

Village of Walden  
Planning Board Meeting  
August 16, 2017

Chairman:	Stan Plato	Present
Members:	Jay Wilkins	Absent
	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	Absent
Secretary:	Tara Bliss	Present

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

1. **APPROVAL OF MINUTES:** None

2. **BOARD BUSINESS**

A. **PUBLIC HEARINGS:** None

B. **FORMAL APPLICATIONS:**

**B.1 160 Old Orange Avenue, Site Plan Approval**

Brian Watts, of M.A. Day Engineering representing the applicant Taconic Innovations, presented the proposed site plan and reviewed it aloud for the Board. The plan calls for an increase from 9 parking spaces now, expanding it to 12 and then putting a fence around the perimeter of the property. The current sign will move back to within the property line and out of the Village right of way. They already went to the Village Zoning Board and got the final variance approval for the fence on August 3<sup>rd</sup>. He just received the comment letter from the Village Engineer this Monday so he has not addressed all the comments yet but he will be addressing them. They are also proposing to put in landscaping in on both sides of the driveway entrance in the form of ground cover and some small shrubbery and are proposing to add some trees on the eastern side of the property.

Chairman Plato asked if the landscaping at the entrance will be in the village right of way and if so, can they do that?

Mr. Watts replied some is in the right of way, yes.

Attorney Dickover replied that is up to the Village and if the Village is ok with that a note should be made on the property map stating that it should be maintained by the property owner and that the Village agrees with that. Is this something that the Board has done in past?

Chairman Plato replied he is not aware of doing this in the past but it certainly will enhance the property.

Attorney Dickover added that if the property owner would agree that they are responsible to maintain it and the Village would have no responsibility for maintaining it yet does reserve the right to remove it if they need to in order to make any road improvements in that area in the future, that would likely satisfy the comment from the Engineer.

Building Inspector Stickles replied that the ZBA already addressed the color of the fence to be uniform so that the front color will match what's in the back and the gate would need to open from right to left.

Attorney Dickover asked that a note that variance was approved from the ZBA be added to the map.

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Mr. Watt agreed.

Attorney Dickover stated that at this point, the Board can choose to waive the public hearing or may choose to hold one. He believes the Board wanted to see the public response at the ZBA hearing, to which no one from the public attended that hearing. The 239 referral from the County was received on August 1<sup>st</sup> stating it is for local determination. The short form EAF can be reviewed and the Board can make an environmental determination.

**Member Pearson made a motion to declare the Village of Walden Planning Board as lead agency for an uncoordinated review and to type the project as an unlisted action for the 160 Old Orange Avenue, Site Plan Approval. Seconded by Member Trafton. All ayes. Motion Carried.**

The short form EAF was read aloud.

**Member Pearson made a motion based on the answers to the EAF that this project, 160 Old Orange Avenue, Site Plan Approval, would not result in any significant adverse environmental impacts and issued a negative declaration. Seconded by Alternate Member Kraus. All ayes. Motion carried.**

**Member Trafton made a motion to waive a public hearing for 160 Old Orange Avenue, Site Plan Approval. Seconded by Alternate Member Kraus. All ayes. Motion carried.**

Attorney Dickover stated that if the Board is comfortable with the Engineer and the applicant addressing the comments together this Board could grant final approval with the condition that the plans be submitted to the engineer for his review and approved upon his approval of the changes, and based on the condition of all fees being paid and final mylars presented for signature.

Chairman Plato stated he would also like the condition that the applicant agrees to maintain the landscaping in the Village right of way included in the motion.

**Member Pearson made a motion to grant final conditional approval of 160 Old Orange Avenue, Site Plan Approval with the applicant agreeing to maintain the landscaping in the Village right of way and subject to final review and approval of the Engineer and in accordance with the resolution annexed hereto. Seconded by Member Trafton. All ayes. Motion carried.**

**Member Pearson made a motion to open the Architectural Review Board meeting. Seconded by Member Trafton. All ayes. Motion carried.**

### **B.2 Architectural Review, 12 Main Street, Exterior Sign(s)**

Jenn Beichert of Timely Signs representing Walkkill Valley Federal Savings and Loan presented a drawing of the proposed sign. She explained that Hometown Bank has been purchased by Walkkill Valley Federal Savings and Loan and they are looking to simply do face changes of everything that is already there.

Chairman Plato stated everything looks great with the exception that the sign cannot be interiorly lit per the Village of Walden sign ordinance. When those signs were put up, they were nonconforming and he feels it should come into conformity at this time. So as long as they are externally lit it would be fine and he sees no other problems with the signs.

Ms. Beichert asked which form of external lighting the Board prefers.

Chairman Plato replied they prefer gooseneck lighting.

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Building Inspector Stickles commented that the new Hannaford monument sign has LED lighting that shines down on the whole sign and is externally illuminated.

Mr. Beichert, owner of Timely Signs, asked if the signs have to be lit at all if the applicant doesn't wish for them to be. They are likely doing a company-wide rebrand within the year and they will likely have new signs then. Additionally this kind of sign would be somewhat cumbersome with goosenecks. Is the approval contingent upon being required to be lit? He believes the sign is unlit now.

Chairman Plato replied no, they don't have to be lit. This Board cannot vary from the ordinance, but if it's not lit that is fine.

Mr. Beichert replied he understood, he just wanted to give the applicant the option to light them externally or not at all.

**Member Pearson made a motion to approve the Exterior Sign(s) for 12 Main Street as presented with the condition that they be externally lit to conform to the Village of Walden sign ordinance. Seconded by Alternate Member Kraus. All ayes. Motion carried.**

**B.3 Architectural Review, 2 South Montgomery Street Sign(s)**

The applicant is not present tonight.

**B.4 Architectural Review, 45 Main Street Sign**

Margarita Marku presented the proposed sign for Anna's Nail Salon.

Chairman Plato asked for the colors to be listed on the application.

Mrs. Marku replied that they are grey and burgundy. Same as the colors that were there before.

Member Pearson clarified Burgundy on a white sign and are you planning on replacing the sign that is existing there.

Mrs. Marku confirmed.

**Alternate Member Kraus made a motion to approve the Exterior Sign as presented for 45 Main Street as presented. Seconded by Alternate Member Kraus. All ayes. Motion carried.**

Building Inspector Stickles advised the applicant to come see him for the application.

**C. DISCUSSION ITEMS:** None

**D. INFORMATION ITEMS:** None

**E. CORRESPONDENCE:** None

**3. COMMUNICATIONS:** None

**4. EXECUTIVE SESSION:** None

**5. MEETING ADJOURNED at 8:04 pm.**

RESPECTFULLY SUBMITTED

August 16, 2017

Tara Bliss, Village Clerk  
Planning Board Secretary