

Village of Walden
Planning Board Meeting
August 16, 2021

Chairman:	Stan Plato	Present
Members:	Jay Wilkins	Present
	Lisa Dore	Absent
	Jason Trafton	Absent
	Zac Pearson	Present
	John Thompson	Present
	Jennifer Muehlen	Present
Alternate:	Basil Stewert	Present
Building Inspector:	Dean Stickles	Present
Village Attorney:	Robert Dickover	Absent
Village Engineer:	Kristen O'Donnell	Present (late)
Secretary:	Marisa Kraus	Present

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

1. APPROVAL OF MINUTES:

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

B. FORMAL APPLICATIONS:

B.1 Orange County Transit, Site Plan/Special Exception:

Anthony Mirando: Zach Peters is not here this evening. The pipes have been there for decades.

Chairman Plato: I think we're at a disadvantage without legal or engineer advisors. Dean, mailings?

Building Inspector Stickles: It was sent regular mail.

Anthony Mirando: And we sent more.

Member Wilkins: I would like to get the report from engineer and attorney.

Member Pearson: That's what we asked for. The existing pipe was not sized correctly. Berming up that edge to block the noise and provide a pipe.

Anthony Mirando: I will follow up with engineer.

Kristen O'Donnell: I think that the exact size of the pipe is not something that this Board needs to really have an opinion on. I think that John Queenan will review and the pipe size in any location may be subject to review of the Village Engineer.

Chairman Plato: That's fine. Subject to further review.

Anthony Mirando: The bottom line is we've agreed to put an additional culvert there. The existing culvert is there. The comment from the public hearing was speculation about whether or not by putting this screening berm in, would back up water from his property that apparently already comes through his property. This is addressing that.

Chairman Plato: Just looking at this report tonight, as long as you're not making the situation worse. The 24 inch is going to take everything that this report says, I think that it will be fine. I would like our engineers to tell us that.

Anthony Mirando: I know there was a draft resolution circulated before with something in there that says before the site plan got signed, that Mr. Queenan's office confirmed the location of the additional culvert. Zach's memo very clearly states that we're not proposing anything that's going to change that will affect the drain. We're just doing this as an extra measure. In the specific conditions of the resolution, there are largely CO conditions. If you wanted to add something in there, basic statement about this culvert being reviewed and approved by Mr. Queenan's office, we have no problem with that.

Chairman Plato: If we're comfortable with the addition of the language for the additional remediation of water through the berm. Reviewed by our engineers and submitted for approval. Specific conditions and also should be included under the land and water.

Member Muehlen made a motion to grant conditional site plan approval. Seconded by Member Stewart. All ayes. Motion carried.

B.2 Walden Glenn, LLC, Site Plan:

Tabled

B.3 Big Apple Circus, Operation Discussion:

Chairman Plato: I was here when you got the first approval, when Big Apple first came. Thought it was a very good addition to the Village. It'll be good to see you come back.

Michael Richter: Basically, the site we were at 39 Edmunds Lane. In 2015-2016 season, Big Apple Circus unfortunately went bankrupt and that property was the first to go. An artistic welding company, got that property. They found out that it wasn't suitable for their needs and is currently a furniture import business. They really don't use the property beyond the building itself. Our lease agreement with them is everything behind the building, which is suitable for our needs. And those needs are to build and rehearse our circus for upcoming production.

Chairman Plato: I'm assuming it's a permitted use because it was before.

Michael Richter: My understanding is where they plan to expand, there's an existing barn there that was used for our horses at one point. And if they expand there, that doesn't affect our site plan.

Chairman Plato: I think it's good.

Michael Richter: Thank you very much. 1 thing that we brought up both to Dean and to the Mayor, we would hold dress rehearsals in the past and members of the community would come to those. For the Village of Walden, we are more than happy to do that. We're more than happy to not do that. We're going to be holding these rehearsals regardless. I don't know if this is the appropriate forum, we're not selling anything, but if it was appropriate, I believe the parking is over at the Buddhist temple in the past.

Building Inspector Stickles: It was around in different areas, but in the packet, there is and as built plan of what was approved and built in '94. What you really need to do is show the Board on a map that you prepare, what you're using, where you're using, where you're going to the tent, if you're going to have people living in the back trailers and were approved. You said that you're not going to have a cook shed and not make food on site. Similar things they really need to know on the plan. Because the building at 39 Edmunds is putting on a big addition on the back. Going to want to know where your tent is going to be located compared to this addition.

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Michael Richter: I have asked for a drawing of that addition, I haven't seen one yet. To the answer cookhouse question, typically, we do have a small cookhouse to cook for our crew. This year, we're thinking of converting a room in one of the bunkhouse trailers to do that.

Building Inspector Stickles: If you remember, they had water, sewer and electric, everything run to the trailer site. They have a pump station there. They were set up to do that. They did that for 3 or 4 years.

Chairman Plato: What's next?

Building Inspector Stickles: What they should do with it, they should bring you back a site plan, showing you what they want to use and what they want to do. Even if they took the one you just looked at and modified it for their needs.

Michael Richter: What year was that plan?

Chairman Plato: This plan is '97.

Building Inspector Stickles: He could take that plan tonight and make copies of it and then just bring me back that one and then he can show what they're going to do.

Michael Richter: I believe the lease states that it won't conflict with our site or they will wait. We have a 2 year lease with a 5 year option.

Chairman Plato: That's great.

Michael Richter: Thank you. I will follow up, do an overlay and make some copies.

B.4 100 West Main St, Signage:

Member Thompson made a motion to approve sign as presented. Seconded by Member Wilkins. All ayes. Motion carried.

B.5 Overlook at Kidd Farm Approval Extension:

Member Wilkins made a motion to approve the Overlook at Kidd Farm Extension until December 31, 2021. Seconded by Member Pearson. 5 ayes. 1 nay. Motion carried.

C. DISCUSSION ITEMS:

D. INFORMATION ITEMS: None

E. CORRESPONDENCE: None

3. COMMUNICATIONS: None

4. EXECUTIVE SESSION: None

5. MEETING ADJOURNED at 8:05pm

Member Wilkins made a motion to adjourn. Seconded by Member Thompson. All ayes. Motion carried.

RESPECTFULLY SUBMITTED
Marisa Kraus, Village Clerk
Planning Board Secretary