

**Village of Walden  
Board of Trustees Regular Meeting  
March 03, 2026**

Mayor Pearson called the special meeting of the Village of Walden Board of Trustees to order at 6:30pm.

On roll call the following were:      Mayor:                      Becky Pearson  
Present:

Trustees                                      Gerald Mishk  
Cheryl Baker  
Ralph Garrison, Jr  
Liz Kyle

Absent:    Deputy Mayor Lynn Thompson  
Bill Taylor

Also Present:                                      John Revella, Village Manager  
Kaitlyn Laux, Deputy Village Clerk  
John Cappello, Village Attorney

Stand For Pledge

*Trustee Mishk makes a motion to open the public hearing for the night sky. Trustee Garrison seconds. All ayes, motion carried.*

**Jared Sanusi:** I live on Walnut Street. What foot candles are needed and where. I feel like there is a misunderstanding about what a foot candle is, I have background in architecture and lighting. If you guys have any questions or need an explanation on the terms, or what they mean, I'm more than happy to answer those questions. There needs to be definitions, specifically about boundaries of properties, and how many candles need to be at that boundary. Exterior boundaries should not exceed a .1-foot candle.

**Manager Revella:** Just so the board is aware in 168-5 you have .2 as a maximum.

**Mayor Pearson:** I have a couple questions, I went through 305 and I didn't see definitions on lighting, so do we need to put definitions in there? I also went back to 160 something and there were also no definitions for the type of lighting, I'm big on definitions. We do have some of these words in our codes, but I think we should have definitions for them.

**Attorney Cappello:** We have definitions of the types and the fixtures and what kind of light. What kind of definitions are you looking for?

**Mayor Pearson:** Well, this one says glare, we did have some of these words in our code, but I think we should have definitions for them. Partially shielded, sky glow, unshielded fixture, doorway lighting. I can share this with everybody if you want.

**Trustee Baker:** I think they're common terms. I don't think we need to put those in there.

**Trustee Garrison:** I think definitions are always needed. I think they're important. Most of our codes have definitions I think we should continue with that. It takes away the possibility of someone saying they didn't understand it.

**Attorney Cappello:** We can get definitions, well look them up and include the definition. And the board should keep the hearing open. I'm going to say the March 17<sup>th</sup> meeting is a bit of a stretch to get the terms and definitions, so maybe the next meeting.

**Mayor Pearson:** We can take it into the first meeting in April, not the reorg but the regular meeting.

**Trustee Baker:** Are we just doing the definitions of the types?

**Mayor Pearson:** Yes, also looking up these codes. Letter G on 168-3 the pole light is facing the façade is that what that means?

**Attorney Cappello:** Yes, you cannot have lights mounted on poles for the purposes of illuminating the building façade. We should clarify; I would consider that a pole.

**Mayor Pearson:** Also, under 168-8 we did talk about a tool to measure and have it calibrated; that's not in there.

**Attorney Cappello:** That's when you should speak to the light experts.

**Jared Sanusi:** It's standard.

**Mayor Pearson:** I think we should add that we make that tool accessible to the building inspector or the police department depending on who will be out looking.

**Letter From Jean Winham:** My home is next door to Orange County Transit Bus company 4 years ago the village of Walden planning board ordered Orange County transit to put in a fence and plants to separate the property line this has been done and continues to be maintained. The company owner has cooperated with my family by parking the advertising bus away from the roads and we can safely exit our driveways as piling snow clouds. If I remember correctly at the time the planning board have been directed to the bus company to correct the height of the security light poles to no higher than 12 feet with the lights shielded and directed downward so no light would illuminate areas outside the bus yard. This has not yet been addressed. Because of the height and the brightness of the 9 to 13

security lights as well as a newer blinking light on the second floor of our home, our front yard, our backyard, and our field on the left side of our home are fully illuminated I believe in contacting the home or business directly before pursuing any local officials. I have spoken about the lights in the last 3 times to the office staff Orange County transit since 2019, but I've not received a return call, I have sent emails and letters to the village manager and trustees over the last several years, often including photos of our yard and home. Still the lighting situation has not changed now the. Now that the issue of light trespass is being addressed by the Village board, I'm hopeful that our family can enjoy our yard and our home without intruding lights. As a side note the Walden community council beautification tries to enhance the appearance of our village, however we lose that village effect when driving from east into Walden because the lighting in the bus company is so bright that it looks like a circus is in town.

