

Village of Walden  
Planning Board Meeting  
November 20, 2023

Chairman:	Zac Pearson	Present
Members:	Basil Stewart	Absent
	John Thompson	Absent
	Jennifer Muehlen	Absent
	William Thompson	Present
Alternate Members:	Jerry Hanen	Present
Building Inspector:	Robert Wallner	Present
Village Attorney:	Robert Dickover	Present
Village Engineer:	John Queenan	Absent
Secretary:	Anisetta Valdez	Present

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Chairperson Pearson - Called the Planning Board meeting to order at 8:00pm with the Pledge of Allegiance.

**1. APPROVAL OF MINUTES:**

September 18, 2023 & October 16, 2023

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

**2. BOARD BUSINESS**

**A. PUBLIC HEARINGS:**

A.1

**B. FORMAL APPLICATIONS:**

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

**Chairperson Pearson:** First thing on the agenda, for formal application for the planning board is 83 East Main St.

Applicant Presented drawings of the proposed second story addition. Sought the required variances and received on October 25th. Provided a rough rendering of what it is intended. [Showed drawings to Member W. Thompson and Chairperson Pearson] Main floor will be a cleaners, the second story will be apartment housing.

**Mr. Dickover:** The Zoning Board on October 25th resolved to grant the variances requested, a formal decision has been drafted but has not been signed by the sheriff; that will probably happen at the December meeting. There is discussion concerning the board's finding that night as to the occupant of the upstairs residential unit so the decision has been drafted INAUDIBLE [we expect it to be approved]. The findings are consistent with the adoption of the variance application. Back in September this board circulated its intent for lead agency, that did in fact happen, there were no responses to it except from the Department of Transportation (DOT) by their letter of October 3rd. Consenting to this board serving at capacity but they want subsequent plans and documents be submitted to that department. So 239 letter was also sent out, we have seen no response from them, so I don't know whether or not they replied or they did not reply. This will be a listed action, the board will need to make that declaration. A public hearing on the application is optional with this board you have to conduct one but before doing that we should make an environmental determination with a full application and full site plans.

Applicant said there was no changes and had been previously submitted.

**Chairperson Pearson:** I have the AF here. I think the only comment was to clean up the map because there's nothing changing on the site.

**Mr. Dickover:** And the zoning board didn't request any modifications either, if I remember correctly.

**Chairperson Pearson:** Right, because it's all existing.

**Mr. Dickover:** So if the board is comfortable with the plans before you, I would suggest we just run through with part 3 of the EAF. So you can do all that and then determine whether or not you want to conduct public hearing.

**Chairperson Pearson:** They just had a public hearing for ZBA, I think I'd be comfortable waiving a public hearing based on what this account is. There are no changes to the site, they're just going up. Irregardless of [the lack of attendance] at the public hearing there's no changes to the site.

**Member W. Thompson:** Footprint is the same.

Member W. Thompson made a motion to waive a public hearing. Seconded by Member Hanen. All ayes. Motion carried.

**Chairperson Pearson:** Rob, do you have the part 3?

**Mr. Dickover:** [reading parts of application that weren't completed, to complete them.]

**Chairperson Pearson:** Can I get a motion to resolve based on [Mr. Dickover's] reading of the part 2?

Member Hanen made a motion to resolve. Seconded by W. Thompson. All ayes. Motion carried.

Member W. Thompson made a motion to approve site plan as submitted. Seconded by Member Hanen. All Ayes. Motion carried.

**Chairperson Pearson:** Rob, that's all for you. So, can I get a motion to close the planning board and open the architectural review board?

Member W. Thompson made a motion to close the planning board and open the architectural review board. Seconded by Member Hanen. All Ayes. Motion carried.

#### **B.2 82 West Main St, Architectural Review, Sign**

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

#### **B.3 83 East Main St, Architectural Review Board, Sign**

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

#### **B.4 41 Main St, Architectural Review Board, Sign**

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

### **C. DISCUSSION ITEMS:**

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**D. INFORMATION ITEMS:** Adjourned until the next meeting on December 18, 2023 on the third floor at 7:30pm.

**E. CORRESPONDENCE:** None

**3. COMMUNICATIONS:** None

**4. EXECUTIVE SESSION:** None

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

RESPECTFULLY SUBMITTED  
Anisetta Valdez, Planning Board Secretary