

Village of Walden  
Planning Board Meeting  
August 17, 2020

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

**Chairman Plato:** I just want to thank Marisa publicly, these are incredible. Robert, page 13 of the May 18th minutes, we passed a motion to set a public hearing at 7:30 and we started 6. Is that an issue? I don't think it is because we had pretty good attendance.

**Attorney Dickover:** The motion would have followed with a legal notice, I don't think it's an issue to worry about.

**Chairman Plato:** And a minor correction of page 5 of the June 15th minutes, says finished elevation is at 5313.69 that should be corrected. Not sure what it is. John?

**Engineer Queenan:** Not off the top of my head but will be somewhere probably in the 500 range. I can get that.

Member Thompson made a motion to approve the May 18, 2020 and June 15, 2020 with corrections. Seconded by Member Wilkins. All ayes. Motion carried.

**2. BOARD BUSINESS**

**A. PUBLIC HEARINGS:**

A.1

**B. FORMAL APPLICATIONS:**

**B.1 Orange County Transit, LLC, Bus Storage, Site Plan**

**Zach Peters:** I apologize, I'm covering this meeting for one of the other guys in my office. I believe this is our first time before the board on this application. This property has either been annexed into the Village or was in the process of being annexed in. It's an existing commercial facility. There are several existing uses here, including the Orange County Transit Bus parking area. What this application is for is for an expansion of that. \*referring to map\* currently, this line here is pretty much where they enter the parking areas. They'd like to expand into essentially the rest of the site, which is an overgrown gravel area now, to accommodate some additional parking for the busses as well as the employee vehicles there.

**Chairman Plato:** What's the state of the annexation?

**Attorney Dickover:** I have been informed that the annexation was completed. They still need to file some maps, offices, which may or may not yet be completed. But for all practical purposes, it's completed and the Board should be considered as such.

**Chairman Plato:** Were there any conditions with the annexation of any preexisting?

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**Attorney Dickover:** There was an agreement between the Village and the Town of Montgomery, which is a document capturing land use and zoning agreement between the Village of Walden and Town of Montgomery and Walden East, LLC regarding the Amthor annexation. 5 page document, 3 pages of details and 2 pages of signatures. Basically, the existing use at the time of the annexation was construed to be permitted uses and they are brought into the Village as permitted uses. I believe that all of the existing side yard and bulk area requirements were also deemed to be compliant with the Village zoning ordinance or the district in which the property was brought in and it was brought in to the Town as B4 zoning district. There is a caveat to that, any changes to the existing uses such as this would be, would need to comply with the bulk area requirements for the zone district. There are many that are not compliant, at this point, I don't remember that being part of this conversation.

**Zach Peters:** In terms of what was proposed, other than the parking, the only other thing they're looking for approval for is there are 2 existing trailers on the site. Which I know was in John's comments, that I believe were recently added, I think would not fall under what you were describing. They would be used as an office or break room for the employees to come in and have coffee or something before they would go out on a run. We can look into that and see how that would be applicable. I think that's the only other improvement. Everything else is essentially intended to remain as it is.

**Chairman Plato:** \*read letter from Jean and Larry Winum into the minutes\* those are issues that will have to be addressed. We're you provided a copy of this?

**Zach Peters:** Yes. Mr. Roberts just gave me one. Thank you. We can start looking into all of those. I don't see anything that won't be able to be addressed. I think as far as what I want to do is answer any questions I could, that the board might have and just see what other questions or comments you might have that we can look into to proceed.

**Member Thompson:** Stan, where are the Winums in the relationship to this? That's right where you want to put the existing busses, correct?

**Zach Peters:** What's proposed now is that the busses are in this back corner and the portion up front would be the employee parking. The employees would come in through the existing access, park and basically be kept as separate as possible from the rest of the site. I can look it up, but I don't know exactly where the house is on this parcel.

**Chairman Plato:** Did you see John Queenan's write up?

**Zach Peters:** Yes. I did get a chance to look through those earlier. Again, I don't see any major issues that can't be addressed.

**Engineer Queenan:** I think one of the major, major items is this is going to continue to be gravel. \*inaudible\* 200 vehicles to this parcel. How do we keep some sort of semblance of control without striping or some delineation of space. They may be able to park straight, but that's a lot of vehicles in a small zone. I think something has to be made.

**Zach Peters:** I can look into that now and see if I get some feedback from the owner. They do operate the one area next to where there's currently bus parking and I believe that's just gravel. So, it does work for them, but I'll see what insight they can give on that.

**Engineer Queenan:** Could you also show the lay out generally with how the existing area will fit in this area? Also concerned about the emergency access. Try to get a loop road. If you come in the new parking area, I don't think a fire truck would be able to make that swing if all the cars are parked exactly the way that it is. I'd like to see more of a "U" for emergency vehicle to come through.

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**Zach Peters:** I'll look into this. I think the way that it's set up now, the existing access, there's this building and that's sort of a separate entrance. The main entrance for the rest of the facility is over here, sort of in the center of the parcel and that comes down from here. I can look at how that parking area lays out here in the center of the parcel. But all of the busses and everything is proposed to use this existing entrance, which is the same one they use now.

**Chairman Plato:** One of the things that was discussing last time is traffic. We were told the busses leave at all different times, depending on schedules. What I think it would be important to know the time that they start and what time frame is the traffic. Is there a fuel storage outside?

