

Village of Walden
Planning Board Meeting
August 6, 2018

Chairman:	Stan Plato	Present
Members:	Jay Wilkins	Absent
	Lisa Dore	Present
	Jason Trafton	Absent
	Zac Pearson	Present
Alternate:	Richard Shadrin	Absent
Building Inspector:	Dean Stickles	Present
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:
Tabled

2. BOARD BUSINESS

A. PUBLIC HEARINGS: None

B. FORMAL APPLICATIONS:

B.1 77 East Main Street, Stewarts Shops, Site Plan Amendments

Applicant not present.

B.2 83 East Main Street, Proposed Offices

Joseph Harrison, owns a painting and real estate business and looking to have an offices with no storage of paint or anything like that there. He would just have a secretary and over time he'd like to improve it to make it look nicer than it is. It was a body shop that has a garage area and an office area. He wanted to see how it works and make it look like retail not like a garage as it does now. He has been a commercial painting contractor since 1958, he is the 3rd generation, Little Britain LLC. Over time he also bought some properties so it's just him and his secretary.

Attorney Dickover explained that this site has had no prior site plan approvals hence it requires site plan approval. That's why it's before you.

Building Inspector Stickles explained that it was a body shop for many years and it went out of business but the body shop was never technically allowed in that zone. He is in the process of purchasing it he put in an offer. He couldn't give a site plan waiver because it has no prior site plan approvals.

Engineer Queenan said that a zoning table and parking table and a basic site plan are needed to prove it meets current site plan requirements for the number of parking spaces required in the code.

Chairman Plato asked if it was paved.

Building Inspector Stickles replied that a lot of it is paved but it would have to be if it is not.

Mr. Harrison replied that there is some paving here and there but that will all go at some point. He wasn't going to do it right away as he wanted to get in and see what he had to do to improve the place. There will be no traffic in there whatsoever.

Engineer Queenan it's not about traffic it is the requirement for parking based on the square footage of the building which is required in the code.

Attorney Dickover explained this property is not approved for anything that's why he is here to get the site plan approval so in the future a waiver could be granted for future use.

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Engineer Queenan explained it should be a complete site plan.

Attorney Dickover shared his memo with the applicant. The Board could issue a waiver of those site plan elements that were not mentioned or brought up by the Board. A Public Hearing can be waived at the discretion of the Board. Maybe you want to see the site plan first before we do that. The SEQRA process is a project subject to SEQRA and the applicant submitted a short form so this would be an unlisted type action. As such you need to determine whether you will conduct a coordinated or uncoordinated review and then declare yourself as lead agency. Perhaps you want to wait the 30 days but you could do it this evening. He asked if the State DOT has to be involved in this due to the existing curb cuts with no exterior changes and parking and pavement is minimal or don't we know?

Engineer Queenan replied it depends on how far you want to take it. You can send to DOT and they can comment as a change of use or they can say he has an existing curb cut not much room to make or change the way it goes. You only have 50 feet of front there so it is pretty much where it is it's not like he's creating one. So it is up to the Board unless there is a known issue out there or a problem.

Attorney Dickover replied that you could do an uncoordinated review, declare lead agency, and type as unlisted. This has to go to the county for a 239 review. Just note that on the short form number 14 wasn't answered.

Member Pearson made a motion to declare the Village of Walden Planning Board as lead agency, and to type the 83 East Main Street, Site Plan Approval as an unlisted action for an uncoordinated review. Seconded by Member Dore. All Ayes. Motion carried.

Chairman Plato suggested the applicant get another site plan and get on the next meeting on the 15th if he can get it done.

C. DISCUSSION ITEMS:

C.1 Proposed Auto Parts Store, 78 Oak Street, Rear Building and Signs

Building Inspector Stickles explained in his opinion this has to go through a site plan amendment but he would like the applicant to describe what he is doing first before we go that route.

Tim Horton, Property Manager for the applicant, wanted to discuss dividing the warehouse space currently underneath Anytime Fitness where Thruway Sporting Goods is currently using it as a storage area and they would like to have the other half an auto parts storage and distribution location but not for retail. The only additions is adding a small office and bathroom in the corner as well as a sidewalk to get to the door.

