

Village of Walden
Planning Board Meeting
August 19, 2024

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

July 15, 2024

Approval of the minutes is continued to the next meeting.

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

A.1

B. FORMAL APPLICATIONS:

B.1

ARCHITECTURAL REVIEW BOARD:

Motion to open the Architectural Review Board made by Member Thompson. Seconded by Member Hanen. All ayes. Motion carried.

B.1 75 East Main Street, Suite #3, Sign(s).

Chairperson Pearson: First on the agenda, 75 East Main Street. So it looks like you guys are going to take over the old Empanada Nirvana place. I got a note from Dean that says that the signs all met the sign code. I don't have any issues, similar to what was there. Does anyone have any questions?

Member Thompson: Nothing about the sign. Are you guys going to have any outdoor dining? Ok, good. Thank you. You're not putting any art work out? No, ok, thank you. Any tents? No. thank you. Any outdoor cooking? Very good, thank you. Any outdoor refrigerators? I love that sign.

Tashi Palmo and Khando Wangchuk affirmed that they were not intending to have any outdoor dining, put out any artwork, were not erecting any tents, cooking outdoors, nor installing an outdoor refrigerator along with Member Thompson's questions.

Motion to accept made by Member Thompson. Seconded by Member Hanen. All ayes. Motion carried.

B.2 78 Oak Street, Suite #1, Sign.

Chairperson Pearson: 78 Oak Street. So I, again, I don't have any, there's no staff here with us tonight; the building inspector's not here, the engineer's not here, the attorney's not here. I came on the board at

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the tail end of the approvals at the shopping center and I very vividly remember the sign discussion about Vapor's Choice which is the sign that your client is looking to mimic.

Tyson McCasland: Statefarm as well.

Chairperson Pearson: Right. Both, and I could be wrong about this, but I remember this because of how many times we went back and forth with Vapor's Choice, both of those signs are a corporate color scheme. So Vapor's Choice had multiple locations and they came to us and proved to us that there was their sign in multiple locations, obviously, State Farm is a red on white all over the place. I believe and again I don't have the approval for the shopping center in front of me, I believe that the signs there were all very similar to the Daxxon sign, so the Daxxon is the Chinese food place on the end; same shape, same length everything but the text was in a gold color which matches the rest of the building all those little small places had their own color unless it was a corporate color scheme.

Tyson McCasland: the Daxxon?

Chairperson Pearson: So with that, obviously I don't have anybody here to bounce that off of that would know, I don't have the approval in front of me, I just very vividly remember the Vapor's Choice thing being a multi-meeting thing that we had to, they came back and proved to us that they had four locations [at] like Monticello, whoever they were at the time, and said look this is our sign and here it is at five different places. so we had to take it because, again, I think it was tied to approvals of this whole center.

Tyson McCasland: So you're saying the approvals of the *inaudible* in general is contingent on the black and *inaudible*.

Chairperson Pearson: the signage, the signage of the building was somehow tied to that approval. Cause if you're Daxxon you would, obviously, you would come in with a different sign, and there were other people there over time that had the same black sign with the same gold lettering. So everybody there was just the storefront with that sign lettering unless it was corporate. Ace had their own, Thruway had their own corporate deal, obviously, Hannaford had theirs.

Tyson McCasland: Thruway had multiple locations as well?

Chairperson Pearson: No, that was, again I wasn't around for that. But it was somehow apart of the approval, it was the Thruway forever.

Member Thompson: That business was seventy-five years old when they sold it to Hannaford and there was a lot of negotiation going on to keep the sporting goods section.

Chairperson Pearson: Right, and I think that that was all a part, they didn't know who was going to be in each of those little storefronts along the way but they knew thruway sporting goods liquor was going to be there as part of the building remodel and believe that stuff went in original, right? Hannaford and Thruway were the first, call them anchors, of the place.

Member Bobadilla: They're all logos, too. Vapor's that's a logo, Statefarm—that's a logo.

Chairperson Pearson: Correct, yes, they're all logos. It's not just lettering.

Tyson McCasland: So is there like a part of the code that says that if it's corporate branding that they are allowed to not go by the same [rules]?

Chairperson Pearson: That was again that was how this board interpreted it for Vapor's Choice when the owner came back and said hey look I've got a tenant to come in here, Vapor's Choice, we struggled

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with the coloring because again it's different than the rest of the lettering on that edge and they were like what are we going to do? the last thing we wanted was all these different things happening right there.

Member Thompson: [With all the different colors] It turns into a circus.

Tyson McCasland: I do understand. I guess my issue is that as a sign professional, I see a lot of different signs and they all look the same, it's kind of boring in my opinion. Yes, of course. Now having the same size and shape as the other signs in that plaza there, not trying to change same exact size as is on there, I guess I just, I struggle with the fact that a corporate business is being allowed to do something that a smaller shop isn't. Meaning the color scheme there, that's my opinion. Is there a way we can get contingent approval on proving that we are allowed to have that.

Member Thompson: You understand though?

Chairperson Pearson: I have no question on the background, I have no question on the lettering, I have a question on the color. So if the board would entertain it, we could do something where it's like, hey we're fine with the sign as submitted pending review from the building department on the coloring and how it ties into the approval from the center.

Member Thompson: Did that come under a, it's not under code, right? Well then, that's just strictly a planning board issue.

Chairperson Pearson: No again, I don't have the approval reso, it had to do with the site plan. It wasn't, it had nothing to do with the rest of the signs. It's for Dean to look into what the approval resolution was for the center and to make sure that this sign is in conformance with the approval resolution for the whole place. So again it doesn't have to do with Autozone that was it's own separate thing off to the side. It had to do with those storefronts along that edge. The laundromat...

Member Hanen: The laundromat is gold on black.

Chairperson Pearson: They came to us with a blue and white or a blue and black and it was like, no, cause it just says laundromat or whatever the name of it was. Me neither.

Member Thompson: I have no problem with the sign at all.

Chairperson Pearson: Again, if there is nothing in the approval resolution then the color can be what it is here. I have no issue with that. but if it's tied to the approval resolution for the whole center and its...

Motion to accept the sign pending final review from the building department relative to the approval resolution of the center for the color of the lettering made by Member Thompson. Seconded by Member Hanen. All ayes. Motion carried.

C. **DISCUSSION ITEMS:** None

D. **INFORMATION ITEMS:** None

E. **CORRESPONDENCE:** None

3. **COMMUNICATIONS:** None

4. **EXECUTIVE SESSION:** None

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

RESPECTFULLY SUBMITTED
Anisette Valdez, Planning Board Secretary