

Village of Walden  
Planning Board Meeting  
February 24, 2020

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Chairman:	Stan Plato	Absent
Members:	Jay Wilkins	Present
	Lisa Dore	Absent
	Jason Trafton	Absent
	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 Thompson made a motion to approve January 27, 2020 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**

Tabled

**B.2 12 Main Street, Site Plan Amendments**

**Engineer Queenan:** Regarding the sign just to ensure that there was no issue with the site distance there. The county was reiterating comments that we've already had. Minor comments, I think it's all pretty technical in nature. The biggest one, was the sign location staked just to make sure?

**Patty Brooks:** I attempted to stake it out but because it's not a lawn yet, I couldn't. I can meet Dean out there and we can mark it out.

**Engineer Queenan:** Even if you put some cones there at the location or something just to show where it's going.

**Patty Brooks:** Is that acceptable if I meet the Building Inspector?

**Engineer Queenan:** Ok, just to verify that it works.

**Building Inspector Stickles:** I can take pictures.

**Engineer Queenan:** It's a tall sign. Its 6 foot plus the goose necks. You're going to be close to 8 foot.

**Building Inspector Stickles:** Maximum size is 6 foot.

**Engineer Queenan:** The sign itself is 6 foot. But the lamps add another 30 inches.

**Building Inspector Stickles:** The maximum for a sign is 6 foot, doesn't say anything about lighting.

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**Engineer Queenan:** The only other question I had is do they have light locations? I would just note on the plan what type of lights.

**Patty Brooks:** We have now added all the existing lights that are on the building. If they do anything, they're going to remove the two front lights. Nothing new proposed at this point in time.

**Attorney Dickover:** The height of the sign with the goose necks, is that code compliant?

**Patty Brooks:** We received the sign design from Lewis Signs. They did adhere to the 6 feet from the base to the top of the sign. If there is an interpretation that the goose necks need to be lowered so that at least the lamp portion of it. I don't think it's an obstruction, but if there's a concern about the lamp portion, I can see if they can reduce that.

**Building Inspector Stickles:** I will have to check.

**Engineer Queenan:** Is the board going to approve the sign as part of the site plan?

**Attorney Dickover:** It's part of the application. The signage, parking and the landscape.

**Patty Brooks:** We will make sure that we comply with whatever your code requires.

**Building Inspector Stickles:** Just to clarify, you want to know about where the sign is going to go and make sure it doesn't obstruct, first?

**Engineer Queenan:** Yes.

**Patty Brooks:** It's a signalized intersection. Regardless if it's a red light, they have to stop here.

**Engineer Queenan:** But if it's green, you don't. There are codes that require this to be clear. There are certain distances clear. The sign may be fine where it is. I don't have a problem with making a condition. The board can look at this map and approve this map with the condition that the sign, you got to come back. I just want to make sure that's clear. Dean and I can meet you out there. Will check what we need. Because you have enough landmarks here. You have the crosswalks, the sidewalks. You have the curb, the poles.

**Patty Brooks:** Ok.

**Attorney Dickover:** Is that the only issue that we have, the location of the site?

**Engineer Queenan:** Pretty much. The rest of it was just technical items.

Member Pearson made a motion to approve the application of Wallkill Valley Federal Savings and Loan located at 12 Main St with conditions. Seconded by Member Thompson. All ayes. Motion carried.

**B.3 Walden Baptist Church**

Member Pearson made a motion to open Public Hearing. Seconded by Member Wilkins. All ayes. Motion carried.

**Building Inspector Stickles:** The Village put the notice in the paper and the mailings.

**Attorney Dickover:** It's subject to a 239 referral. Where are we with the timing of that? I haven't seen the letter coming back from them.

**Building Inspector Stickles:** It hasn't come back yet.

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**Attorney Dickover:** If it has to go, then we have to wait 30 days for a reply.

**Building Inspector Stickles:** It was sent 1/28/2020.

**Attorney Dickover:** Did it have to go?

**Member Wilkins:** I don't think it does.

**Engineer Queenan:** 500 feet to 208, it had to go.

**Attorney Dickover** The other thing is, I wasn't here when this was scheduled for public hearing, we had asked that the map be amended to show the existing condition on each lot and propose conditions on each lot. I didn't get a revised map.

**Engineer Queenan:** They did that.

**Attorney Dickover:** We determined that this was a Type 2 action. From a housekeeping standpoint, that SEQR process is concluded, but you still have to wait 30 days for the reply back from the County. The map was satisfactory to the board.

Member Thompson made a motion to hold Public Hearing open until March 16, 2020. Seconded by Member Pearson. All ayes. Motion carried.

**B.4 American Lumber, Site Plan Amendment**

**Jim Van Houten:** We submitted the final site plans. They were all amended.

**Building Inspector Stickles:** You have approved 2 additions on this map. Now they have decided on the front addition, they want to make it larger to incorporate some other things that they're going to do.

**Jim Van Houten:** We are proposing on the front and then as you might imagine, I've been talking with Josh, the president, we walked outside and he said if they get this new wrapping machine, they're going to need more space. We measured that up. Said that if they move in this direction, he could put up an overhang to cover the forklifts coming out. So, we are proposing for a building much, much, much larger than we're going to put right now. But in the future, if they ever wanted to build on, they would have permission to do that. What's proposed here is it's longer, you notice that there's a height restriction, which is 35 feet in the Village. The top of our building, we'd like to match the lines of the roof. The top peak is 37. We're not going anywhere near that. I told them if in the future, if they ever wanted to do that, they'd have to go back to the Zoning Board and get special permission to bring it up. At this point, following the roofline would be absolutely fine. It wouldn't come anywhere near even the 35 feet.

