

Village of Walden  
Planning Board Meeting  
January 27, 2020

Chairman:	Stan Plato	Present
Members:	Jay Wilkins	Present
	Lisa Dore	Present
	Jason Trafton	Present
	Zac Pearson	Present
Alternate:	John Thompson	Present
	Phil Hopkins	Absent
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:**

Member Wilkins made a motion to approve December 16, 2019 Minutes. Seconded by Member Pearson. All ayes. Motion carried

**2. BOARD BUSINESS**

**A. PUBLIC HEARINGS:**

**B. FORMAL APPLICATIONS:**

**B.1 126 North Montgomery Street, Falcon Rest, Conceptual Plan**

**Larry Marshall:** We made some revisions, but the vast majority of the revisions that we made were to address John's comments. Mostly minor technical in nature. The major items that we did revise, we have added all of the trees of significant size within at least within 50 feet of the north and south boundary lines. Trees of 8 inches and larger. We did not make an assessment, because it was in leaf off conditions, a little bit difficult to identify. You can see all of the trees on lot 2 and on sheet 3 you can see all of the trees that are being removed. The trees of significance that are remaining have all been shown on sheet 1. At the request of the applicant, we added a 4 foot retaining wall along with the southerly boundary of the drive aisle. What that does is it significantly pulls the grading in towards the building and maintains the buffer along that line. The closest grading is about 20 feet at its nearest point, with the majority being about 30 to 35 feet away from the boundary line.

**Chairman Plato:** The finish floor line of the first floor is how low compared to that bank?

**Larry Marshall:** The finished floor elevation is at 531.69 with the high point being 548, so it's a little less than 17 feet. As you remember, it does drop back down to where their homes are. Those are the major changes that we made to the plan. We fixed the grading that was along the Spark's residence. He also revised the plans to address the comments from the Fire Department. We have revised the truck driving diagram to utilize the vehicle that they have provided. The truck can really easily maneuver through the whole facility without having to do any reverse movements. We've revised the landscaping plan. He did pull the landscaping in. We're still proposing to bring the site with the trees, but we've pulled that in to the edge of the proposed grading as opposed to where it was. We didn't want to clear trees to plant trees.

**Chairman Plato:** What size trees do you propose?

**Larry Marshall:** Around the perimeter, they're all 6-10s. Standard planting height for evergreen trees. The deciduous trees along 52 as well as up the entrance drive are 1/2 to 2 inch.

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**Member Trafton:** With the evergreen, the only concern is 6-10s are regular size. It does take time for them to get there. Looking at Winding Brook, I think it was put in about 2001 and the trees were planted there.

**Building Inspector Stickles:** Winding Brook was in the 90s.

**Member Trafton:** You can see the evergreens along the white picket fence there. They weren't the best. But unless you get really good quality stuff and plant properly, it does take time.

**Chairman Plato:** Is it worth it to do something that's fast growing and then something that would last longer at the same time?

**Member Trafton:** People do that, but the stuff that grows faster is more susceptible to disease.

**Chairman Plato:** My concern is we do screening and initially when it goes in, it really serves almost no purpose.

**Member Trafton:** The shrubbery near the retention pond, the small shrubbery, I think 18 and 24 inch and the scale that is pretty small in just my opinion.

**Member Pearson:** Storm water wise, state design manuals have specific plans for like practices. I'm guessing a lot of those shrubs are stuff that's meant to be smaller and have uptake.

**Member Trafton:** My concern is that, I've seen other projects where stuff has been installed in small and unless it's in some sort of bed or something is maintained really well, it doesn't last.

**Larry Marshall:** Specifically relating to the 2 storm water basins that are on here, the treatment basins, the 1 up on the north side and the 1 you're referencing down the south. We don't landscape them because we want them to look pretty. We landscape them because it's a requirement for their depression. They're a basin. As you drive down the road, there's an intermediate berm and then it drops back down. You will see the top of them.

**Member Trafton:** I'm not saying for esthetics, I'm saying for actual viability. They don't last. Just want to say that you may want to put them in some sort of bed so that they will just get hit by a mower or a weed whacker.

**Larry Marshall:** You want more formalized beds up near the building.

**Member Trafton:** I know that the aesthetics are going to be a big part of the overall look. And even though this is more of a functional thing for a retention pond, as someone drives up, these are little things that are really noticeable. Maybe that would help, to cluster them a little more. They do better when they're in type groups.

