Village of Walden Planning Board February 23, 2026 at 730pm

Meeting Minutes

In Attendance:

Chairman Pearson, Member Thompson, Member Batson, Member Dotson, Member Bobadilla, Attorney Donovan, Engineer Queenan

Motion to approve December 2025 meeting minutes by Member Thompson, seconded by Member Batson.

Motion approved 5-0.

Pleasant Avenue Subdivision:

Applicant presented status of the project.

Engineer Queenan went over project comments and status. (Comments Attached). Discussion was held regarding the Fire Department and their review. Board requested that the applicant reach out to the Fire Department for final confirmation of the layout. The Board will make this a condition of approval.

The applicant has submitted a common ownership and maintenance agreement for the proposed private road/driveway. This has been reviewed by the Planning Board's consultants and is acceptable.

Motion for conditional subdivision plan approval by Member Thompson, seconded by Member Batson.

The following conditions:

1. Applicant to address all outstanding Planning Board Consultant comments.
2. Applicant to confirm plan with the Fire Department.
3. Applicant to pay all required fees to the Village.
4. Applicant to file simultaneously the common road and maintenance agreement.
5. Planning Board Attorney to provide for a resolution of approval memorializing the application.

Motion Approved 5-0.

80 West Main Street Site Plan

Applicant presented status of the project.

Engineer Queenan went over project comments and status. (Comments Attached).

Discussion was held regarding the site plan, overall zoning for the property, layout, ADA access and parking. Applicant shall provide a site plan which provides compliance with the zoning and parking requirements for the proposed use.

The Board discussed the need for a building rendering from two locations, front facing Main Street and a view coming east along Main Street. The Board suggested that the building match the existing and that the windows and doors proposed align with the existing portion of the building. Applicant discussed and shall provide to the Board.

No action was taken by the Board until the updated site plan and rendering is provided.

35 North Street Subdivision

The applicant was not present. A brief discussion was held on the application regarding future process and referrals. It was decided that the plans could be circulated to Orange County Planning as required by GML 239. The comments for the subdivision plan are attached for reference.

Motion to circulate plan to County Planning for 239 review by Member Bobadilla, seconded by Member Batson.

ARB – 107 West Main Street Church SBL:309-3-2 Darul Quran WasSunnah

The Board reviewed the sign application for the above property and concluded the following:

1. One sign and it shall be 24" x 48" X 5" in the location as shown on said 1/26/26 drawing in the one location. The background shall be Dark Green with Golden Font color with the font type as depicted at the top of the page on the application.

Motion for ARB Sign Approval as indicated above by Member Thompson, seconded by Member Dotson.

Motion approved 5-0.

Motion to close meeting by Member Bobadilla, seconded by Member Thompson.

Motion approved 5-0.