

Village of Walden  
Planning Board Meeting  
May 7, 2018

|                     |                 |         |
|---------------------|-----------------|---------|
| Chairman:           | Stan Plato      | Absent  |
| Members:            | Jay Wilkins     | Present |
|                     | Lisa Dore       | Present |
|                     | Jason Trafton   | Present |
|                     | Zac Pearson     | Present |
| Alternate:          | Richard Shadrin | Present |
| Building Inspector: | Dean Stickles   | Present |
| Village Attorney:   | Robert Dickover | Present |
| Village Engineer:   | John Queenan    | Present |
| Secretary:          | Tara Bliss      | Present |

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Acting Chairman Wilkins - Called the meeting to order at 7:30pm.

**1. APPROVAL OF MINUTES:**

**Tabled**

**2. BOARD BUSINESS**

**A. PUBLIC HEARINGS: None**

**B. FORMAL APPLICATIONS:**

**B.1 29 Grant Street, Site Plan Amendment, Antique Furniture Restoration**

Krzysztof Anagash, applicant and Sole Proprietor, explained that he recently purchased a home here on Gladstone Avenue and would like to move his antique restoration business from Long Island City Queens to Walden, closer to home. Antique refinishing and restoration is replication of historical finishes, repair of damaged items of furniture or wood trim, and occasionally reproduction of some parts to damaged items to be preserved. Most of his work is on valuable antiques that are well cared for but eventually got discoloration or just lost their luster over time. He specializes in French polishing which is a hand applied historical finish wood popularized in the late 19<sup>th</sup> century and is widely used on the antiques of this period that survive today. This technique results in a very high gloss surface, with a deep color. French polishing consists of applying many thin coats of shellac with a soft cloth dissolved in denatured alcohol using a rubbing pad lubricated with one of a variety of oils. He mixes the shellac to his own specifications and is not a commercial product. He only uses as much as he needs allowing him to conserve ingredients and any unused product is safe to use on the next job. There are no left overs to dispose of. He uses shellac. It would be rare to have to strip any significant amount of old paint or varnish. When minimal striping is required he uses nontoxic and biodegradable products. The materials and techniques of his craft are safe enough to be used in his client's homes in New York City, Greenwich, and the Hamptons. They can be performed in a normal environment with normal ventilation and cause minimal destruction. Solvents in his shop such as mineral spirits are stored in a professional grade solvent cabinet safely vented and protected from fire inside and out. His shop is strictly a work place; clients don't visit. He would be the only person arriving every day with his own vehicle. Larger items will be individually delivered to his shop in a small moving truck or van. Thanks to Walden's convenient location he can move his business here without affecting service to his clients all over the Tristate area. He also hopes to expand to new customers in this area as he is close to capacity in his 1 man shop. Any increase in clients would require him to hire additional help from the local woodworking community. He is already a member of the International Decorative Artisans' League and he hopes to connect with local members and other area artisans and be part of the community here. He is a 1 man shop and plans to be. He would like to collaborate but would only have part time employees if any. The print outs he gave are examples of jobs he has done. French polish is a special application all done by hand. He used to teach in Brooklyn to weekend warriors as a hobby as well.

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Alternate Member Shadrin asked about trash and waste of the products.

Mr. Anagash explained he uses as little as possible so he doesn't have leftovers as he would use it on the next job. For regular trash it would be with a dumpster through IWS.

Alternate Member Shadrin asked if any of these polishes are volatiles.

Mr. Anagash replied it is one of the safest volatiles.

Alternate Member Shadrin asked how he disposes of it.

Mr. Anagash replied he either puts it in kitty litter and let's it dry out or he can use the Orange County events where they allow businesses to bring left over materials to dispose, there is one on June 1<sup>st</sup>.

Alternate Member Shadrin confirmed that nothing is getting flushed into the sewer system.

Mr. Anagash replied no sir. If he uses dyes they are water based.

Member Trafton asked about the quantity of solvents he would have on site.

Mr. Anagash replied quarts or gallons. He doesn't have the turn over to buy it in large quantities. So he is not going to have a ton to store. Feel free to look at his website: dqrestoration.com as it shows you what we do.

Member Dore asked about ventilation, do you need to install anything special.

Mr. Anagash replied not that he found out. He keeps the windows open in the summer time. He currently has a 1300 sq. ft. shop in NY City in total and he just has windows no special ventilation. If he smells a wax he would open the windows but nothing special is needed.

Member Dore asked if there were apartments above the shop.

Mr. Anagash replied no, this is the 1 story building there is nothing above it.

Alternate Member Shadrin asked about the heat in the summer time.

