

Village of Walden
Planning Board Meeting
June 20, 2018

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

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

1. APPROVAL OF MINUTES:

Member Wilkins made a motion to approve the minutes from March 21, 2018; May 7, 2018, and May 16, 2018. Seconded by Member Pearson. All ayes. Motion carried.

2. BOARD BUSINESS

A. PUBLIC HEARINGS: None

B. FORMAL APPLICATIONS:

B.1 74 Oak Street, Site Plan Amendment, Outdoor Patio Cover

Franco Lopiccolo, Franco's Pizzeria & Italian Restaurant-applicant, explained his application wasn't totally finished. He doesn't have all the paperwork in order. He needs approval from the landlord and a few more things he has been trying to get in touch with his architect. He will try to get everything ready for the next meeting. While he is here he had a question about where his dumpster is. He is trying to close it in but it is so close to the building he wanted to see if can move it. When it gets hot it has flies and everything.

Attorney Dickover explained that the landlord should present that as part of a site plan and include it as part of this application.

Engineer Queenan gave his report to the applicant to respond to as well.

B.2 161 Millspaugh Court, 3 Lot Subdivision

Ross Winglovitz, Engineering & Surveying properties representing HYVUE of Orange County Inc., explained it is a 3 lot subdivision on Millspaugh Court which was formally Elm Street. It is heading out on Coldenham Road just before Edmunds Lane last left before that. It is an existing parcel he is proposing 3 single family homes. Meets zoning coordinates. We will need a sewer extension to service the property up Millspaugh Court. He needs to confirm that the water lines are behind the lots and if he can access water from the rear and the sewer from the front of the properties. He is here for a draft sketch and any questions or concerns and if ok we will move forward with the details. He prepared a short form EAF.

Engineer Queenan explained it did have prior preliminary approval and it lapsed in 2005 that's where it ended. It did show water and sewer lines down the middle of Millspaugh Court. Sewer was required to be pumped in the 2005 version, 1st lot gravity and other 2 individual pumps.

Mr. Winglovitz said he needs to meet with Fred to confirm the map.

Attorney Dickover said the Board could declare it to be a minor or major subdivision this will be a minor subdivision but before you conclude you should make a motion to declare so the applicant knows how to proceed.

Member Wilkins made a motion to treat the 161 Millspaugh Court, 3 Lot Subdivision as a minor subdivision. Seconded by Member Pearson. All ayes. Motion carried.

Member Wilkins made a motion to declare the Village of Walden Planning Board as lead agency and to type the 161 Millspaugh Court, 3 Lot Subdivision as an unlisted action. Seconded by Member Pearson. All Ayes. Motion carried.

Mr. Winglovitz said that 12B on the EAF was a hit automatically by the state. Would the Board require any archeological assessment based on that? He can get clarification from the state as to what it might be so they can make a decision on that and then come back with a more detailed design plan.

B.3 77 East Main Street, Stewarts Shops, Site Plan Amendments

Jack Fowler, Stewart's Shops, explained he is here to seek approval to replace and upgrade our gas equipment. They are from 1998 steel and that is our comfort level for leaving them in the ground. We are conservative and want to be proactive to double wall fiberglass which is the latest technology. Whenever we look at a site we look at the whole site so we would also like to replace the gas canopy which was also installed in 1998 with the same size shape, still 2 dispensers 25 by 30 but would like to spread the dispensers farther out towards the edge. Canopy is structurally ok but our new tanks will last for 30 years and he is not sure if the canopy will last for 30 years so we feel we would like to update it. We would upgrade the freestanding sign keeping the size and shape and the only change would be to digital which is becoming a standard upgrade in the industry. It is currently an internally illuminated sign.

Chairman Plato stated we will need to look at the sign.

