

Village of Walden
Planning Board Meeting
December 19, 2018

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

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

1. APPROVAL OF MINUTES:

November 5, 2018

Chairman Plato mentioned that it should be "moved to approve the minutes"

Chairman Plato asks Attorney Dickover, on 78 Oak St Architectural Review Board, did you recommend to table until March? Do you review these?

Attorney Dickover said that yes, but he didn't pay attention to this particular set.

Building Inspector Stickles mentioned that John said he was gonna take over and bring it to the board.

Engineer Queenan added that John Joseph was here and Franco had the application for his canopy and dumpster and John was supposed to talk to him about the dumpster so John said to table Franco until 6 months, because the canopy was an outdoor thing.

Member Wilkins moved to approve the minutes for November 5, 2018. Seconded by Member Pearson. All ayes. Motion carried.

2. BOARD BUSINESS

A. PUBLIC HEARINGS: None

B. FORMAL APPLICATIONS:

B.1 Overlook at Kidd Farm, Site Plan/Subdivision

Jerry Jacobowitz said since the last that we have been here, I don't think we're in the position tonight to make a decision other than put it on the January meeting. The complete report for cultural resources has gone to SHIPPO, it's gonna take 2-3 weeks for turn-around time. The easements that were requested in Bob's letter, we did the draft agreement and sent it to Bob. The covenant restriction for the HOA have been done in draft and Bob sent me a comment list on it today. Most of which I don't have a problem with, but some of those things in there may be required by the AG.

Attorney Dickover said that looking at it, it looked like you were trying to restrict 5 lots. Seemed odd to me.

Chairman Plato asked if it was a restriction by the AG.

Mr. Jacobowitz said that it may be. The idea is to prevent the developer from controlling the HOA.

Attorney Dickover questioned doesn't the developer want to maintain control until they're out.

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Mr. Jacobowitz said yes, but the AG may say that he doesn't approve that. I don't know the answer, but that's the issue. We prepared the covenant for the deed for the affordable housing and it's being reviewed by you and the village manager and Dave Donovan. The affordable housing plan we have done. Identified specifically the 21 units that are required. We got the list today from John of his review comments as an engineer and it's about 5 pages. It's very detailed and got it over to Ross. So, we're not ready to answer those kinds of things for you today.

Chairman Plato asked if he found out if he had to change the size since you reduced number of affordable by about 20 units.

Attorney Dickover stated that we decided that they do not. It seems the Village Board was not concerned about changing the bulk area of frontage for these lots.

Chairman Plato questioned is it a code violation.

Attorney Dickover said no. They made some provision, it's not particularly clean but this map that is presented to you now does meet both requirement under that local law.

Mr. Jacobowitz added that the salutary effect of it is that it's gonna be harder to know which are the affordable units because there will be 21 not affordable of the same basic unit. Don't know if it's worthwhile getting into the nitty gritty of it, because my intention is, as soon as I get some answers, I'm gonna call Bob and go over, sit down and go through it, rather than back and forth e-mails. Ross will get back with you. Hopefully between now and the January meeting we'll have been able to answer all this stuff.

Chairman Plato said that the meeting is the first Monday, January 7th.

Mr. Jacobowitz added that it's better off on the 16th. Wait, can't do the 16th, we can try to do it the 7th. I definitely can't be here the 16th.

Chairman Plato asked when the last extension was until.

Mr. Jacobowitz said Sept 30th.

Attorney Dickover added that it was done in September and is good until at least March.

Member Wilkins asked if it would be better to do this at the work session in February.

Mr. Jacobowitz said to let's see how we do between now and January 7th.

Engineer Queenan wanted to confirm that he wanted to do the final subdivision approval along with the final site plan for section 1.

Mr. Jacobowitz answered; yes. And a conditional final for the rest. We hope we'll be able to do it and put in for section 2, we will already know what we will need to do to satisfy section 2 and 3 and 4.

Chairman Plato stated that the extension is March 31, 2019.

Mr. Jacobowitz said that's not gonna be enough. Will probably need an extension.

Chairman Plato said to put it down for the 7th.

Mr. Jacobowitz added that we will see where we are. There's a lot of paper work at this point.

B.2 Approve Invoice #322241, 322362, 143445 for Overlook at Kidd Farm Project for Payment

Mr. Jacobowitz said that Dean sent the bills to him for review and he raised an issue about it, but it is not going to be resolved tonight.

Chairman Plato, lets tabled it for this evenings meeting.

Member Wilkins made a motion to adjourn. Seconded by Member Pearson. All ayes. Motion carried.

B.3 Monument Signs Approval for 75 Orange Avenue

Elba Bizoni, of ASI, New York, presented the proposed changes to the signs that will be placed in the existing monument sign for HRH Care Community Health Care

Chairman Plato questioned if this is replacing the sign that's there.

Ms. Bizoni answered; yes.

Building Inspector Stickles explained that the trouble is in our code requires all signs to be approved, even if you take a sign off and put a new sign on.

Member Wilkins asked if it's internally lit.

Ms. Bizoni replied no.

Member Pearson made a motion to approve the new sign to be placed in existing monument sign located at 75 Orange Avenue. Seconded by Member Wilkins. All ayes. Motion carried.

Building Inspector Stickles mentioned that the bills for Overlook, for the Planning Board consultants need to be approved before they can be given to the Village Board for payment. They have to be approved by this board, and Jerry's letter indicates that he doesn't approve of one of our consultants sitting here charged time, which I don't think has been done, so everybody review it, and we will place on the next meeting agenda..

Chairman Plato added that if there was no applicant, we wouldn't need it.

Attorney Dickover said that he bills the board the time that the applicants are in front of you.

Building Inspector Stickles said that he questioned Lanc and Tully bill's.

Chairman Plato said that he conditionally approved John's.

Member Pearson made a motion to close the meeting. 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

5. MEETING ADJOURNED at 7:45 pm

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RESPECTFULLY SUBMITTED
Marisa Kraus, Village Clerk
Planning Board Secretary