Planning Board Meeting

June 15, 2026

Meeting Minutes

In Attendance:

Chairperson:	Zac Pearson	Present
Members:	Chris Batson	Present
	John Thompson	Present
	Douglas Campbell	Present
Alternate Members:	Jerry Hanen	Not Present
	Leslie Dotson	Present
Village Attorney:	Maria Donavon	Present
Village Engineer:	John Queenan	Present
Recording Secretary:	Angel Rodriguez	Present

Chairperson Z. Pearson called the Planning Board meeting to order at 7:30PM.

- Pledge of allegiance
- Approval of minutes for June 15, 2026

Z. Pearson: Can I get a motion to approve June's minutes?

- Member C. Batson, motion to approve the minutes for June 15, 2026.
- Motion to accept 2nd by member L. Dotson
- Vote: 5-0

- Board's Business
  - Public hearings:

    - **35 North Street**

Project Description: Site consists of three existing tax parcels, two are vacant lands and one contains an existing single-family dwelling. The applicant proposes a minor subdivision to create one additional residential lot and adjust the lot line between lot 305-14-12 and 305-14-16.1 so that the line no longer runs through the dwelling.

Z. Pearson: Applicant has requested to adjourn until the next meeting on August 17, 2026.

    - **80 West Main Street**

Project Description: To expand the existing building located at 74 West Main Street onto the vacant lot located at 80 West Main Street.

J. Queenan: This is the conditional final approval for 80 West Main Street site plan for the additional residential units. The conditions are as follows: the first floor will be commercial and there will be an additional four one-bedroom senior housing apartments located in the expansion. It's approved under a certain definition of the code. Next condition is the existing alleyway shall remain open with a 12-foot-wide easement, in favor of the Village of Walden, crossing over the property of Oak Street. A note shall be made applicable to this plan. Next condition is that the applicant must obtain any other approvals and permits required prior to filing the plan and that the applicant will address any of the outstanding technical issues from our last meeting. The board went over, the biggest condition being, the note about the continued use of the alleyway. The site plan has noted that it will be kept 20 feet wide, well open, and free of fees.

- Member J. Thompson, motion to accept the conditional final approval declaration resolution.
- Motion to accept 2nd by member L. Dotson
- Vote: 5-0

- **8 Oak Street**

Project Description: To convert the upper commercial space into four one-bedroom apartments. The ground floor will remain as a commercial space.

J. Queenan: the application is for 4-8 Oak Street, which is the former VFW building, to renovate the existing building to be commercial on the first floor. And the second and third floor is a total of 4 apartments? And these are going to be the market rate not seniors?

Lulash Pepaj: Correct

J. Queenan: This Property is in the B3 zoning district. In the B3 zoning district proposed non-residential use commercial on the first floor has various permitted uses, office, retail among others. Those are permitted by right so it's not a special exception just to note the difference. In the B3 zone you are allowed a dwelling unit over a non-residential use that is also permitted, so the code basically reads dwelling unit over a non-residential. So, one.

Lulash Pepaj: So as of today, it's basically one commercial and one unit.

J. Queenan Correct, so that's what the village has done.

Lulash Pepaj: What I'm asking is 3 additional units.

Z. Pearson: Which would be a matter to be taken up by the zoning board

Lulash Pepaj: I have to get a variance from the zoning board for the additional 3 units.

Z. Pearson: Well, that's what the code says. We don't make decisions where we can't approve of something.

Lulash Pepaj: No, no, I totally agree. My question now is, do I have to go to the zoning board to change the variance from one to three more apartments.

Z. Pearson: Correct, which would be a matter to be taken up by the zoning board. Before you go there, I would have the plan updated to get all the zoning on here, get the bulk table on here, get the parking on here so that we know there may not be any other variances.

J Thompson: Don't go for just the one variance, there may be more than one.

Lulash Pepaj: The title for the parking I see here is for two bedrooms. Those will be all one bedroom as well.

Z. Pearson: So, you're going to do all four as one bedroom?

Lulash Pepaj: All four, all one bedroom. So, the parking lot is sufficient, and the square footage is sufficient.

Z. Pearson: I would just ask that you update your application, because it says four two bedrooms.

Lulash Pepaj: That's what it says there. No, it's four one-bedroom apartments, okay.