**Letter From Mr. Sullivan:** I would like to bring attention to the board as many people live across the street from the Orange County transit on route 52, I want to express concerns regarding the recently installed parking lot lights. Since the lights were installed, they have created significant light intrusions to the neighboring residential properties. The fixtures are mounted very high and shine directly into nearby home windows, including my neighbor's residence and my own bathroom window at night. The brightness is excessive and disruptive and inconsistent with reasonable commercial lighting adjacent to the residential homes. I personally observed how extreme the lamination is when I'm outside in my yard at 2am walking the dog the lights of the bus yard are shining directly across my entire yard. The intensity resembles stadium lighting like football fields. This is not normal commercial yard lighting in a residential area. I'm especially concerned for my neighbor Jean Winham, whose home is directly impacted by the light shining in her windows. No residents should have to endure the level of light trespass in their homes. The lighting presents a public safety concern when drivers are entering the village from Newburgh and the light shines directly toward the approaching traffic. I have heard from multiple residents that they are temporarily blinded by the brightness. I'm concerned this level of light can contribute to a motor vehicle accident. There is no need for these lights to be on at night bus drivers are not present past approximately 9pm yet the lights remain on until sunrise. Maybe if they kept the gate locked, they wouldn't need to rely on lights for security. Thank you for your time and consideration on this matter.

**Mayor Pearson:** In our code can we mention a certain time they need to get off or not in our residential area.

**Attorney Cappello:** There is a plan that was approved by the planning board and a light photometric plan requiring them not to believe heights of light poles, we finally pulled the angle they need to be at. So this is not a new issue we need a law for. We need to enforce

our existing laws, and we met with the building inspector today to go through the detailed site plan. So, she will be taking action to enforce it. Any law is only as good as the enforcement.

**Mayor Pearson:** Okay but in our law can we put something for lights after midnight or something.

**Attorney Cappello:** If you have a law that says they must be unintrusive, you must have the practicality of how it is going to be enforced and how it could be abused. I would be concerned that a neighbor 's disputing with each other and they're calling the police out there because a light that does not bleed over and it's just somebody that left a porch light on is now going to become enforced.

**Mayor Pearson:** *We are leaving the public hearing open, does anyone want to make a motion?*

**Trustee Garrison:** *I will make a motion to hold the public hearing open until the first meeting in April.*

**Trustee Mishk:** *I'll second.*

**Mayor Pearson:** *All in favor?*

*All ayes, motion carried.*

**Manager Report:**

- I've had numerous meetings with the building inspector and department to go over organization, and candidates for assistance. We did end up hiring two part times for now to help with fire inspections and general enforcement. One of the part timers will assist with planning and zoning making sure the minutes and packets are together.
- Went over some petitions with the deputy clerk. Things are ready for the election on March 18<sup>th</sup> at the Community Center.
- Went over the applications and permits with the building inspector and engineer for some of the planning and zoning matters.
- Met with the new treasurer and did the orientation, hit the ground running which is going well so far.
- I met with some Winding Brook representatives about some issues going on in their development.
- I had a conference with the EFC, DEC, and the village engineers regarding the sewer project. The preliminary reports are to be in by March 13<sup>th</sup>, they believe they will have them ahead of time.

- Leadership day was very well attended.
- We went over a couple part timers and sheriff coverage with the chief, we are weaning them off, so it is back to our guys.
- Went over some snow removal issues with the Rec department and DPW super, there were a few issues with the sidewalks we had to make sure that it was taken care of.
- We did have a renewal of ban, and we will have a few more. We have a new bond council; I got some recommendations from a few other municipalities so we will be working on that with the board, because we have some due at the end of June.
- I met with Mark from the CAC to go over the mapping of the wellhead protection and the zoning in the town. We went to the county to review the records there.
- Went over some pending matters with the clerk with the water sewer billing, updating Facebook and the website, checking voicemails, emails, and communicating from home with the office while on a partial leave.
- I had a meeting with our mayor and attorney to go over the code updates.
- We had a great presentation with the DEC on the Timbrook water quality report; the village was better than far away.
- There is a plan to introduce trout again this spring.
- I did have a orange county transportation council meeting again, I did relay the funding will be available for the bridges in the town of Montgomery. The only bridges that are available are on Hill Street.
- I went over the rehab loan process with the new treasurer and building inspector to make sure they have that down as we go forward.
- Went over grants with the town grant writer. We were denied our T-Mobile grant but were approved for the greenway grant, I must attend that March 11<sup>th</sup>.
- The financial consultant is moving forward with the bank recs.
- Went over payroll with the deputy clerk.
- HVAC have been in to help with our heating and cooling.
- I did meet with the IWS representatives to talk about service over the last three years.
- Rec department, the teen center is going well, indoor pickleball, programming at the community center, basketball is 161 participants, their virtual book club is going very well, floor hockey, and the budget and evaluations are in for that department.
- Finance department, bank recs, billing issues, getting everything oriented and going through duties with the deputies, working on Edmund's programming, vouchers, and updating logins for the treasurer.