**Chairman Plato:** What if it was bermed, to also kill the visual impact?

**Engineer Queenan:** If you put a berm in there it looks tight. It would be would make the backside much steeper.

**Member Trafton:** My concern isn't the screening of it. It's just the actual quality of it.

**Chairman Plato:** My concern is the screening, too.

**Larry Marshall:** We can clump them together as long as John's okay with it. We'll clump them together and then we can do a landscape cover.

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**Engineer Queenan:** Essentially, you have the deciduous trees going up along 52, the entrance drive and then you have the evergreens right here on site.

**Larry Marshall:** If the board wants to see any alterations to the landscaping plan, we welcome any comments.

**Chairman Plato:** My concern is still the visual impact of the site. That's why I thought if we berm it more, it would be less of an impact.

**Member Pearson:** I did read John's comments about sections through the site. I think that would be helpful.

**Chairman Plato:** Initially, that's what we had discussed. I think there should be some generic cross section that you just take sketch in the building, the existing house, sketch in the building and just give perspective with the proposed grading. Example, I've done it all over the county. Pretty simple. It may actually prove that looking from 52, you will actually get above the hill.

**Larry Marshall:** They take a little time putting it together. They are simple. We can do them. Just give us some indications where you'd like them and we can provide them.

**Engineer Queenan:** Probably want one from 52 from the entrance, straight through.

**Larry Marshall:** Do you want any from the sides?

**Member Pearson:** Definitely. I would. Probably do the 1 in the front corner where it's at grade. From Liberty across. Then maybe 1 in the back.

**Member Trafton:** If you can incorporate that new retaining wall just to show where you're at.

**Larry Marshall:** We'll represent existing content, existing grade and represent proposed grade. You'll be able to see the building as well. It's not going to give you of an artistic rendering, but it will give you a visual.

**Member Pearson:** Anywhere you take the view from 52 in, the grade there is essentially, it's the same contour all the way across almost. It's not like you're picking up or gaining anything. Do you want another one across the back?

**Engineer Queenan:** If you could add the general house locations on Liberty in the area there and incorporate that also into the cross section.

**Chairman Plato:** Did you look into the balancing?

**Larry Marshall:** Yes. There's a note on sheet 1 related to that.

**Engineer Queenan:** The other comment I had was the sidewalk. Proposed sidewalk from 52 on the frontage, only on one half of the boundary. It should be full. You can incorporate that and then incorporate a crosswalk at your entrance. The only other item that I have as outstanding, you were planning on providing renderings to the board.

**Larry Marshall:** Waiting on that.

**Engineer Queenan:** The rest of them are fairly technical or just notes of where he has to go and do. We did receive a letter from SHIPPO. There's no impact, so that's off the table. At some point, you have to go back to the Village Board and discuss zoning and then maybe the variance from the ZBA.

**Larry Marshall:** Regarding the Village Board, that's up to the applicant.

**B.2 12 Main Street, Architectural Review, Sign(s)**

**Patty Brooks:** I'm representing Wallkill Valley Federal Savings and Loans for their site plan application for their existing building located at Main Street and Ulster Avenue Intersection. We are back for approval. As you're aware, we do have the existing conditions. Right now, everything is blacktop at the entire entrance. What ends up happening at the intersection is a lot of people try to circumvent the light by going cross lots. To try to calm the traffic a bit, they are proposing to narrow the blacktop driveway and plant some green space at the intersection where the sign will be placed. At the same time, they're going to reconfigure some of the handicapped parking in the front. A new addition to the plan tonight, that is not on the map that you received, I had neglected to propose a crosswalk from the handicapped parking on Ulster Avenue over to where the entrance is going to be. The new sidewalk in front of the building. The other addition that's being made is to restripe the parking spaces along Ulster Avenue to a diagonal so that they will be better accommodating to larger vehicles. By narrowing the entranceway and putting new curbing in and channelizing the throat down to 12 feet and planting this green space in here. It will make it a lot more difficult and less enticing for somebody to be zooming through there.

**Member Trafton:** The only thing that I can see is, as tight as it is in that corner, if somebody is either parked there or just stops, it's going to really get congested, because as it is now, you can get by. Which is ok.