Mr. Anagash is thinking about how he will handle the cold in the winter time as he hasn't experienced an upstate winter yet. He closed on the house on March 23 but moved up here in April. He is only here for the weekends as of now at least until his business is up here.

Attorney Dickover wrote a memo to the Board and explained this is a permitted use within the MX zoning district. The Building Inspector offered his opinion that it is permitted. This property received site plan approval from this Board in 2017 for paving and drainage improvements that were associated with the environmental remediation required at that time. As a special condition of that approval, no authorization for building improvements shall be granted until an amended site plan approval is received for signage, parking, landscaping, lighting, exterior modifications or changes, or painting of the building and that is why the application is before you. You did consider one previous site specific property in March of this year for the 2<sup>nd</sup> story apartment in a different building on premise and this is a similar application. The Board does need to consider the general standards and special conditions set forth in section 305-52; the special exception use provisions. You can find the project does meet those criteria. The project has to meet certain safeguards for certain special exception uses. Based on what you have now heard from the applicant it meets those guidelines as well. He doesn't think it needs to go to County for 239 review. This would be a Type I action which was previously typed that way by this Board. The long form EAF is required but based on what the applicant stated this evening the Board could reaffirm the prior neg dec given to the original site plan. If you feel you need more environmental information you could require the long form but at this point don't have anything that says that. The Board needs to decide whether or not additional site plan elements are required and if not can waive them. It is up to your discretion whether or not to require or waive a public hearing.

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Alternate Member Shadrin asked if he was going to put signage over the door.

Mr. Anagash replied no.

Engineer Queenan stated that on the approved site plan building #3 is the one he is taking in the back, the green one. It was originally listed as a medical office. It changes the parking for the better but he feels there should be some notation that it will be a non-nuisance industry. It was approved in a separate building. They should stripe all the parking shown on the amended site plan. He asked about a need for truck deliveries?

Mr. Anagash replied in the most minimal of sense. Once every 3 weeks but not a semi-truck a box truck.

Engineer Queenan asked if he had trucks that he will store.

Mr. Anagash replied he is planning to buy a Ford medium 250 van. He would most likely keep it there.

Engineer Queenan asked about any improvements to building.

Mr. Anagash replied not him personally, no.

Engineer Queenan asked about any lighting.

Mr. Anagash said he would like to finish around 7:30-8pm.

Engineer Queenan asked if there would be any discharge to the sewer chemically.

Mr. Anagash replied not at all.

Engineer Queenan asked if the water usage would be normal, nothing out of the ordinary.

Mr. Anagash replied yes. Again he is not manufacturing furniture so he is not doing any heavy sanding or being noisy all day. If he does sanding he basically uses a vacuum that connects to sander so there is little to no dust. As for noise, he has a basic standard 10" saw not done all day. He has a dusk extraction system for the saw as well as he doesn't want dust either. It is a grizzly system which is basically a big vacuum, all interior, and then it goes into the regular garbage that he empties once every 6 months.

Engineer Queenan stated that everything else is covered with the previous site plan approval. He asked the owner, Sam, if the building had dedicated water/sewer services.

Sam Cichon, owner 29 Grant Street, replied yes.

Engineer Queenan stated the use is already there, just was in a different building. It is even less intensive for parking but for the overall design we will have them stripe what was originally proposed.

Attorney Dickover said it wouldn't be a bad idea to review the short form EAF with an eye towards reaffirming the neg dec at the regular meeting.

**Member Pearson made a motion to waive the public hearing for 29 Grant Street, Site Plan Amendment, Antique Furniture Restoration. Seconded by Member Dore. All ayes. Motion carried.**

Engineer Queenan said the only other thing is the striping for the parking lot that your landlord will do.

**Member Pearson made a motion to adjourn the 29 Grant Street, Site Plan Amendment, Antique Furniture Restoration until the next regular Planning Board meeting, May 16, 2018 at 7:30pm or as soon thereafter as the matter could be heard. Seconded by Member Trafton. All ayes. Motion carried.**

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**Member Pearson made a motion to close the Planning Board Meeting and opening the Architectural Review Board meeting. Seconded by Member Trafton. All Ayes. Motion carried.**

**B.2 81 East Main Street, Suite #5, Architectural Review, Two Signs, La Campana Restaurant**

Kasia Hernandez, applicant for La Campana Restaurant, explained she wants to put up some signs for her Caribbean restaurant. They are planning to open the 2<sup>nd</sup> week of June. She put up 2 signs; one by the parking lot and the other one by the main entrance of the building. They were up already but were taken down by order of the Building Inspector. She showed the photos of the proposed aluminum signs to the Board.

