

Village of Walden
Planning Board Meeting
July 10, 2017

Chairman:	Stan Plato	Absent
Members:	Jay Wilkins	Present
	Lisa Dore	Absent
	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

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

1. APPROVAL OF MINUTES:

Member Pearson made a motion to approve the June 5, 2017 Planning Board Minutes as amended by the Attorney. Seconded by Alternate Member Kraus. All ayes. Motion carried.

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

A.1 29 Grant Street, Site Plan Approval

Amy Haight, of the Chazen Company presented the proposed site plan on behalf of the applicant. The property is a brownfield clean-up site with contamination and as such it needs to be capped with either soil or paving to take care of the remediation. Sam would like to rent the building to various kinds of tenants.

Sam Cichon, owner 29 Grant Street, asked for a site plan amendment as he has two potential tenants for the property; an asbestos removal company for office and storage and a motorcycle club to rent the first floor as their club house. He also has 5 artist's lofts on the 2nd floor and a retail business in the front of the main building, a flea market. There will likely also be a public warehouse operation of about 10,000 sq. ft. on the first floor. If it will hold it up then he will wait.

Engineer Queenan stated that is very different than what is on the current site plan. If you have those users, they will need to come back in order to make improvements to the building or modifications.

Mr. Cichon replied one needs a new furnace but the tenants would be responsible for that. No exterior improvements at this time. Just signage and lighting towards the back of the building.

Engineer Queenan replied that the Village got a request for a water line dig.

Mr. Cichon thought it would be more economical to just rerun the water than to repair the lines going there now. Water comes from the basement of the east end of the building and turns all over the building and ultimately travels back towards the southeast corner and adjoins the pipe going underground.

Engineer Queenan replied it's just concerning as he had said that each area had water/sewer services and you didn't need to dig on the site but now it seems that one doesn't have water.

Mr. Cichon replied he was hoping to hook that one up to the 4" main that is existing.

Engineer Queenan stated that the whole premise of this application is because you couldn't dig because of the brownfield. Makes him nervous just throwing this in at the end.

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Ms. Haight stated that it doesn't make sense to make changes at this point. Not the right time to make changes now.

Engineer Queenan stated that if you do have a potential renter they would need to come back for an amended site plan approval and depending on the user would need a meeting or two unless it's an amended user request.

Mr. Cichon stated he understood.

Acting Chairman Wilkins asked if the tenants were lined up.

Mr. Cichon replied he has the Motor Cycle Club and the asbestos removal would definitely like to rent.

Inspector Stickles added that they could be an approved use and might not need to come to the Board.

Engineer Queenan stated that they would have to go through the Building Department and then come back to the Board if needed.

Mr. Cichon stated that if it will hold it up he will come back. He was just trying to save on costs.

Engineer Queenan stated that he could continue with this application with the condition that a user has to come back to do improvements to the exterior of the building and the users, or he could choose incorporate all that now and it will take longer to do.

Ms. Haight explained if this got approval as is Mr. Cichon could begin working. She doesn't recommend holding up this process now.

Acting Chairman Wilkins asked if the proposed tenants would add to or modify the parking.

Mr. Cichon replied no.

Engineer Queenan explained that is why we have that stipulation in there that each user comes back before the Board to look at each one specifically as they come along.

Member Pearson made a motion to open the public hearing for 29 Grant Street, Site Plan Approval. Seconded by Member Trafton. All ayes. Motion carried.

There were no comments by any members of the public.

Member Pearson made a motion to close the public hearing for 29 Grant Street, Site Plan Approval. Seconded by Member Trafton. All ayes. Motion carried.

Engineer Queenan had no further concerns at this time nor did Attorney Dickover.

B. FORMAL APPLICATIONS:

B.1 29 Grant Street, Site Plan Approval

Attorney Dickover stated the Board could approve the application that allows for the paving but all tenants would need to come back before the Board to get an amended site plan. He read the approval resolution aloud.

