

Village of Walden
Planning Board Meeting
March 17, 2025

Chairman:	Zac Pearson	Present
Members:	Jerry Hanen	Present
	John Thompson	Present
	Jennifer Muehlen	Absent
	Basil Stewart	Absent
Alternate Members:	Cesar Bobadilla	Present
Building Inspector:	Robert Wallner	Absent
Village Attorney:	Dave Donovan	Present
Village Engineer:	John Queenan	Present
Secretary:	Anisetta Valdez	Present

Chairman Pearson - Called the Planning Board meeting to order at 7:30pm with the Pledge of Allegiance.

1. APPROVAL OF MINUTES

February 24, 2025

Motion to approve the minutes made by Member Thompson. Seconded by Member Hanen. All ayes.
Motion carried.

2. BOARD'S BUSINESS

A. PUBLIC HEARINGS:

A.1

B. FORMAL APPLICATIONS:

B.1 Kissaroo-Edmunds Lane, Subdivision, Site Plan, Special Exception.

Attorney Donovan: We have an amendment to grant special exception, I'll just read it briefly. The bond has been approved.

Motion to approve amended resolution made by Member Hanen. Seconded by Member Bobadilla. All ayes. Motion carried.

B.2 110-116 West Main Street, Site Plan.

John Queenan: The applicant contacted me and said he was not going to be attending today.

Attorney Donovan: It's a type II under SEQR, a reuse of an existing structure. Speaking to John today, the important thing was parking. Parking has been calculated upon gross leasable area all required parking will be on site. No waivers or variances are required or requested. That was the critical element for this project.

John Queenan: I do have some remaining comments. He did touch all the bases.

Attorney Donovan: There is a conditional compliance component.

John Queenan: He didn't put the easement on there.

Chairperson Pearson: We got him to this point.

Motion to approve the resolution with conditions made by Member Thompson. Seconded by Member Hanen. All ayes. Motion carried.

B.3 35 Main Street, Site Plan, First Floor.

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John Queenan: All I got was the application and essentially it all says is, "To turn an existing store into two stores." I don't think the board can do much on this. The applicant is not here.

Attorney Donovan: I don't know what's being asked; there's nothing to approve.

Member Thompson: There is going to be a building issue.

Chairperson Pearson: How would we act?

John Queenan: You'll see on the next application. So if someone wanted to use a portion of a space they could ask for that and that would be approved. But just an application that says I want to break this into two pieces of nothing, there's nothing we can do. Just table it.

B.4 21 Main Street, Site Plan, First Floor.

Christina Ortiz: As a first time business owner I want to step into the Village of Walden and I wanted to bring a little bit more into the community. I'll be providing lash services, waxing, spray tanning etc. I started as a lash brand and I wanted to provide a good brand for my clients so I looked into tons of samples to help provide a good service. I'm a licensed esthetician and lash extension specialist.

John Queenan: This is actually a plan as it should be done. You want to occupy the property and everything was explained, there's no violations on file. You're basically giving it a use approval.

Attorney Donovan: I spoke to John today there seems to be some abra-cadabra on what is a site plan.

Christina Ortiz: For my understanding it was a jewellery shop for many years, and now it's not.

John Queenan: It's a type II under SEQR.

Motion to accept the proposed use and site plan made by Member Bobadilla. Seconded by Member Hanen. All ayes. Motion carried.

B.5 55 Woodruff Street, Site Plan, Commercial Laundry.

Chaim Rosenberg: This specific space has been unoccupied since the late 1990s. We're trying to turn it into a wholesale business, a laundry that's not open to the public. [Applicant] plans to bring in linens and wash them. I'm the contractor and agent for the owner. So we are trying to change the use from office space to wholesale (laundry). Only to occupy 4,000 sq ft.

Member Thompson: Who owns the building?

Chaim Rosenberg: Mr. Klein.

John Queenan: Commercial laundromat use is going to be a little more complicated. This is going to be increased water and sewage usage and possibly traffic.

Chaim Rosenberg: No traffic. It's not for public use. There will only be two vans, picking it up and delivering it. There are contracts with hotels, schools and other businesses.

John Queenan: Explanation of what's needed in the application. I did see you had this site plan but it will require zoning, and we need that on an engineering plan.

Chaim Rosenberg: I'm not understanding.

John Queenan: It's got to get labeled. Usually you get a site plan with all that information and it gets put on a map.

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Chairperson Pearson: If you have that done, it's not here. Is there a reason why?

Chaim Rosenberg: The rest of the building is 22ft ceilings and he was looking for a tenant for specifically the lower ceiling.

John Queenan: This needs alot more information about what is going to happen. Please have your architects reach out to me.

Chaim Rosenberg: So this means I'm waiting another month? I wish I had been told that.

John Queenan: Yes.

Attorney Donovan:

John Queenan: Do you know the hours of operation? I'm not sure a laundromat is permitted in that area. But it's not a laundromat. I'll talk to your architect. Please find out the water usage per load - what is quantifiable.

Chaim Rosenberg: 9-5pm. I can give you the information right now: Five employees, we do pickup and delivery with our van, two vans.

Chairperson Pearson: If he's already using the

Motion to close made by Member Hanen. Seconded by Member Bobadilla. All ayes. Motion carried.

Motion to open the architecture board made by Member Thompson. Seconded by Member Hanen. All ayes. Motion carried.

ARCHITECTURAL REVIEW BOARD:

B.6 21 Main Street, Window Signs.

Motion to approve made by Member Thompson. Seconded by member Bobadilla. All ayes. Motion carried.

B.7 5 Orange Avenue, Signs.

Nicole Conklin: Owner of Whipped Cupcakes on **5 Orange Avenue**. I was in the village of Maybrook for five years. And we left Maybrook for Walden for better traffic. A second location is in seasonal operation. I'm looking for approval for the sign above the building.

Motion to approve made by Member Bobadilla. Seconded by Member Hanen. All ayes. Motion carried.

C. DISCUSSION ITEMS:

Chairperson Pearson: Thank you, [Attorney Donovan], for all your work.

D. INFORMATION ITEMS:

E. CORRESPONDENCE:

2. COMMUNICATIONS

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3. EXECUTIVE SESSION

4. ADJOURNMENT

Motion to adjourn made by Member Thompson. Seconded by Member Hanen. All ayes. Motion carried.

RESPECTFULLY SUBMITTED
Anisetta Valdez, Planning Board Secretary