J. Queenan: Comment number one, I'm asking for, the zoning bulk table parking calculations, the setbacks, etc. My second comment just notes that with the multiple residential uses above it most likely requires a variance from the ZBA. The application material should be revised for consistency as to the proposed uses. And then just some general stuff for the plan for the moment. The location plan should be provided. General village notes on our applicant information should be provided. The applicant should just discuss the overall traffic pattern and how the site will function.

Lulash Pepaj: We should be able to provide the correct information.

J. Queenan: It just looks like one parking space would be difficult to get in and out of the one that's in the main street

Lulash Pepaj: The one that they put by their building? Well, I can easily get that parking. I really don't want to disturb the owner of the main street property, because the way it is today, I own another 25 feet. So, if I wanted to, I could take the flagpole, the Thruway sign, the VFW lighting, VFW stone, all that belongs on my property. I really don't want to do that. I really don't want to touch the landscaping, or the flagpole, or the stone on that corner. That's something I would like you guys to take into consideration. Also, if that parking becomes an issue.

J. Thompson: Are you exact on the parking space or do you have extra.

Lulash Pepaj: I have extra space, really, based on the plans. But if I really want to, I have another almost 30 feet on the property. But I really don't want to touch it. The guy who owns the Thruway, I did talk to him. He called me, and he said, listen, would you mind leaving it the way it is? I'll take care of it, even though it's your property. He doesn't have any easements or agreements with the VFW. But he did maintain the corner. I said, I have no problem. It's not going to do any good for me, doing all that black top, I'm not

gaining anything. He said, he has no problem maintaining the corner there. He's been doing it for years, I guess. Before my time. He does keep it nice. So, I think it makes sense not to touch it. My opinion.

J Thompson: What about access? Do you have an easement with the neighbor to your north to get in there? Is it an open neighbor to their north?

Lulash Pepaj: It's been used, I don't know how long since, I don't know when the building was put there. But it's all paved. There was a strip which I didn't own it. Do you see the actual survey? It was a 10-foot alley, 10 feet by 50 feet or 60 feet long. And I just purchased that. What I really want to do, I want to make a new easement. I want to get easement to Howard this way. I don't know if he does have it, but I want to do it myself. to get an easement to him to go through that alley.

Z. Pearson: I think everybody's got to get involved in that, right? You'll need five generations in the system. You, the building, everybody's got to be involved so that there is no question. Right now, if you're talking about potential access, you don't even own the next strip to even get into the parking lot, right. It stops at the end of your building.

Lulash Pepaj: This section where the Temple driveway is, it dies like 15 feet before his building. For some reason at one point, it said it went through, I don't know, I can't prove that, but it dies right where Howard's property is. It dies right in the middle of the base of the property

J. Thompson: Don't tell me that. You need to get all that cleaned up to make sure you get access.

L. Dotson: I'm sure they've been back and forth.

Lulash Pepaj: Howard asked me if we can "make an arrangement" so that I don't get blocked in for some reason. I said that was no problem, we can do an easement thing together.

Z. Pearson: Hear what I'm saying. You need to get Millspaugh involved too, and if there is another guy behind there too.

Lulash Pepaj: There is another building behind there. Actually two. Possibly one. If I give an easement, or if there is an easement, I have no problem. But if I do give him one, he can actually have access, not with big trucks and stuff, but with a small car. He can move a lot there or do a service or whatever.

J. Thompson: So up on Oak, were Millspaugh's garages are, where that driveway begins, how far up can he go? Can he get to his parking lot? Your driveway, if you don't get an easement. You can't get to that parking lot.

Lulash Pepaj: Me, I don't need it, but I would like to give an easement to people.

J. Thompson: Let me get this right, doesn't his property end at the back corner of his building?

J. Queenan: The map that you show, yes. But I think that the applicant is saying he acquired that piece.

J. Thompson: You acquired this piece? You acquired the alley?

Lulash Pepaj: Correct, I bought that. If you look at the new survey, I just bought that. It' mine.

J. Thompson: That easement is 10 feet wide. You're making it for two cars? That's 10 feet. Now you already have that piece. If there were an easement between you and whoever, now we're talking about something more like 20-ish, 80-ish, 50-ish feet. This can't be a two-way street.

Lulash Pepaj: No, it just can't be a two-way street. We would have to move one building.

