

Village of Walden
Planning Board Meeting
April 15, 2024

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

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

1. APPROVAL OF MINUTES:

March 18, 2024

Member Thompson made a motion to approve the March 18, 2024 minutes with one change. Seconded by Member Bobadilla. All ayes. Motion carried.

2. BOARD BUSINESS

Chairperson Pearson: First thing on the agenda is approval of the minutes from the March 18th meeting. I just have one correction, William Thompson should be William Taylor.

A. PUBLIC HEARINGS:

A.1

B. FORMAL APPLICATIONS:

B.1 74 West Main Street, Site Plan/Special Exception Use

Chairperson Pearson: First on the agenda is 74 West Main Street.

Mr. Lulash Pepaj: We revised the plans. We kept the basement of the, we were hoping to get ten units, [but] we took the basement out so we made it to eight units.

Mr. Thompson: We hear back from the county?

Mr. Queenan: Not to my knowledge.

Mr. Queenan: ... Going from 10 units to 8. There's a commercial component then, and there's commercial [space] as well? with that change the required parking spaces are now seventeen, there's a request for a waiver to change that to sixteen. I looked at this waiver request I don't think that's unreasonable, there are two parking spaces on main street and if you do the calculations for what the building is now, it's twenty-four parking spaces, so the change of use actually reduces the number of spaces.

Attorney Donovan: I'm sorry Mr. Chairman, that would be included in the resolution but I think it's fair enough to do it now, if you want to as well. Just so the process moves forward there's a recognition that the waiver's been granted.

Motion to be able to utilize Oak street for one parking space made by member Thompson. Seconded by Member Bobadilla. All ayes. The motion passes.

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Motion to schedule public hearing by member Thompson. Seconded by member Bobadilla. All ayes. The motion passes.

Chairperson Pearson: Looks like that would be made for May 20th for the public hearing and we'll hear back from county.

B.2 110-116 West Main Street, Site Plan

David: Hello everyone my name is David _____. These are two existing buildings on one lot. The southern building the one closest to the bottom of the page is a two-story building we labeled it as building one it has approximately 2,900 sqft on the first floor and a little bit less on the second floor because it comes in on the sides. The larger building we labeled building two, is on the north side of the property it's approximately 15,144 sqft. We did receive the determination from the building department on the history of the building and how it evolved through the years, from Walden Liquidators to a youth group home, and then a church that never really panned out, and I guess there was a span of time where it lacked definition. So we are here before you now to try and bring the building to code and so doing we recommend the uses that are permitted within the B3 zone. So in the 15,000sq ft building, we would propose dividing it into three tenant spaces as stated in our cover letter, each one occupying a use that would be permitted in your zone code. [For instance,] a bakery, a workshop, custom work, and personal services, which we would like feedback from the board as to what you would term personal services. In the second building, it's retail on the bottom and the zoning code only allows one dwelling above the non-residential use, so that's 2900 sqft plus or minus on the second floor would be an apartment. Which is kind of big, but we can discuss that later. We did the parking calcs and as noted on the plan we would be requesting the use of the municipal parking lot that's adjacent to help supplement whatever parking would be needed.

Mr. Queenan: Dave basically gave us a summary. It looks like they want to renovate the front building on Main street, with one residential unit above and the reference the larger building in the back, it will be divided into three units. Outside agency permitting, Orange County planning 239. I wasn't sure, but we'll get into it, possible village ZBA for parking, Two quick comments on the EAF. Requesting a waiver for parking would be sixty-three, onsite, there are sixteen. So it's a substantial difference.

Chairperson Pearson: And how many are in the lot? So that's all the spaces, minus three, and we just gave one away!

Mr. Queenan: 53.

Mr. David: We aren't proposing any addition to the building. You know. Everything we are proposing is within the constraints and parameters of the existing building. I mean, they are there. There are no other uses in the zoning code that would relieve the parking requirements and it's really circumspect, and unfounded that [these many parking spaces are necessary].

Chairperson Pearson: Well, if you have 15,000sqft you'll have more than eleven people working there. You could use all that in a heartbeat.

Mr. David: Maybe.

Mr. Queenan: What I would suggest at this point is, go through and demonstrate what you'll be serving based on other developments, and the code is a little outdated in terms of parking but I think eleven spaces in the back for a building that size is inaccurate.

Mr. David: What about small compact cars? Maybe we could double the amount.

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Mr. Queenan: There's also the turnaround.

Mr. David: Again, I'm not, I thought we could talk about the turnaround, is that really necessary, depending on what's being delivered to the site.

Chairperson Pearson: Depends on the use; if you have a box truck...

Mr. David: We did add it, I thought the person in my office was expecting it to be a response to one of the comments, we actually don't feel like that type of turnaround is necessary we can limit the uses at the site to regular van or box truck deliveries. And if the board agrees, the consultants agree we can add additional parking to help relieve the impact on the municipal parking area.

Member Thompson made a motion to change to type II action. Seconded by Member Bobadilla. All ayes. The motion passes.

B.3 Walden Glen LLC, Request for Site Plan Extension of Time

Mr. Bill Helmer: I'm Bill Helmer, representing Walden Glen, and I'm here in reference to a letter our wrote asking for an extension of time, I'm sure all of you know the problems with delivery, and we got this approval on November 2nd, asphalt plants close at Thanksgiving and opened just recently in April, some of the materials we're ordering, we used to get three months, it's now seven to nine. So I want to answer any questions you have, and we want to get this thing going. So, when we looked at May 2, and we had to be reminded, we thought it was a year already, but it's just site plan approval so we did get a traffic study the DOT is putting us through and they said absolutely no work in the road after April 2nd. We may have to come back to you again because we have to put thirty in there. As you know we're doing eighty units.

[Attorney Donovan requests a building permit to start, not to finish so that it's covered beyond the 180 days.]

Member Thompson motioned for two 90d extensions. Seconded by Member Bobadilla. All Ayes. Motion passes

C. DISCUSSION ITEMS: We had a visit from a Valley Central High School Junior, Connor Walsh, who attended the meeting as part of National Honor Society.

D. INFORMATION ITEMS: None

E. CORRESPONDENCE: None

3. COMMUNICATIONS: None

4. EXECUTIVE SESSION: None

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

RESPECTFULLY SUBMITTED
Anisetta Valdez, Planning Board Secretary