Building Inspector Stickles states she is allowed one on the monument sign and one on the building. They all meet the requirements they are all allowed 2 signs for each store and they meet the sign code regulations. They are all externally lit.

Ms. Hernandez explained the sign by the parking lot is in the back to provide directions. The sign itself is white, the letters are black with a wine/maroon color. There were some other signs that they removed as they were informed only 2 were permitted.

Member Dore asked if she could put out a sandwich board on site as well.

Building Inspector Stickles replied yes, it just has to be taken in at night. One of those flag banners are considered temporary signs and are good for 30 days; that is it.

**Member Dore made a motion to approve the 2 proposed signs as presented, one on the monument sign and one on the building for 81 East Main Street, Suite #5, La Campana Restaurant. Seconded by Member Pearson. All ayes. Motion Carried.**

**B.3 81 East Main Street, Suite #3, Architectural Review, Two Signs, Rich's 99 Cent Store**

Rich Gonzalez, applicant of Rich's 99 Cent store, explained he would like to put up the proposed signs 2 by 8 each and would be black, white, and green. One on the front and one on the monument sign. The signs have not been made yet, he doesn't know the material yet. He didn't want to do the signs without approval and waste the money.

Member Trafton asked if the company he will use can do some kind of mockup and tell us the material they will use for the next meeting.

Mr. Gonzalez replied he didn't know but he could have for next week's meeting, sure.

Member Pearson confirmed that they just need to know the material, the size, and the color. If you can bring a mockup of each sign that would be great.

**B.4 81 East Main Street, Suite #1, Architectural Review, Two Signs, Exterior Color, Walden Wine & Liquor**

Ranjit Kaur, owner of Walden Wine & Liquor, explained the photos of his 2 proposed signs; one on the monument sign and one on the building. The backing material is aluminum. Apple Valley signs in Newburgh is making the signs it will be aluminum in the back and will have plastic 3D letters raised. The sign will sit 1/4" off the building.

Alternate Member Shadrin stated that it can look cheap if not done well so his request is to see something more of a mock up, a sample of the material. This site is a wonderful site with a lot of visual traffic people and people judge the Village even if they don't stop in right away and they make judgements of where we live. Architecture is the art form we have to live with so it is important it makes us all proud as it will you.

Mr. Kaur explained it would be a black background with white plastic durable plastic material and it looks nice. It is raised and they look 3D. He saw a sample on the website. Walden will be in a golden color and wine and liquor will be in white with a gold border. Color there is a burgundy color so we want to

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open new store so we want a fresh look to it. We would like to change the burgundy to navy blue. The lights are all still there it would be LED lights so all that is staying the same, just taking their sign off and putting our sign in the same place as they were before.

Acting Chairman Wilkins stated that the Board wants to see a sample of what the material will be at the next meeting and draw in what it will look like on the main monument sign out front, like a photo shop of the sign in there.

Mr. Kaur stated he understood and will bring next week.

**B.5 5 Orange Avenue, Exterior signs**

Melissa Rider, applicant for Eliana Boutique, explained she is using A Sure Sign in Montgomery for her sign on the building and the letters on the storefront window. She is looking to do white letters on a black background. The window will be a white vinyl or frosted glass look. Her boutique will sell clothing, some housewares, hand bags, tech stuff, and gadgets. Men's stuff too. Looking to do a 2 by 16 sign but she is re-questioning that size and is now looking at different size options maybe 2 by 8 or 2 by 10. The existing Board that is there has a gray background so the sign will be black with white lettering. She was supposed to get that for me today but that didn't happen.

Member Trafton said if you do something like that you would have to frame it out to make it fit in that space. He would want to see it look more like a picture frame or maybe add some decorative pieces next to the sign.

Ms. Rider just wants it proportioned in that space. She was planning on leaving that part grey smaller than this she would need to paint it.

Alternate Member Shadrin asked what she would do with the grey area if the sign is smaller. It is a huge sign. You really don't need it that big as it is almost screaming at you. His suggestion would be to bring it down in size and do a little frame around it or a raised panel look or something like that. You are the owner but we all have to live with it.

Ms. Rider has a concern with installation with a sign that big. She might have to shrink down the font and put decorative scroll or something on either side.

Acting Chairman Wilkins explained that we feel this is too big so maybe have them cut it down and show us how it will look and come back next week.

**C. DISCUSSION ITEMS:** None

**D. INFORMATION ITEMS:** None

**E. CORRESPONDENCE:** None

**3. COMMUNICATIONS:** None

**4. EXECUTIVE SESSION:** None

**5. MEETING ADJOURNED at 8:36 pm**

RESPECTFULLY SUBMITTED  
Tara Bliss, Planning Board Secretary