Board members and the applicant go over the plans. Applicant explains the areas which he newly acquired and where he would like to give an easement to surrounding buildings that use the alleyway.

Z. Pearson: So, it's a pretty visible building?

J. Thompson: What are you going to do about those cracks on the front and side of the building?

Lulash Pepaj: Yeah. I'm trying to fix it somehow, but I... I'm in trouble. I can't do anything right now. I was told until I get approved, I can't do any work.

J. Thompson: Yes, I understand you have a stop work order.

L. Dotson: He's been very busy

Lulash Pepaj: Yes, the roof was an emergency. I'm sure all you guys know better than me. The roof was partially collapsing. It's not just how I bought it, it's been like that for years. The VFW guys tried to fix it, but I guess for whatever reason, they couldn't do it.

J Thompson: I know you want to get back to work in it, I was just wondering how you determine the structure on the building with all those cracks on it.

Lulash Pepaj: There's many other ways it can be fixed and secured, no question. It's just right now all I can do is finish the roof. That's where it stops. I want to do all the windows, change things, but I was told not until I get the approval, I cannot do anything. I got it. It is what it is. So, what is the next step.

Z. Pearson: Well, the next step is to come back here.

J. Queenan: I would suggest coming back here with all the zoning outlines so we know that there may not be any other variances. I'd like to see the access. The traffic pattern. How we go in and out I think is... what I would advise the board is the most critical. Because if that doesn't work, one unit, five units... You've got to really take a close look at that.

Lulash Pepaj: I already contacted D.O.T. to see if it's possible for me to come one way from Main St and go out to Oak Street. But I already got an email saying that because of the traffic sign there is 500 feet minimum. And... there is a waiver for it, but it's just working with them, it's really...

Z. Pearson: If you can at least demonstrate that to the board. Whatever alternatives you've looked at and why.

Lulash Pepaj: Absolutely. I have zero problems.

Z. Pearson: I believe that they would push back with an entrance that is close to the intersection.

J. Queenan: I was thinking maybe a right in only from Main Street. One way out to Oak.

L. Dotson: Yeah, and there's a crosswalk there.

Z. Pearson: They only have a 15-foot-wide alley there.

Lulash Pepaj: I already talked to them, and they told me just put an application and we'll send someone. Which I have no problem. Zero problem. I asked, before I do all of this, is it possible to get an engineer, not an engineer, but anybody from their office to just come out to see. Is it possible to get just somebody physically here, but it's very hard. The building inspector, I'm just saying what she told me. She says that this is the Village's sidewalk. Why do we have to get approval from D.O.T.?

Z. Pearson: The sidewalk belongs to the state highway, but they don't maintain.

Lulash Pepaj: They don't maintain it but if you do want to do anything they have to approve it?

Z. Pearson: Correct. It's the D.O.T. It's their sidewalk and an entrance off their road. They get the votes. If you're coming off Main Street, it's their road. You have to go through them. Oak Street is the village, and they would not have a say in it.

J. Thompson: I think it's a long shot. I don't think that'll matter.

Lulash Pepaj: I will do my best. I'll do what I can. The way it is right now, I have enough to go in and come out. It's plenty of room, but it's basically a one way to Oak Street. So, if one comes in, another one is going out, they will have to give in, and one has to back up. So that's where we are right now. Now I go to zoning?

L. Dotson: You have to come back here.

J. Thompson: Your fees are incorrect. You do owe $125.

Z. Pearson: You pay an application fee for $100. Then there's the site plan fee that was $800. That should have been $925 based on four units, and then the escrow fee. There is a short of $125.

Lulash Pepaj: ok. Thank you.

- **67 Main St**

Project Description: Sign Submission

Z. Pearson: There is a sign submission. He was here in November.

L. Dotson: I don't remember him

Recording secretary submitted the file with the architectural review application the applicant submitted and the minutes of the meeting to which the applicant attended (November 18, 2024). The application was approved, and the votes were as follows: Motion to approve by Hanen. Seconded by Bobadilla. All ayes. Motion carried.

Z. Pearson: Oh, two years ago. Ok. He already got his approval. He just has to get his permit.

- Adjournment
  - Member L. Dotson motion to adjourn this public meeting.
  - Motion to accept: 1st by C. Batson, 2nd by J. Thompson
  - Vote: 5-0