**Zach Peters:** I will have to confirm that. I believe so, but I will confirm that.

**Chairman Plato:** Definitely want to know that. We also discussed the striping.

**Zach Peters:** I won't read through the whole thing, but I know we submitted a narrative here and he goes through a pretty good break down of the traffic and how the busses are spread out. Around 5:30 is when the employees begin arriving and generally right about 15 minutes before the bus run starts. Have sort of a staggered arrival between 5:30 and 6:30 so busses are going out occasionally through there. Right up through about 8:00 am is around when the last bus would pull out. These busses from this site service Valley Central and Wallkill. The split is generally about 50/50. But it depends on the school year.

**Chairman Plato:** Would they be able to put something in writing?

**Zach Peters:** Sure. We didn't include it \*inaudible\* If there's any questions beyond that, we can certainly answer them. But I think it gives a pretty good breakdown of busses, employees arriving and busses leaving and then the busses coming back and employees leaving at the end of the day.

**Member Pearson:** What about the water and sewer connections?

**Engineer Queenan:** The proposed trailers are bisected by the property. They have to meet the setback \*inaudible\* the other issue is they're not proposed to be connected to the water and sewer. You have it as a well and a temporary holding tank for sewage.

**Zach Peters:** What was proposed now is they're going to connect to an existing well on the site and provide a storage tank for now with the intention of connecting into Village sewer.

**Engineer Queenan:** My recommendation is that we do not allow a storage tank. They need to connect to the system for that. And wells are not allowed in the Village. All properties are deemed to connect. I think in the annexation agreement, I think it stipulates that the property owner has 12 months from the acceptance of the annexation to connect to the Village's systems. But it doesn't speak to add uses on.

**Zach Peters:** I think that was the intention of when they said that providing storage tanks was just so that they'd be able to, if it was approved, to be able to operate until they made that connection. That's definitely not the long term solution. They're attempting at making that connection.

**Engineer Queenan:** I always know intentions are always great and then it ends up being 18 months later and we have a sewage holding tank sitting there. I would advise the board that unless those trailers are going to connect, that they should not be permitted at this time.

**Attorney Dickover:** I see that the board was looking for existing conditions plan and maybe what we have at this point sufficient for that, I don't know.

**Member Pearson:** Might want to see how the rest of the existing site works.

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**Engineer Queenan:** I was also commenting on how employees will get from the employee parking lot over to the offices, maintenance building at 5:00 in the morning in the dead of winter. There's no lighting shown. There's no pathway shown.

**Zach Peters:** I know there were a couple of other details that John mentioned so we can turn it into a bit more of a site plan.

**Attorney Dickover:** In addition to that, the applicant indicated that they would provide a traffic study. The potential impact of this on 52. The trailers that are straddling the property line, I think the applicant needs to address that. We did pass a resolution to circulate our notice of intent to serve as lead agency. The 30 days have not yet transpired so we cannot finalize that this evening. I think the last note, just be aware that as we go forward, it looks like there may be a need for cross easements, for access and egress on these 3 or 4 lots as well as cross easements for utilities.

**Member Pearson:** Landscaping, what are you guys proposing to do along that shared property line with the residence? Looks like the parking is just nosed right up to the fence. Going to be sensitive to noise and visual and everything.

**Zach Peters:** The landscaping and lighting were the 2 main things I saw in the existing conditions plan. Again, if there's any anything else like that the Board is looking for, we can incorporate that in. I know in the project narrative from the 7th, we went through some trip generation numbers. Did some analysis of the traffic levels based on the DOT count. I don't know if that's sufficient for the Board or for John, for what you're looking for or if you're going to want a more definitive traffic study on that or if that addresses any questions.

**Engineer Queenan:** I think at the last meeting we discussed forwarding this also to the DOT. They're going to have to take a look at it because it's expansion of use along 52. I'm sure they'll have comments as well.

**Zach Peters:** I wasn't here, so I apologize. Will look into that. Did it go to DOT?

**Engineer Queenan:** Was actually waiting for an updated plan. Because some of the zoning bulk requirements don't seem to match and waiting for confirmation on a number of these issues.

**Member Wilkins:** Anything in writing from the guy that has U-Haul?

**Zach Peters:** I can look into it. I think these are all rentals. Will confirm.

**Member Wilkins:** Is he storing any fuel?

**Zach Peters:** For the U-Haul's? I don't believe so. But again, that's something we can look into.

**Attorney Dickover:** I'm sure you're aware of the board's concern, the SEQR review, one of them is going to be the noise of these busses, the backup beepers and exhaust from revving engines. The noise and the sound of these things and the exhaust fumes. That's what the public is going to be concerned about and the traffic impact. So, if you haven't done it already, I think you'd be well advised to start thinking about that and how you want to address those concerns.

**Member Thompson:** I think they have to do a pre operational, before they take off. Which includes back up alarms.

**Chairman Plato:** Maybe they can do that out in different areas.

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**Zach Peters:** That's definitely something we can look into and address moving forward. We'll get good existing conditions plan that shows how the existing improvements lay out.

**B.2 52 Oak St, LP Builders, Three Lot Subdivision**

Tabled

**B.3 Overlook at Kidd Farm, Resolution of Conditional Final Approval**

Tabled

**C. DISCUSSION ITEMS:**

**D. INFORMATION ITEMS:** None

**E. CORRESPONDENCE:** None

**3. COMMUNICATIONS:** None

**4. EXECUTIVE SESSION:**

**5. MEETING ADJOURNED at 7:56pm**

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

RESPECTFULLY SUBMITTED

Marisa Kraus, Village Clerk

Planning Board Secretary