disturbance to the top 2 feet of soil as possible.

Ms. Haight replied they would likely do building mounted lighting or solar lighting posts so that they don't have to dig as much if the Board were to require lighting.

Mr. Cichon indicated that he understood they have to come back.

Engineer Queenan stated they are looking for a Special Exception Use in the MX use zone where the Board would need to consider certain objectives and if they are meeting them. He feels they would be ok if the applicant is ok with agreeing to come back when they get tenants for lighting and other issues that may arise.

The Board reviewed the long form EAF aloud and answered the questions in Part II.

Member Pearson made a motion based on the answers to the EAF that this project, 29 Grant Street, Site Plan Approval, would not result in any significant adverse environmental impacts and issued a negative declaration. Seconded by Member Wilkins. All ayes. Motion carried.

Attorney Dickover stated the Board should have a record of the conservation easement in accordance with the DEC so that he and the Engineer can review it and have on file. A public hearing is required for a Special Exception Use so the Board can set that if the application is complete.

Member Wilkins made a motion to set a public hearing for 29 Grant Street, Site Plan Approval for June 21, 2017 at 7:30pm or as soon thereafter as the matter may be heard. Seconded by Member Dore. All ayes. Motion carried.

B.2 160 Old Orange Avenue, Site Plan Approval

Dennis Lynch, of M.A. Day Engineering representing the applicant Taconic Innovations, presented the proposed site plan and reviewed aloud for the Board. They are proposing to increase the parking lot from 8 spots to 14 spots and would create a loop type entrance with a small island of grass so that there would be 2 entrances into the existing lot, they would be ok with it being labeled one way if the Board preferred. They are not making any physical changes to the building.

Engineer Queenan asked why they are planning to make the loop and not one common entrance and exit.

Mr. Lynch replied it is tight for spots to back out of but they can do just one entrance. They are also proposing to move the existing sign to the East on the property and not in the Village right of way.

Member Wilkins asked if it would accommodate all the vans plus drivers cars.

Mr. Lynch replied yes.

Engineer Queenan is just getting this plan for the first time so he needs to review it still. He did ask aside from the entrance changes why they are not doing 90 degree parking spaces.

Mr. Lynch replied to allow for more parking spaces, they would likely lose one or two spots that way and it would be tight to back out if they were 90 degree. They can go back and look at that.

Attorney Dickover asked if there was still a fence proposed that previously came before the Zoning Board. Is that still part of this project or no?

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Mr. Lynch replied he was not aware of that but can check with his client.

Building Inspector Stickles stated that the applicant wanted to get site plan approval and then will go back to the Zoning Board for the variance on the fencing to enclose the parking lot.

Attorney Dickover stated they are tying the hands of the Zoning Board at that point. Why not show the fence on this plan now to see if the Planning Board is comfortable with the layout of parking and then they can see if they are ok with the style of fencing and then take that to the Zoning Board for the variance. That would change the entrance as well if they are going to put in gates at 2 entrances. They wouldn't be able to put up the fence without an amended plan so why not get that done now.

Mr. Lynch will verify with the applicant about the fencing and they will look into the one entrance as well.

Chairman Plato stated if they got everything back to the Engineer they would have it on again for the June 21st agenda.

B.3 Approval of April 3, 2017 review bill, Overlook at Kidd Farm

Member Wilkins made a motion to approve the April 3, 2017 invoice from Dickover, Donnelly, and Donovan to review the Overlook at Kidd Farm project in the amount of \$1,000. Seconded by Member Dore. All ayes. Motion carried.

B.4 Architectural Review, 110 West Main Street, Exterior Painting

Applicant was not present this evening.

C. DISCUSSION ITEMS:

C.1 Proposed Zoning Ordinance Amendment

Attorney Dickover has not had a chance to review this yet but will get with Attorney Donovan for the next meeting. We have 30 days to review it.

Engineer Queenan gave a brief overview of the proposed draft law that would allow for increased density as a benefit for ancillary amenities made to any senior housing facilities in the Village.

D. INFORMATION ITEMS:

Member Dore asked about the signs at the Thruway Plaza. Can we fine them at this point?

Building Inspector Stickles stated it is the same as it was before, he has been trying to get them back here.

Chairman Plato stated he would reach out to the owner personally.

E. CORRESPONDENCE: None

3. COMMUNICATIONS: None

4. EXECUTIVE SESSION: None

5. MEETING ADJOURNED at 8:42 pm.

RESPECTFULLY SUBMITTED

June 5, 2017

Tara Bliss, Village Clerk
Planning Board Secretary