**Patty Brooks:** That area we left alone. We recognized that there was not a huge amount of room there. In fact, we're proposing new curbing here to pull that back a little bit and then just curving along the sidewalk. But that we're not going to narrow.

**Member Wilkins:** Narrowing it to how many feet?

**Patty Brooks:** At the narrowest, 12 feet. Fire truck would still be able to get through it.

**Member Pearson:** Does the DOT have any say?

**Engineer Queenan:** No. They can if you want them to. They're not proposing any changes to their existing.

**Patty Brooks:** We actually FOIL'd them for their maps and we can see where they're telling me their boundary line is. We're not proposing any changes at all.

**Member Pearson:** It's all internal. You're not doing anything with your curb cuts on either the state road.

**Patty Brooks:** Correct.

**Engineer Queenan:** I do have some comments on this. This requires a 239 referral. As for SEQR, EAF, it would be considered a Type 2 action. You would take the action as a type 2. Based on the review of the site plan, we will need to strike detail from the handicap spaces. Make sure all the handicapped spaces get signage. NYS has a supplement for the handicapped, that requires you to provide loading zones for every handicapped space. 12 foot wide access is very tight, however it is acknowledged that it is existing. You just need to confirm that the angle of the one way spaces can get out in 12 foot wide. Let's get that angle defined. Wasn't sure what was going on at the entrance of 52 and 208. You have the one way arrow coming out, going into the turn arrow. I don't know if we can take the time at this point to clean that up. Maybe do some additional pave markings there. The one coming in is intended to just be a right turn

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in only. They can't go straight. There is a one way sign, but you might want to put some additional signs, maybe a "Do Not Enter" and/or put a pavement stripe with a bar saying "Do Not Enter". Then paint the arrow as a right only, just to just to clean it up. I wasn't sure if you wanted to add additional signage saying "Do Not Enter" there as well. Then the parking table needs to be revised to reflect 2 handicapped spaces and concrete shell be 4000lbs.

Member Wilkins made a motion to make this a Type 2 in regards to SEQR. Seconded by Member Trafton. All ayes. Motion carried.

Member Thompson made a motion to waive Public Hearing. Seconded by Member Wilkins. All ayes. Motion carried.

**Patty Brooks:** I want to know if I need to add it to the site plan, is they have some concerns that the lights that are on the exterior of the building right now are maybe not as pleasing as they could be. They're kind of very bright. I know that most of the Planning Board now, especially on the county level, prefer that you downsize the lighting somewhat. They haven't picked out lighting fixtures yet. Does that need to be part of the plan? Or since there are existing lighting fixtures on the building and we're going to tone them down?

**Engineer Queenan:** My suggestion would be to make a part of this plan.

**Patty Brooks:** Ok. They don't have them yet. I can tell them that I need to have by next month for this board.

**Chairman Plato:** Nothing to do with the monument sign, yet?

**Patty Brooks:** Yes, the monument sign is part of this application at the intersection.

**Building Inspector Stickles:** That would be for Architectural Review. But you can do it in conjunction with the next meeting. My only concern and we've talked about it is that sign being at that intersection and the sight distance. I'm not sure whether the traffic light supersedes that or not. I think that's something that maybe Rob could give you an opinion on.

**Patty Brooks:** Yes, because there is the other obstructions. This is quite a bit off. We can actually stake it out.

**Building Inspector Stickles:** The other obstruction belongs to the state.

**Patty Brooks:** I did check the code with regard to corner clearance and I think we're ok with that.

**Building Inspector Stickles:** I believe so. But it's just that sign being there.

**Patty Brooks:** We certainly can lay it down on the ground so that you can kind of get a visual of it and see what the height and location is going to be. But we didn't find it to be an obstruction.

**Engineer Queenan:** I'd say if you're going to stake it out, just by let Dean know when it's done.

**Patty Brooks:** Ok. Dean, do I also need to come back before the Architectural Review Board for that sign?

**Building Inspector Stickles:** Same board.

### **B.3 Walden Baptist Church**

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**Ray Valk:** We're moving the property line to the middle between the 2 properties, rather than real close to 1 building and far away from the other. That will give ample room on both pieces of property so go around the building without walking on a neighboring property. Right now, we own both properties. We can do that. But if we ever sell it, you're stuck. We're not proposing to build anything.

