

Village of Walden  
Planning Board Meeting  
September 18, 2023

|                     |                  |         |
|---------------------|------------------|---------|
| Chairman:           | Stan Plato       | Present |
| Members:            | Zac Pearson      | Present |
|                     | John Thompson    | Present |
|                     | Jennifer Muehlen | Present |
|                     | Basil Stewart    | Absent  |
| Alternate Members:  |                  | Absent  |
| Building Inspector: | Robert Wallner   | Present |
| Village Attorney:   | Robert Dickover  | Present |
| Village Engineer:   | John Queenan     | Present |
| Secretary:          | Marisa Kraus     | Absent  |

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Chairman Plato - Called the Planning Board meeting to order at 7:30pm with the Pledge of Allegiance.

**1. APPROVAL OF MINUTES:**

June 19, 2023 & July 17, 2023

Member Pearson made a motion to approve the June 19, 2023 & July 17, 2023 minutes. Seconded by Member Muehlen. All ayes. Motion carried.

**2. BOARD BUSINESS**

**A. PUBLIC HEARINGS:**

A.1

**B. FORMAL APPLICATIONS:**

**B.1 83 East Main St, Site Plan Application**

Applicant presented with Attorney. Proposed 2<sup>nd</sup> story addition. Attorney Dickover said that it is the Building Inspectors purview to interpret if it's an accessory use. If the interpretation is not favorable, the application should be referred to the ZBA for interpretation.

Applicant is seeking an area variance for lot coverage of 56% and rear yard setback of 18 feet. The proposed 2<sup>nd</sup> story unit is 1199 sq feet.

Member Pearson made a motion to declare Lead Agency. Seconded by Member Muehlen. All ayes. Motion carried.

**B.2 29 Grant St, Site Plan Amendment**

After a brief discussion about retail on the 1<sup>st</sup> floor, photography studio on the 2<sup>nd</sup>. The submission was incomplete. Site plan required. The Building Department needs application from the owner. Attorney Dickover mentioned it was a Type 1 Action and needed a long form EAF. A basic site plan is required for the individually proposed tenant. Architectural Review Board is required for any signage.

**B.3 34 North Montgomery St, Architectural Review, Roofing**

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

**B.4 42 South Montgomery St, Architectural Review, Sign**

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

Member Muehlen made a motion to grant permission to paint wood. Seconded by Member Thompson. All ayes. Motion carried.

**B.5 Architectural Review, 61-65 Main, Sign**

Tabled

**B.6 Architectural Review, 81A West Main, Sign**

Tabled

**B.7 Discussion of Local Law #1, Short Term Rentals**

After a brief discussion, the board decided to recommend to the present law to the Board of Trustees.

**B.8 Invoice Approval for Overlook at Kidd Farm Review**

Member Thompson made a motion to approve Overlook at Kidd Farm invoice. Seconded by Member Pearson. All ayes. Motion carried.

**C. DISCUSSION ITEMS:**

**D. INFORMATION ITEMS:** None

**E. CORRESPONDENCE:** None

**3. COMMUNICATIONS:** None

**4. EXECUTIVE SESSION:** None

**MEETING ADJOURNED:** Member Pearson made a motion to adjourn. Seconded by Member Thompson. All ayes. Motion carried.

RESPECTFULLY SUBMITTED  
Marisa Kraus, Planning Board Secretary