

Village of Walden
Planning Board Meeting
October 20, 2025

Chairperson:	Zac Pearson	Present
Members:	Jerry Hanen	Present
	John Thompson	Absent
	Cesar Bobadilla	Present
	Chris Batson	Present
Alternate Members:	Leslie Dotson	Present
Building Inspector:	Keith Roosa	Present
Village Attorney:	Maria Donovan	Present
Village Engineer:	John Queenan	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

August 18, 2025

September 15, 2025

Chairperson Pearson: Comments?

Motion to accept the minutes from August and September made by Member Hanen. Seconded by Member Bobadilla. All ayes. Motion carried.

II. BOARD'S BUSINESS

A. PUBLIC HEARINGS – None scheduled

B. FORMAL APPLICATIONS

B.1 Pleasant Ave subdivision – LP Builders - EAF

Lulash Pepaj: No changes were proposed.

Chairperson Pearson: John, can we go through those?

John Queenan: This is a coordinated review. SEQR must be concluded before we can move forward. General comments: the variances should be noted when received. The driveway will be reviewed by the attorney. Drainage, sewage, and water should be provided. This is an unlisted action under SEQR public hearing is required. Our office is a part of this, with EAF, the board may schedule a public hearing. The ZBA is already making fire code a condition, so you don't have to do that. That closes the loop. I would advise SEQR.

Chairperson Pearson: That's in the packet?

John Queenan: Yes. Part two summarizes parking, environmental, etc. This is considered a small project with SEQR. The rest of the issues are in the plan itself. If anyone has any questions, just shout it out.

#1 No, small impact

#2 There is no critical environmental area.

#3 No, small impact.

#4 No, small impact.

#5 No, small impact.

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#6 No, small impact.

#7 No, the eaf mapper didn't see any historic impact.

#8 No wetlands.

#9 Plan will have immersion and will address how it adds to the existing collection system.

#10 No small impact.

If all answers are small impact, you're set up for part 3, which is a negative declaration.

Member Bobadilla recused himself

Member Batson: *Inaudible*

John Queenan: A neg dec

Member Batson: Could this be done in conjunction with other things? These all have to be addressed?

John Queenan: Yes, they will be addressed.

Motion to adopt part 2 as drafted made by Member Dotson. Seconded by Member Hanen. All ayes.
Motion carried.

John Queenan: SEQR should be concluded before the public hearing.

Motion made for neg dec made by Member Batson. Seconded by Member Hanen. All ayes. Motion carried.

Motion to set a public hearing 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

Kerri Gunaratne: Apologies for my absenteeism. My husband and I have been in the village for a long time. We are proposing to add to the existing footprint. This would not impact the character of the neighborhood. This is actually a big space, and we would like to use the parking that's there. To me it's simple: this would bring value to our practice, and we would like to continue to provide medical care to the village and we could facilitate and supplement the growing practice.

Chairperson Pearson: The building inspector said a variance is needed.

John Queenan: Have you met with the ZBA?

Kerri Gunaratne: No. This is the only one.

Shares drawings.

John Queenan: This is in the R3 district and apartments that are not caretaker are allowed here.

Kerri Gunaratne: We would need the second unit to make it worth while.

John Queenan: You ned to go them for relief before you come here. So we can't do anything for you, you'd have to get a use variance first. I would amend your application to say that it's for two apartments.

Kerri Gunaratne: Ok.

Chairperson Pearson: You can take John's comments tonight to assist with the application.

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

Laura Pruschki: More questions were needed. So the circus will only be on-site for one day. They would like to keep things moving.

John Queenan: One of the bigger comments since the circus isn't occupying the yard. Is it still being used for storage?

Laura Pruschki: There are no performances.

John Queenan: So it's not circus training, it's just storage. So that's a special exception use.

Maria Donovan: I do think it's worth looking into further and having that use adequately defined.

Laura Pruschki: If the board thinks... there's no hazardous materials. There's no personnel.

Chairperson Pearson: So should we schedule that?

John Queenan: You're going for subdivision and special exception.

Membr Batson: So you just naprk the materials here?

Chairperson Pearson: It says Circus training.

John Queenan: So they used to train there, but now it's [storage].

Chairperson Pearson: So they aren't training, they just want to keep their things there.

Laura Pruschki: So under the rule, it does say there is storage, so it's partially under the provision.

Member Dotson: But I wonder if you would be doing yourselves a disservice. Is there water and sewage?

Laura Pruschki: Yes, but it isn't utilized.

John Queenan: You can move forward at the next hearing and go through those changes, and we can go through SEQR then. So the second is more restricted.

Motion to schedule public hearing with the new notice made by Member Hanen. Seconded by Member Bobadilla. All ayes. Motion carried.

B.4 35 North St/Center St. Lot line change/2 lot subdivision

John Queenan: This was last before us in June. The plan proposed needed survey information. They want to combine two and subdivide to make three lots. This was the extension of North Street, which is a paper street. So that road would have to be extended, and it was determined the developer would have to build that road. The two consolidated lots are in R4 and R5, so the zoning would go to R4, which is more restrictive. The grading, if proposed, should be provided, site plans with number of bedrooms and baths, etc.

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Shawn Arnott: There is no existing curbs or sidewalks.

John Queenan: The road kind of ends partway to the third lot. We need some kind of turnaround.

Shawn Arnott: To that extent, fire is doing that now. It meets appendix d of the NY firecode as it is.

John Queenan: We just made this a condition for **Pleasant Ave.**

Member Bobadilla: You are having people turn around in people's driveways.

Shawn Arnott: Your road is more than 100ft. This is 95.

John Queenan: ID any non-conforming. Proposed water and sewer are quite long, I need to discuss with public works.

Shawn Arnott: All the existing dwellings have those long dwellings.

John Queenan: We need a curb stop, and we need designs showing connections: fire hydrant access, drainage analysis, etc. A tree plan - just note if they are there or not. Minor cleanup stuff. Procedure-wise wise a public hearing would be required but I don't think we are prepared for that yet.

Chairperson Pearson: Does it need to go to county planning?

John Queenan: Yes, it does.

Chairperson Pearson: Fire department is necessary.

John Queenan: We can refer that.

Shawn Arnott: So if the fire department says ok, would be board be ok?

Member Bobadilla: I would not be comfortable.

John Queenan: We also need to address snow removal.

Member Dotson: I was going to bring that up as well.

John Queenan: I don't think it hurts to send it there.

Chairperson Pearson: Do we have street lights?

Mr. Amrhein: Yes, we do.

Chairperson Pearson: We may ask for one more. What does the board think about the sidewalk to nowhere?

Shawn Arnott: We can put that at the turnaround.

John Queenan: It's the board's discretion.

C. ARCHITECTURAL REVIEW BOARD – No applications submitted

III. COMMUNICATIONS –

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IV. EXECUTIVE SESSION

V. ADJOURNMENT

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

RESPECTFULLY SUBMITTED

Anisetta Valdez, Planning Board Secretary