

Village of Walden  
Planning Board Meeting  
September 16, 2019

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

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

**1. APPROVAL OF MINUTES:**

Tabled

**2. BOARD BUSINESS**

**A. PUBLIC HEARINGS:**

**A.1 161 Millspaugh Court:**

**Ross Winglovitz:** This is just a little over one acre plot on Millspaugh Court just off of Coldenham Rd. The proposal is to subdivide the one acre parcel into three lots of about .3 to .4 acres each. We would extend public sewer and water up Millspaugh Court. In order to do that, lot one would be serviced by gravity. Lot two and three would have a small residential pump stations that would pump up to the gravity system that flows down on Coldenham Rd. The water and sewer mains will have to be approved by the Department of Health and DEC respectively, as well as will need permits from the DPW to perform the construction. All drainage from the site flows forward to Millspaugh Court and then flows to the north to the drainage system. Proposed as three one family residence. Maximum of four bedrooms.

**Chairman Plato:** All your details have been answered?

**Engineer Queenan:** Yes.

Member Pearson made a motion to close the Public Hearing. Seconded by Member Thompson. All ayes. Motion carried.

**Attorney Dickover:** Ross, we will need the OC Department of Health approval for the water main extension. Will need NYS DEC approval for the sewer main extension and the NYS DEC storm water. Notice of intent?

**Ross Winglovitz:** We under any thresholds for that.

**Attorney Dickover:** So, you don't need that any longer?

**Ross Winglovitz:** Not needed.

**Attorney Dickover:** From the Village of Walden Department of Public Works, what do we need in the way of water and sewer extensions?

**Engineer Queenan:** Nothing officially from them. They reviewed the plan and in concurrence with it at this time.

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**Attorney Dickover:** We need from the County DPW, work in the road permit?

**Ross Winglovitz:** Utility work permit.

**Attorney Dickover:** Going to need a utility service plan agreements pursuant to Village Code. Going to need a Village Clerk performance bonds and surety with public improvements. Are there any technical issues, John that haven't been addressed? There's going to be a determination for Park Land fees in connection with this project.

**B. FORMAL APPLICATIONS:**

**B.1 161 Millspaugh Court, 3 Lot Subdivision**

Member Pearson made a motion to adopt 161 Millspaugh Court, 3 Lot Subdivision. Seconded by Member Thompson. All ayes. Motion carried.

**B.2 One American Way**

**Jim Van Houten:** Resubmitted a site plan with the corrections that were needed.

**Engineer Queenan:** I did get a message from Howard and maybe I was misunderstood, but he said he is submitting a new application. There is another addition. The only comment I have is the property is OL-I, there's no I, but you have the right bulk numbers. You had the original 80 x 50 addition in the rear.

**Chairman Plato:** Do you have the height of these on here?

**Jim Van Houten:** The height is not going to be as high as the building that's standing.

**Chairman Plato:** Robert on this, is our Architecture Review required?

**Building Inspector Stickles:** You have generally asked in the past what the material will be on the outside.

**Chairman Plato:** Material and maybe a rendering of what the building is. If it's within height limitations.

**Building Inspector Stickles:** 35 feet throughout Village.

**Attorney Dickover:** That should be added to the bulk table. Existing building is 44 feet, which exceeds already. The question is going to be what's the proposed addition height? And that should be added into the bulk table for the addition.

**Engineer Queenan:** You have 10 acres listed. Your bulk table says 9.

**Chairman Plato:** One may be Town area and the other area may be Village of Walden. I'm guessing.

**Engineer Queenan:** Then you're showing this from the proposed addition and showing the setback through the town parcel. You're going to need to take it to the Village property line. The primary building is actually less than 30 feet. But the addition should be greater. What's this new addition going to be for?

**Jim Van Houten:** It's going to be used to handle the lumber and a cover for if the guys work outside.

**Chairman Plato:** Would it help if they had all of dimensions? I think it would be nice to have on the site plan.

**Attorney Dickover:** Dean is telling me that the first proposed addition that you came in with, you're showing it as 166.3 feet from the corner of that building out to the to the property line. That's going to be a side yard. The actual dimension by our village code, we measured that from the corner of the building to

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this Town/Village, but it might require a variance. Look at the other corner of the existing building, it's 29.1 feet. It's close. So, that may require a variance. We're going to need to see the actual dimension there.

**Engineer Queenan:** I think he'll be okay, because he has 29 on the short corner and it angles away.

**Member Pearson:** We have to make sure the other one is not 30 or more.

Member Thompson made a motion to adopt Lead Agency. Seconded by Member Dore. All ayes. Motion carried.

**Chairman Plato:** Do they have to come back for the Architecture Review Board?

**Building Inspector Stickles:** He can do it all right here. I had asked Jim to provide you with what the outside style and metal is going to look like, what the roof would look like and just an outside rendering of the building or the back addition.

Member Pearson made a motion to waive the public hearing for the proposed amended site plan. Seconded by Member Thompson. All ayes. Motion carried.

**B.3 Overlook at Kidd Farm**

**Jerry Jacobowitz:** There's three items that we need to button down. One is getting a draft of a resolution or final approval, which we need to come from Bob. Or I can do a first draft and send it to Bob, whichever way. I would like his copy of the resolution you're going to do for Millspaugh Court, because I'm going to follow that outline.

**Attorney Dickover:** You're probably better off following a resolution like a preliminary approval that you have and work off of that.

**Jerry Jacobowitz:** Okay.

**Attorney Dickover:** Your office also did a resolution over in Warwick a few years ago for a project that was called Warwick Commons. Much of the content of that decision is going to flow through this one.

**Jerry Jacobowitz:** Second thing is, SHIPPO. They have the full Cultural Resources Report, Phase 1, 2 and 3. The consultant recommended there was nothing there that warranted consideration. He didn't say it in strong enough language. They want three areas checked again. We've hired the contractor to do it. He's been on the site and that's what I was e-mailing Ross about. We anticipate getting a report within a couple weeks. The third is we have to deed a sliver of land along Coldenham Road to the County. When they reviewed the plans, they wanted a little widening of their highway right away. So, we have to give them a deed which has to go to DPW and then it goes to the County. The County Legislature has to accept a deed of real estate. That's all in the works. We formally listed the property for marketing. So, we figure it's going to take at least a couple of months to get through the resolution that you folks are going to adopt. The SHIPPO, there's no prediction about how long they'll take once it gets there. We hope it will be there in two weeks. We do need a further extension. We don't want the approval to expire at the end of October. May will give us enough time in the spring for the things.

**Chairman Plato:** I didn't realize that you asked for a date.

**Jerry Jacobowitz:** May 31, 2020.

**Building Inspector Stickles:** Are you going to take that extension from October 31, 2019 May 31, 2020?

**Jerry Jacobowitz:** Yes.

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Member Dore made a motion to grant extension from October 31, 2019 to May 31, 2020 Seconded by Member Pearson. All ayes. Motion carried.

Member Thompson made a motion to close the meeting. Seconded by Member Dore. All ayes. Motion carried.

**C. DISCUSSION ITEMS:**

**D. INFORMATION ITEMS:** None

**E. CORRESPONDENCE:** None

**3. COMMUNICATIONS:** None

**4. EXECUTIVE SESSION:**

**5. MEETING ADJOURNED at 756pm**

RESPECTFULLY SUBMITTED

Marisa Kraus, Village Clerk  
Planning Board Secretary