- Public works, salting, plowing, replaced five new meters, three endpoints, 7-mark outs, post carding properties, and trying to clean the snow.
- Police department has been out on patrol since last meeting there were 285 blotters, 9 arrests, 53 traffic stops with 26 tickets issued, 6 MVAs, and 13 parking tickets.

**Trustee Baker:** With the Hill Street grant is that something we are working on with Ana?

**Manager Revella:** I sent it to the town supervisor and to Ana, but the town must apply.

**Mayor Pearson:** How much is it for? And should we write a letter to the town board to maybe act.

**Manager Revella:** There is enough money to cover it. About eight million dollars available. And you can, I wrote an email to the supervisor, but you can also write a letter.

**Mayor Pearson:** Who will write that letter for us. John, will you?

**Manager Revella:** Yes.

**Trustee Mishk:** You said you met with IWS regarding the services. I noticed when it rains or snows, they put the cans back wrong and they end up in the street, which would get in the way of plows if they had to come up, and they always leave them open during rain or snowstorms.

**Mayor Pearson:** Two-part timers in the building department and both are fire inspectors? Or only one?

**Manager Revella:** Both are code certified and they are assistant building inspectors. They can do everything.

**Mayor Pearson:** Moving on to minutes.

**Manager Revella:** February 3rd was done but last meeting you guys tabled it until this meeting so you can do February 3rd if you're ready for that.

**Mayor Pearson:** *Anyone want to make a motion to accept the February 3<sup>rd</sup> minutes?*

**Trustee Garrison:** *I'll make the motion to accept the minutes.*

**Trustee Baker:** *I'll second.*

*All ayes, motion carried.*

**Mayor Pearson:** Payment of audited bills, does anyone have any comments?

**Mayor Pearson:** The ez-pass is still annoying me, can we please check on that license plate, and tell me who it belongs to. Is it a truck or a car?

**Manager Revella:** Public works, and it's a truck. We applied for all ez-passes for all vehicles.

**Mayor Pearson:** *Anyone want to make a motion?*

**Trustee Mishk:** *I'll make a motion to pay the audited bills.*

**Trustee Kyle:** *I'll second.*

*All ayes, motion carried.*

**Mayor Pearson:** *Anyone for public comment? No, okay. Park use request, the first one is for a wedding. Anyone want to make a motion?*

**Trustee Garrison:** *I'll make a motion to approve the Kildahl request.*

**Trustee Kyle:** *I'll second.*

*All ayes, motion carried.*

**Mayor Pearson:** *We have another for a baptism. Anyone want to make a motion to approve?*

**Trustee Mishk:** *I'll make a motion to approve the Perea request.*

**Trustee Garrison:** *I'll second.*

*All ayes, motion carried.*

**Mayor Pearson:** *And the last one is for a 1<sup>st</sup> birthday party, does anyone want to make a motion?*

**Trustee Garrison:** *I'll make a motion to approve the Cooney request.*

**Trustee Kyle:** *I'll second.*

*All ayes, motion carried.*

**Mayor Pearson:** Fire hydrant clearing discussion any comments.

**Trustee Garrison:** I think it should be maintained by the homeowner. And as a homeowner myself I feel you should want the hydrant available in case of an emergency.

**Trustee Mishk:** I think the time should be the same as the sidewalks, 24 hours.

**Mayor Pearson:** I agree we just need to change Newburgh to Walden. Local law 3, night sky we tabled until the first meeting in April. Moving on to aim funding resolution. Does anyone want to make a motion?

**Trustee Baker:** In the past two to three years has Walden benefited from any of these funds?

**Manager Revella:** It's dispersed amongst all municipalities.

**Trustee Baker:** *I'll make the motion to approve the aim funding resolution.*

**Trustee Kyle:** *I'll second.*

*All ayes, motion carried.*

**Mayor Pearson:** I did get a letter from Kathy Hochul regarding gun safety and 3D printed ghost and machine guns. It talks about a bill that would restrict those types of guns.

**Trustee Mishk:** I do have something, I think we should consider waving the fee for village-based nonprofits. They would still have to come up with the cleaning deposit which would be refunded if everything was in place, but I would really like to see us consider it and possibly make that resolution. Maybe we can put it on the agenda for the next meeting.

**Trustee Garrison:** I went down to the skate park at Bradley Park the day after the storm and it was a disaster, there was ice and it was wet, you cant use salt on it but as a safety concern for the village residents I think we should lock the skate park during the winter. It seems like it might be a liability. Even if the snow is cleared it is still not safe.

**Mayor Pearson:** *Anyone want to make a motion to adjourn the meeting?*

**Trustee Mishk:** *I'll make a motion to adjourn the meeting.*

**Trustee Garrison:** *I'll second.*

*All ayes, motion carried.*