

Village of Walden  
Planning Board Meeting  
October 16, 2023

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

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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:**

**2. BOARD BUSINESS**

Former Mayors Becky Pearson and Susan Taylor thanked Chairman Stan Plato for his years of service.

**Former Mayor Becky Pearson:** "Public service must be more than just a job efficiency and honestly. It must be a complete dedication to the people." That's the Margaret Chase Smith. You have done that for us in Walden and we are forever grateful for your time served. 33 years, 32 as Chair on the Planning Board. We will miss your knowledge and leadership. We send you well wishes for a wonderful, happy future. Thank you. Former Mayor Becky Pearson and Former Mayor Sue Taylor. We got you some honey from my brother and here is a Walden Flag. Enjoy your retirement.

**Former Mayor Sue Taylor:** Enjoy your retirement. It was an honor to work with you.

**Mayor Ramos:** Chairman, I remember when I first started off, I sat in one of those chairs down the stairs, not knowing what I was going to do, how I was going to do. Between yourself and Jay and the rest of the Planning Board. They offered you a home. They offered a good thought process, the dedication and passion for what the Village of Walden is all about. This as a token of our appreciation. To you Stan Plato, Chairman, for your dedication and passion as Chairman of the Village of Walden Planning Board from 1990 to 2023 from a grateful village. We thank you for this. Don't hit anybody with it. Post that in your man cave. We thank you for everything. Godspeed in your next chapter. Thank you, sir.

**Chairman Plato:** When I first moved to Walden, I think about 37 years ago, I had the old Thomas Bradley house. It was all white at the time. First thing we did was changed the color. When you have a house that large to change a color, you start to wonder if you like it. It's a disaster. We took photos of it. Printed out black and white took crayons and colored and then we found a painter who said, don't worry about it. We'll do a section, you don't like it. I'll change it. It took all the fear away. It stayed the same color for 36 years. The village has been good. I've enjoyed the village. I forgot who the manager was at time. Said, you just moved here, would you like to be on one of the boards and I said, why not? That's how it all started. I'm going to miss the village. Miss the people. The people more than the village probably. It's been good. I hope that the Planning Board has done well. We have had a lot of compliments. The people on the board are very dedicated. For some of you that don't know, it's an unpaid board, which I think is good because everybody is a volunteer and they do it because they want to. It's been fun. Try to make it fun. Thank you very much. This is my last meeting and our secretary, Marisa, it's her last meeting. What's going to be missed is her notes. They were incredible. The rest of you may suffer.

**A. PUBLIC HEARINGS:**

A.1

**B. FORMAL APPLICATIONS:**

**B.1 29 Grant St, Site Plan Amendment**

**Kateigh Jamieson:** We resubmitted a new site plan with only our space attached as well as the environmental form.

**Chairman Plato:** This is for the retail shop and photo studio?

**Kateigh Jamieson:** Yes.

**Chairman Plato:** Have you had the chance to review?

**Engineer Queenan:** Yes. The long form is acceptable in the way that it was presented. The reason why we asked for a long form was because it was triggered because of the proximity to the historical marker down there. Otherwise, based on the size of the use of the property, it's a type 2 action.

**Chairman Plato:** You started your lease?

**Kateigh Jamieson:** We started renting, yes.

Member Pearson made a motion to adopt negative declaration in regards to SEQR. Seconded by Member Taylor. All ayes. Motion carried.

Member Muehlen made a motion to approve the site plan amendment for 29 Grant St. Seconded by Member Pearson. 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 39 Edmunds Ln, Site Plan/Subdivision**

**Tom Cavanaugh:** We're addressing the comments that were provided to us. The site plan and subdivision plan do not actually have any common ground. The slip we are currently working on as well as architectural has been provided to us in a short while, we're trying to look at the traffic aspects and address that point, whether there's a traffic study or not. Have a consultant take a look at it. With the DEC, we actually do have a previously submitted designation. We had a plan submitted back in March of 2022 that actually validated what items by the DEC. The archeology in coordination with SHIPPO, we got one back in 2021. That was also previously submitted.

**Chairman Plato:** I believe when this started this was one lot, right?

**Engineer Queenan:** When the application first started it was one lot. Then that application was rescinded and now it is proposed 2 lot subdivision. Lot 1 being the existing warehouse with the proposed expansion. Lot 2, the circus.

**Chairman Plato:** Under different ownerships?

**Engineer Queenan:** Correct.

**Tom Cavanaugh:** One would be the Big Apple Circus and then the other one would be the owner of the warehouse.

**Chairman Plato:** Did you have a chance to look at this?

**Engineer Queenan:** Yes. Essentially what we did, we basically went through SEQR. We haven't been back in a couple months and the board did lead agency. The board also refers to the County Planning, which the report did not come back yet. We went through an outlined all the instances that require a permit for this. We will need the state for the wetlands and storm water. Orange Dept. of Health for the water main extension and what we're trying to do is trying to get the applicant into a position where they could provide part three of the SEQR so that the board could be a position to then consider a determination. We went through and listed what we felt was required on the project narrative. They should expand more upon the wetland disturbances and in terms of the reports of the effect on the birds and the bees, as we call it. Big ticket items for traffic and storm water reports on those still and just some of the coordination items and SHIPPO and the location and the proximity to some remediation \*inaudible\*. Normally what they do is the applicant will take that information and they prepare a part 3 addressing those concerns. Attach my comments. I completed a part 2, kind of give the applicant a road map to get there. If the board sees fit to go through part 2. If not, it's the standard answers the agencies that would require to approve.

**Chairman Plato:** You're working on part 3.

**Tom Cavanaugh:** That we are.

**B.4 82 West Main St, Architectural Review, Sign**

**Member Taylor:** Being relatively new here, I'm looking at the first one and I look at this form that says for additional documentation \*inaudible\*. Has that been done? It talks about shown location, colors, lettering, size, materials used, how it's being attached, lighting, etc. Unless I'm missing something, all I have is this picture.

**Engineer Queenan:** Typically Dean does not provide the signs until he has everything. If there was something missing, he won't put it on the agenda.

**Chairman Plato:** Table this to the next meeting, they're not here.

**B.5 92-100 West Main St, Architectural Review, Sign**

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

RESPECTFULLY SUBMITTED  
Marisa Kraus, Planning Board Secretary