Member Pearson made a motion to approve the application for 29 Grant Street, Site Plan Approval, as written in the attached resolution. Seconded by Alternate Member Kraus. 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 revised proposed site plan and reviewed aloud for the Board. He has revised the plan from the last meeting with one entrance rather than two. He reviewed the memo from the Village Engineer and have since provided the landscaping plan, agreed to move the sign from the Village right of away, and provided the details requested by the engineer. Will save what they can of the pine trees but did want to plant more trees. They had gone before the Zoning Board for a variance for the fence but the ZBA thought it would be better to do the parking area and then come back to the ZBA as a fence is not permitted in that zone. It would be a decorative aluminum fence in the front and chain link in the back. The ZBA adjourned it until this approval went forward.

Attorney Dickover stated that since they didn't know where the fence would go the idea was to get approval for the parking lot so that they knew where the fence would go and then get approval for the fence from the ZBA. If this Board is comfortable with the layout and location of the fence then they can then go after the approval with your recommendation.

Member Pearson asked what the need for the fence is, to protect the cars.

Mr. Lynch replied yes. Along the front it will be a 4 ft. high aluminum decorative fence with a gate at the entrance of the frontage of the property with a traditional 4 ft. chain link fence around the back to keep people out of the parking lot as they will park vehicles there overnight. These changes will provide additional parking to go from 8-9 spots to 14 spots. The business is offices for the transportation services of Autistic children and adults as well as storage of the vehicles. They have similar offices throughout New York.

Attorney Dickover explained that we need to do a 239 referral and the ZBA will need that as well. The Board could declare their intention to be lead agency for SEQRA purposes. We would send notice to the ZBA and wait 30 days for this unlisted action. While that is going on if the Board is satisfied with the location and details the applicant can renew the application with the ZBA and piggy back on the current application and send a revised set of plans to ZBA. They will need to do a public hearing and this Board could waive a public hearing if there is no public interest but can't act on it until the ZBA has granted the variance. Engineer is just seeing the plan for the first time.

Engineer Queenan stated it does appear that they made the changes he had suggested but he does need the opportunity to review it.

Member Pearson made a motion for a coordinated review and declared the Village of Walden Planning Board as lead agency and typed the action as unlisted. Seconded by Alternate Member Kraus. All ayes. Motion carried.

B.3 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 explained the Village Board is asking that the builder submit an application for this type of project to the Planning Board and in its review process of the application they are asking the Board assume this proposed law is in place and ask that the Board make any revisions to the Local Law to make this project work or not work. The Board would suggest changes to the project and the law will work with that.

Engineer Queenan added it is a backwards process that favors the developer in a manner as there is no basis to make his project work so we would need to work with the Builder a bit as he is trying to convince

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you it will work. He has experience on the other side of the table with this for Legoland. The Board does not have to accept any project.

Attorney Dickover stated he has experience with a project like this; Warwick Grove. They did this but most of the work was done by the Village Board not the Planning Board. They are not looking for comment on the current local law but they are expecting that this developer will show up here with a project and they are asking that you look at it as if this law is in place and craft the local law based on that. Board just needs to wait for the applicant to come to the Board.

Engineer Queenan explained that there is a base density allowed in the current code and there is a list of amenities that could give them bonus density.

Member Pearson stated that a lot of the amenities proposed are already requirements that the Planning Board would require so they shouldn't get bonuses for those items that would be requirements.

Clerk Bliss stated she believes that the Board is open to suggestions for those bonus densities. She could get the relined version of the proposed law to Planning Board members from the Village Attorney.

Acting Chairman Wilkins summarized that we are waiting for them to come to us at this point so in the meantime the Board will review the proposed law with changes.

D. INFORMATION ITEMS: None

E. CORRESPONDENCE: None

3. COMMUNICATIONS: None

4. EXECUTIVE SESSION: None

5. MEETING ADJOURNED at 8:17 pm.

RESPECTFULLY SUBMITTED

July 10, 2017

Tara Bliss, Village Clerk

Planning Board Secretary