Mr. Fowler added that on top of the dispensers there is pricing there which is required by weights and measures and we would like to change to digital there as well. No other signage. We are low tech that way. We are proposing to just top coat the entire parking lot not adding any parking. Not changing any lighting we upgraded to LED outside a few years back and that is the same lighting that exists. He is proposing to relocate the gas tanks to the back of the store as part of the upgrade. When they get delivery the gas tanker blocks traffic and will be easier to deliver back there anyway. Not sure why we didn't think of it 20 years ago. Before the front door is a stamped asphalt patio and they would like to upgrade to stamped concrete as it looks nicer and holds up better. We had spoken to DOT about a permit for the blacktop and they gave us verbal approval that we don't need to get a permit from them to top coat the entrances. Trying to get in contact with their neighbor as they share the entrance so would like to coordinate that with them and he is also seeking temporary parking from them as well. One difference on the canopy which will be part of the building permit application is that the fire suppression system is no longer required due to the fire code change so it won't be included. Instead they have push to stop buttons at the door and added more fires extinguishers. Fire suppression systems have proved to not work that well and they also go off by accident. There are a lot of improvements to the piping to prevent fires. It's just a new code beginning of this year.

Attorney Dickover explained this is an amended site plan application. You have a previous site plan and it might be helpful for the Board to see the new plan superimposed on the new plan.

Mr. Fowler explained the proposed does show the new location of the tanks plus shows the old tanks and the canopy is the same size and in the same location.

Chairman Plato summarized that they are proposing to move the gas tanks to a new location, the canopy is the same size but the gas pumps will be further apart, modify the front entrance to match the patio, and changing the signs. Then they would like to top coat the entire parking lot.

Member Wilkins made a motion to do an uncoordinated review and declared the Village of Walden Planning Board as lead agency and typed the 77 East Main Street, Stewarts Shops, Site Plan Amendment as an unlisted action. Seconded by Member Pearson. All ayes. Motion carried.

Attorney Dickover stated the Board might want to consider whether or not there are site plan elements you would like to waive at this point but that may be too soon to do that.

Engineer Queenan stated that there are a few minor engineering details for the concrete pads where the drainage will be and to show the lighting plan.

Mr. Fowler stated it is the same as before but they will include it on there.

Engineer Queenan stated the two biggest things are that the sign is internally lit, and the attorney will take a look at that. The other thing is that the canopy does not meet the current set back and the existing one didn't either.

Attorney Dickover stated that your code has a provision that non-conforming structures or buildings cannot be replaced. If they are going to do that the Building Inspector has the final say but this may require a variance application. It is there already and requesting to be allowed to replace in kind seems to be a push. He thinks there might be other variances pursuant to your bulk table. The front canopy proposed is 29 feet set back and 50 is required so that is a significant variance.

Mr. Fowler said he would get these items updated and come back for the July 18th meeting.

Member Wilkins made a motion to adjourn the Planning Board Meeting and open the Architectural Review Board meeting. Seconded by Member Pearson. All ayes. Motion carried.

B.4 59 Main Street, Architectural Review, Exterior Sign

Victor Marrero and Olly Lanoix presented their sample exterior sign for the VIP Barbershop which is right next to Lillo's Pizza on Main Street. It will be a beige background with burgundy letters. It is not lit. It has a shiny piano finish coat on it. The barber pole will be red white and blue standard colors.

Member Pearson made a motion to approve sign for the VIP Barbershop at 59 Main Street as presented, replacing existing exterior sign with burgundy lettering on a beige background with the barber pole standard red, white, and blue colors. Seconded by Member Wilkins. All ayes. Motion carried.

B.5 7 Main Street, Architectural Review, Exterior Sign

Jerry Eberhardt, Jerry's Southern Fried Chicken and Deli, presented color samples for his sign that will be put on the building replacing the existing sign with his sign which is 2 by 8 in blue, red, and black with a white background.

Member Wilkins made a motion to approve the sign for Jerry's Southern Fried Chicken and Deli at 7 Main Street as presented, 2 by 8 replacing existing exterior sign with blue, red, and black lettering on a white background. Seconded by Member Pearson. All ayes. Motion carried.

B.6 81 East Main Street, Suite 3, 99 Cent Store, Exterior Signs

Rich Gonzalez, owner of Rich's 99 Cent store, explained that they told him the sign would be a 2 by 8 sign with black background and white and green vinyl letters on an aluminum sign.

Member Pearson made a motion approve the sign for Rich's 99 Cent Store at 81 East Main Street, Suite 3 as presented for a 2 by 8 aluminum sign replacing the existing exterior sign with white and green vinyl lettering on a black background. Seconded by Member Wilkins. 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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5. MEETING ADJOURNED at 8:06 pm

RESPECTFULLY SUBMITTED

Tara Bliss, Village Clerk
Planning Board Secretary