

Village of Walden
Planning Board Meeting
September 16, 2024

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	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:

July 15, 2024

Motion to approve by Member Thompson. Seconded by Member Hanen. All ayes. Motion carried.

August 19, 2024

Motion to approve by Member Thompson. Seconded by Member Hanen. All ayes. Motion carried.

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

A.1

B. FORMAL APPLICATIONS:

B.1 110-116 West Main Street, Site Plan.

David Niemotko: Reviewed possible tenant uses. Reduced to forty-eight spaces by eliminating the bakery. The land bank area would be needed for seventeen spaces, meets egress requirements. The dumpster area has been relocated as well to make it easier for the trucks to navigate. This will not impact the public parking at all.

Chairperson Pearson: Re-worked parking based on ITE, but you're required to have parking per code. Town code is one space for every 300sqft for retail so you do still need sixty-two spaces. The village code is still sixty-two spaces and the municipal lot is no longer needed, but now we need a variance to go from sixty-two to forty-eight. You did the work to prove it, but there's no mechanism for us to move forward from that. They are valid and it's going to help you make your case with the zoning board.

David Niemotko: Per our last conversation the findings of the ITE... exactly, the buildings are existing. There's nothing to do about it. It's received approvals in the past with much larger parking requirements.

Attorney Donovan: I don't know a different way to go about it than to get a variance.

David Niemotko: Building department is giving permits for construction so there seems to be a communication that we're missing. We're going back and forth on what direction to take.

Attorney Donovan: John, is there anything in the code that can be used by the planning board to grant this?

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John Queenan: The board can't give approval for less than the code unless you're asking for the waiver.

Chairperson Pearson: The waiver is gone and we aren't comfortable giving a waiver for twenty spots in the municipal lot based on how that lot's being used.

John Queenan: The waiver was being requested and now with the lower rate, the waiver has been removed so now this is the zoning board. Without using the municipal lot.

David Niemotko: We were not looking at the weekends. We were looking at M-F till 5pm.

John Queenan: [Inaudible] Two options.

David Niemotko: I'm not going to go over and over again, we could have been at the zoning board two weeks ago. So what's the process to go to the zoning board?

Attorney Donovan: Typically a referral letter is written to go to the zoning board.

Motion to refer to the zoning board of appeals made by Member Hanen. Seconded by Member Bobadilla. All Ayes. Motion carried.

B.2 Kissarook-Edmunds Lane, Subdivision, Site Plan.

Ross Winglovitz: Here with Laura Pruschki and Marcia Jacobowitz. There was a number of studies done that John has on the desk. Anybody need more explanation.

Chairperson Pearson: I have a question Ross, we've seen a couple different versions.

Ross Winglovitz: There was originally a proposed subdivision, that's been removed from the proposal. In addition, we've made this a possible warehouse. We are looking at a special use waiver to make it either.

John Queenan: Another lot line change?

Ross Winglovitz: Yes. This is going to change about 10', we're going to grade to the top of the hill. So Jerry has that agreement.

John Queenan: A noise analysis should be prepared. Some analysis would be helpful. Water and sewer reports. Everything is general,... I believe the applicant is trying [inaudible].

John Thompson: we've been having issues going down East Ave, coming down 52, tractor trailers have been sneaking through and tearing up the road. Easement with Central Hudson.

Ross Winglovitz:...discussed the easement with Central Hudson. They want continuous access from Elm Street big enough for equipment.

Attorney Donovan: As the board is contemplating having a public hearing, you have to be very clear about issuing a negative declaration. Hold over till October or waive the hearing.

Chairperson Pearson: Get the package done and wrap up SEQR.

B.3 Overlook at Kidd Farm Project, Site Grading Discussion.

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Ross Winglovitz: Again here with Laura and Marcia. The entire plan was approved at one point but it came back with variations and this is where it ended up. The other sections have not been [inadudible] we want to be able to go into those sections and take necessary cuts out to complete sections one and four which require large fills. When we get to this section we are going to need this emergency access so we want to be able to rough-grade that area in take these cuts that are here and use them for the fills that are here. So doing construction conditional approval is permissible with final approval.

Dave Donovan: Further sectional approval is required. So if this makes sense, what Ross is saying, it would be a resolution of the board to amend the resolution for a final subdivision and site plan approval subject to whatever engineering is required, per the building department.

John Queenan: I would suggest that it only be for mass grading cuts and fills.

Motion to amend to allow clearing and mass grading on the entire site subject to compliance with maps and submission with a construction schedule with narrative made by Member Hanen. Seconded by Member Bobadilla. All ayes. Motion carried.

C. DISCUSSION ITEMS: None

D. INFORMATION ITEMS: None

E. CORRESPONDENCE: None

3. COMMUNICATIONS: None

4. EXECUTIVE SESSION: None

MEETING ADJOURNED: Motion to adjourn made by Member Bobadilla. Seconded by Member Hanen. All ayes. Motion carried.

RESPECTFULLY SUBMITTED
Anisette Valdez, Planning Board Secretary