

Village of Walden
Planning Board Meeting
August 18, 2025

Chairperson:	Zac Pearson	Present
Members:	Jerry Hanen	Present
	John Thompson	Present
	Cesar Bobadilla	Absent
	Chris Batson	Present
Alternate Members:	Leslie Dotson	Present
Building Inspector:	Robert Wallner	Present
Village Attorney:	Dominic Cordisco	Present
Village Engineer:	Kristen O' Donnell	Present
Secretary:	Anisetta Valdez	Present

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

I. APPROVAL OF MINUTES

July 21, 2025

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

II. BOARD'S BUSINESS

A. PUBLIC HEARINGS

B. FORMAL APPLICATIONS

B.1 55 Woodruff St. – c/o Walden 55 Woodruff, LLC (Proposed use – Commercial laundry facility)
John Capelo: *(spoke about the conditions regarding water usage.)*

Member Thompson: Is there a fire suppression system? There is? When was it inspected?

Chaim Rosenberg: [The inspection] was done.

Robert Wallner: There have been issues. In the winter it froze. They do have service though.

Motion to accept as drafted made by Member Dotson. Seconded by Member Batson. All ayes. Motion carried.

B.2 142 South Montgomery St. – c/o South Montgomery Prop LLC (Proposed 2nd story addition: Caretaker's or owners dwelling unit)

Robert Wallner: Permit was denied due to the circumstances of the zoning.

B.3 39 Edmunds Lane – Steprock 39 Edmunds Ln, LLC (Proposed warehouse building and Circus tent area – Site Plan)

James Martinez: We received comments back. Nothing out of the ordinary. Concern about truck traffic for transporting (inaudible). Spoke to traffic consultants to get an idea of what that might look like.

Robert Wallner: The next submission deadline is 15d before.

James Martinez: Updated plans will be submitted.

Chairperson Pearson: There will be two lots?

James Martinez: Yes.

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Chairperson Pearson: You have you're still working on. [Village Engineer]?

Kristen O'Donnell: Yes, I sent it to the applicant.

Member Batson: Does each part of the subdivision require its own plan?

Kristen O'Donnell: Yes it is two site plans but the rsoution will have to reflect that site plan approval is needed before permits can be issued.

Chairperson Pearson: We have new members, can you do a quick overview of the project?

James Martinez: *Gives overview of the project*

Chairperson Pearson: *Inaudible*

James Martinez: Essentially, yes.

Member Batson: This is an annual thing?

James Martinez: Yes.

Member Dotson: Will there be a permanent structure at some point?

James Martinez: No, it's just more of a staging area for performers to practice.

C. ARCHITECTURAL REVIEW BOARD

III. COMMUNICATIONS

IV. EXECUTIVE SESSION

V. ADJOURNMENT

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

RESPECTFULLY SUBMITTED

Anisetta Valdez, Planning Board Secretary