**Chairman Plato:** Do they meet the zoning requirements?

**Engineer Queenan:** Yes, with preexisting non-conforming use. The applicant did provided a short form EAF. But since the SEQRA regulations have been revised middle of last year, lot line changes are considered a Type 2 action. According to Rob, the code doesn't make any differentiation between lot line change and subdivision and requires a public hearing. And it has to go to the county for 239.

Member Wilkins made a motion to make it Type 2 in regards to SEQR. Seconded by Member Pearson. All ayes. Motion carried.

Member Pearson made a motion to set Public Hearing for February 24, 2020 at 7:30pm or soon thereafter. Seconded by Member Trafton. All ayes. Motion carried.

Member Dore made a motion to adjourn the Planning Board meeting. Seconded by Member Wilkins. All ayes. Motion carried.

**B.4 150 Coldenham Rd**

Member Wilkins made a motion to approve sign. Seconded by Member Dore. All ayes. Motion carried.

**B.5 Approval of Invoices**

Member Wilkins made a motion to approve invoices for Overlook at Kidd Farm. Seconded by Member Trafton. All ayes. Motion carried.

**B.6 4 Scofield Street**

**Pastor Thomas Reid:** It's called North wind Church of God. We're just using the same signs, just going to put a new name on it and colors.

**Building Inspector Stickles:** You're going to be located in the same location?

**Pastor Thomas Reid:** Same spot. Same people who did the old ones are doing the same signs. Same everything.

**Member Trafton:** How many signs are there?

**Pastor Thomas Reid:** In the window, there was some vinyl. We scraped them off. We eventually are going to get new windows, new store fronts, something that's not single pane or insulated window. A new door. The one is cracked. That needs to be updated. Do I need to get a permit for that?

**Building Inspector Stickles:** Yes.

**Pastor Thomas Reid:** Ok. There's one in the back and one on the side of the building.

Member Thompson made a motion to approve. Seconded by Member Wilkins. All ayes. Motion carried.

**Building Inspector Stickles:** I would like to make one comment. With the signs. Should there be some continuity to the signs as far as colors, styles? Instead of everybody having their own? Materials are fine. Should there be a guideline that I could give out that this is what the Architecture Review Board is going to actually look for?

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**Member Dore:** I would be happy to help with writing.

**Building Inspector Stickles:** We don't need a committee, we can do it right here.

**Member Trafton:** How specific?

**Building Inspector Stickles:** That's up to you, because you are the gentlemen that look at all these signs and approve them. Is there something that all of you like the look of that's downtown or somewhere that you'd like to bring to the downtown area?

**Member Dore:** I like the black and gold.

**Chairman Plato:** I think it would be good.

**Member Wilkins:** You should have something going on.

**Building Inspector Stickles:** It's something to think about.

**Chairman Plato:** I still like to go over that thing about subdivision.

**Building Inspector Stickles:** I have the map that we actually did approve. Stop in and I'll show you.

**Chairman Plato:** The last thing we had with signs, the lighting, people did their own thing anyway. .

**Building Inspector Stickles:** If I have some kind of a guideline, that's what everybody would like to see. I can give that out.

**Engineer Queenan:** If you say in your guidelines that you are going to use red, black and gray. Then you'd have to change the code.

**Chairman Plato:** I think we would have to come up with a recommendation.

**Building Inspector Stickles:** We can send it to the Village Board.

**Member Pearson:** Going back to the other signs. Is that a requirement for site plans to have sign up?

**Building Inspector Stickles:** That's not in our code. It was something that was recommended probably 8, 9 years ago so that everybody knew exactly what the project was.

**Member Pearson:** When we go to through other boards, we put a sign up as soon as we make the application, whether it's going to public hearing, anything. It says this will be on the meeting at such and such a date. It just lets people know as they drive by.

**Chairman Plato:** I think it's a great idea.

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

**C. DISCUSSION ITEMS:**

**D. INFORMATION ITEMS:** None

**E. CORRESPONDENCE:** None

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3. **COMMUNICATIONS:** None

4. **EXECUTIVE SESSION:**

5. **MEETING ADJOURNED** at 8:29pm

RESPECTFULLY SUBMITTED

Marisa Kraus, Village Clerk  
Planning Board Secretary