**Engineer Queenan:** The proposal addition was a 60x9 and now you're going to 65x330.

**Attorney Dickover:** You said that you want to have permission to build out the 330 feet, but you might not build that?

**Jim Van Houten:** At the moment, we're not building anywhere near that. In the future, over the next several years, we may extend it.

**Attorney Dickover:** But you are building something that you hope to be able to occupy. So, we have a staged construction proposal. Appears that you're going to want to approve in phases. Not sure how we'll deal with that. This board needs to give to you an approval to build because otherwise we don't know if you're done or not.

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**Ray Valk:** The 90 foot one is what we're going to build now.

**Member Wilkins:** What if we gave them permission for the 330?

**Attorney Dickover:** But if they never build it, it would never get done. How do we give them a Building Permit or a C.O. for something that they haven't completed? It's gonna be the same construction style?

**Jim Van Houten:** Yes. Steel structure would match the present building.

**Attorney Dickover:** What about internal utilities, sewer lines, water lines, electric line services?

**Jim Van Houten:** None.

**Engineer Queenan:** Are there any doors?

**Ray Valk:** There's a big overhead door going into the main building that they leave open all day. The new building will not have any doors. It's a work area just.

**Engineer Queenan:** What's the timeframe?

**Jim Van Houten:** The first stage of the building we would like to get started.

**Engineer Queenan:** You could scale this back and say this will be done within a year. Then you can come back and do the balance of it. Because if the board approves the site plan and you don't go for Building Permit for the whole thing, the Building Permit will expire and then you'll be back here anyway.

**Attorney Dickover:** Unless you could tell us now what the base construction is going to be, like the first section is 90 feet. The next section is going to be 100 feet.

**Engineer Queenan:** For purposes of SEQR, we can analyze in full. Then we could give them phased amended approvals.

**Attorney Dickover:** We would need to know what the sequence of work looks like. And if you can't tell us, then I think you're probably left to what John just said. You may just have to come back. You have an approval for 90 from before. So, you can build. If it's going to be 100 feet, maybe the quicker and easier way to get at it is to amend that application and apply to make that building 140 feet and come back with that. At least that way we can give you an approved lead and get it built and then you decide to go out bigger and come back into again and amend that site plan. Absent knowing from you what the sizes of these questionably build sections are, I don't think we can review that.

**Member Wilkins:** What do you propose, maybe 3 years for the whole thing?

**Ray Valk:** 3 or 4 years, probably.

**Engineer Queenan:** Can you strike a phase line? Would have to stick with this for 65x330. Then internally, delineates phase 1, phase 2 to be constructed at a later date. An application made to the Building Department at the time that you would like to go for that phase 2 Building Permit.

**Member Pearson:** If the total is still 330x65.

**Engineer Queenan:** We'll approve the whole thing environmentally and then it's just a split Building Permit. As long as you don't go out of that bounds of that footprint.

**Building Inspector Stickles:** That would work.

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**Member Pearson:** So, it's 1 amended site plan for the whole deal and just show us how you're going to break it up, phase 1 and phase 2.

**Engineer Queenan:** You won't be able to exceed what is on there.

**Jim Van Houten:** We might extend the dry sprinkler system into the site. That would be up to our insurance carrier.

**Building Inspector Stickles:** They would have to give me a schematic on it.

**Ray Valk:** As of right now, it's going to just be a work area during the day.

**Engineer Queenan:** You need to come back with a new EAF that has the addition of what you want. The only other issue was talking with DPW, they had a question about the water in the pump house. Something about a meter or something.

**Ray Valk:** There's a meter in the main building.

**Jim Van Houten:** We have a fire service and we pay \$650 a year just to have that.

**Building Inspector Stickles:** There's no meter reader on the sprinkler system.

**Engineer Queenan:** Where does your domestic come from?

**Ray Valk:** Domestic water comes from the road.

**Engineer Queenan:** Where's the meter for the domestic?

**Ray Valk:** Down the building.

**Engineer Queenan:** I'll get back to you. There's a concern that you have a lot of mains and hydrants throughout. Without it being metered, they don't know if they're leaking.

**Ray Valk:** Right up by 208, comes in, there's a 'T', it goes all the way down on a 2" line. That's the domestic. The fire goes through the fire system.

**Engineer Queenan:** Correct. There's no way to tell if the fire system has an issue right now, because it's not being metered, it's not being pressurized, nothing.

**Engineer Queenan:** The Village is going through a significant period of water loss. They're trying to find out where. The more area that we can get meters in and see, the better we are.

**Member Pearson:** There's no way to know if there's a line broken on your site or if there's leakage. There's no way to know because there's no meter.

**Engineer Queenan:** If a meter does get installed there, it should read 0. There are no fires or flushing. And if it starts to read flow, then something's going on internally on your site. That's what it's for.

**Ray Valk:** Who's cost is that?

**Engineer Queenan:** Yours. DPW can ask for it because of the loss. We got to figure something out.

**Jim Van Houten:** It has nothing to do without addition.

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**Engineer Queenan:** It does. You're expanding now. So, we need to verify that everything else on the site works and there are no issues.

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

**C. DISCUSSION ITEMS:**

**D. INFORMATION ITEMS:** None

**E. CORRESPONDENCE:** None

**3. COMMUNICATIONS:** None

**4. EXECUTIVE SESSION:**

**5. MEETING ADJOURNED at 818pm**

RESPECTFULLY SUBMITTED

Marisa Kraus, Village Clerk  
Planning Board Secretary