Chairman Plato asked about the sign issues down there with the Laundry Mat and the Smoke Shop signs.

Mr. Horton replied that John promised he will address that next week on the 15th. The auto parts store already has a store located in Northern Jersey but is doing a lot of business up here so he wants to have a hub here. The Laundry Mat guy Jeff Maynard would also like to put a few large commercial machines in there to do sheets and towels for hotels and is in the process of getting an actual layout for that.

Member Dore commented you might be adding truck traffic in the back.

Mr. Horton replied occasionally but they have their own loading dock there. They get a few deliveries a week and a few employees a few times a week to load up but for the most part it is storage. He is looking to see if you are requiring a site plan amendment for us to move forward with dividing the space. They will be building a small office and bathroom and sidewalk to connect to the parking lot.

Chairman Plato asked if it is a retail component where someone can pick up parts if they ordered them.

Mr. Horton believes that is true but not just any consumer can do that, it is more like a dealership.

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Engineer Queenan replied that regardless if it is retail or not it needs an amended site plan. Everyone else has come down for a site plan review. It looks like this will expand into something further so come for all and be done.

Mr. Horton confirmed they need the application and then need to see more details of the proposed site plans.

Engineer Queenan commented about signage maybe do it all including any lighting modifications and the sidewalk and the loading dock should be shown and accessible for the trucks coming in. Need to add the designated parking spaces, landscaping, and restriping as well. Show it all on the plan.

Mr. Horton replied they will have that to you. They also have a proposed tenant for the old bank space and we will add that to the amended plan as well. They just want to make it look like the rest of the plaza with the hardy plank and matching the design and style and repave around it. It is a local jewelry guy who is interested in the building because it already has a safe in it so he would like to keep that.

Chairman Plato suggested that they do it all at once unless you feel one portion will take a longer time to do than the rest. Be sure to show everything on the proposed plan.

Mr. Horton presented a photo of some proposed signs to be located on the interior of the plaza to guide people to the back of the plaza where the gym and karate are located. It would be 3 signs altogether. IT would be a 4 by 4 sign and from the ground to the top it will be 6 feet high. No lighting. There is a small sign there now that says truck route. We are proposing to replace that with this to help draw business for the other tenants back there.

Member Pearson feels it is really large and in your face when you get in.

The Board was concerned with the size of the proposed signs.

Chairman Plato suggested maybe they put a markup there to see how it looks. It is already congested when you come into the plaza.

Mr. Horton reiterated that the sign is just for those in the back.

Member Pearson commented that placement will be key, if it's up the hill a little bit site distance wise.

Mr. Horton stated that the last thing they want to talk about is that they want to redo the trash enclosure for Franco's Pizzeria. They are not looking to move it, just redo it. It is just plank wood but they want to do it similar to Anytime Fitness' enclosure.

Engineer Queenan said that previously Franco said he was going to incorporate that into his application.

Mr. Horton said he talked to him a number of times and they don't want to move it, just want to change the fencing and enclose it. He did want to move it but now he rethought it and doesn't want to move it now as it is not worth it to him now. If he needs to come and do that part himself he can let him know he wasn't sure about the process for that.

Attorney Dickover stated it could come to the Board however but the Board can't consider 2 different applications at the same time. If Franco withdraws his application to relocate it and then John can the change in style and make it part of his amended site plan.

Engineer Queenan feels if you tell Franco to just amend it on his site plan that would be a lot easier.

Mr. Horton confirmed he can amend his plan to show this proposed enclosure on the plan.

Engineer Queenan replied yes.

Chairman Plato asked about the hours of operations in the attorney's letter to the Board about a previous applicant, he thought you couldn't ask for hours of operation any longer.

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Attorney Dickover replied it is a considerations for the Building Inspector for him when he is considering when someone comes to him for a site plan waiver. Generally not for the Board's consideration. You can ask the applicant to abide by them but they don't have to so it gets touchy there.

D. INFORMATION ITEMS: None

E. CORRESPONDENCE: None

3. COMMUNICATIONS: None

4. EXECUTIVE SESSION: None

5. MEETING ADJOURNED at 8:17 pm

RESPECTFULLY SUBMITTED

Tara Bliss, Village Clerk
Planning Board Secretary