



Orange County Department of Planning
Application for Mandatory County Review of Local Planning Action
(Variances, Zone Changes, Special Permits, Subdivisions)

To be completed by Local Board having jurisdiction.
 To be signed by Local Official.

MUNICIPALITY: Village of WARDEN TAX MAP ID: _____
 (Section-Block-Lot)

Local File #: _____ Project Name: _____

Applicant: Village of WARDEN

Address: ONE MUNICIPAL Sq. WARDEN NY 12586

Attorney, Engineer, Architect: _____

Location of Site: _____
 (Street, highway, nearest intersection)

Size of Parcel: _____ Existing Lots: _____ Proposed Lots/Units _____

Present Zoning District: _____

TYPE OF REVIEW:

- Site Plan: _____
- Special Use Permit* (SUP): _____
- Variance* USE (VU): _____
 AREA (AV): _____
- Zone Change* FROM: _____ TO: _____
- Zoning Amendment To Section: Chapter 305. Zoning
- Subdivision Major _____ Minor _____

- Sketch Preliminary Final

DATE: 1/26/12

Dean Strals Building Inspector
 Signature and Title

*Cite Section of Zoning Regulations where pertinent.

FOR COUNTY USE ONLY
 County ID # _____



THE VILLAGE OF WALDEN

January 26, 2012

Mrs. Tara Stickles
Town of Montgomery Town Clerk
110 Bracken Road
Montgomery, New York 12549

Re: Local Law No. I-1 of 2012
Townhouse Zoning District

Dear Mrs. Stickles,

Please find attached a copy of Introductory Local Law I-1 of 2012, and Public Hearing Notice for the same regarding a proposed amendment to the Townhouse Zoning District located off of Coldenham Road in the Village of Walden. The proposed amendments are to amend Zoning Code Section 305-61B, Size of Lot and Density of Development for the Townhouse Zoning District, to which the Public Hearing is set for 6:30 P.M. on February 14, 2012.

This information is being forwarded to your attention for any comments that you may have on the proposed Local Law, and if any comments are to be forwarded on the proposed amendment, I will ask that they be received in the Village Office no later than February 14, 2012.

If you have any questions on the above or attached information, you can contact my office at 845-778-2177.

Sincerely,

Dean Stickles
Building Inspector

INTRODUCTORY LOCAL LAW I-1 OF 2012

A LOCAL LAW AMENDING CHAPTER 305 OF THE CODE OF THE VILLAGE OF WALDEN ENTITLED "ZONING" TO AUTHORIZE A CHANGE TO THE TOWNHOUSE ZONING DISTRICT REGULATIONS AS THEY PERTAIN TO THE LOT WIDTH OF CERTAIN DWELLING UNITS TO BE LOCATED THEREIN.

BE IT ENACTED by the Board of Trustees of the Village of Walden as follows:

SECTION 1. Legislative intent.

The Board of Trustees adopted its Comprehensive Plan in August, 2005. This Comprehensive Plan recommended various Zoning Map and Zoning text changes, one of which was the establishment of a Townhouse Zoning District. In June, 2007, the Board of Trustees enacted a comprehensive set of Townhouse Regulations that included such items as minimum lot size, minimum lot area, minimum lot width, minimum floor area and yard requirements together with a requirement that 20% of townhouse units must be affordable as that term was defined in the regulations. Currently, the owners of the property comprising the Townhouse Zoning District are before the Village Planning Board seeking subdivision and site plan approval for a 204 unit townhouse project. As part of the development of their plan, the owners are requesting a zoning text amendment allowing a reduction in the minimum lot width of 20% of the units proposed in the plan. The Board of Trustees finds and determines that this amendment will allow the Planning Board the flexibility with respect to the lot widths of certain units, will enhance natural resources, create more open space, expand housing choices, protect property values and enhance and protect the physical appearance of the village.

SECTION 2.

Section 305-61(B) of the Code of the Village of Walden entitled "Size of lot and density of development" is hereby amended by repealing therefrom Subsection (2) and enacting a new Subsection (2) as follows:

§305-61.B. Size of lot and density of development.

- (2) The minimum lot width of an affordable townhouse unit shall be twenty (20) feet. For all other units not designated as affordable units, the following minimum widths shall apply: (a) 20% of the total number of townhouse units in the project shall have a minimum lot width of twenty (20) feet, the location of which shall be determined by the Planning Board; (b) all other townhouse units shall have a minimum lot width of twenty-four (24) feet.

SECTION 3. Savings Clause.

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudicated by any court of competent jurisdiction to be invalid, such judgment shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered.

SECTION 4. Effective date.

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in Albany.

**NOTICE OF PUBLIC HEARING
INTRODUCTORY LOCAL LAW I-1 OF 2012
VILLAGE OF WALDEN**

PLEASE TAKE NOTICE that the Board of Trustees of the Village of Walden will hold a Public Hearing on February 14, 2012, at 6:30 PM or as soon thereafter as can be heard at the Village Hall, One Municipal Square, Walden, NY 12586 to consider the adoption of Introductory Local Law No. I-1 of 2012. Said local law amends Chapter 305 of the Village Code entitled "Zoning" to authorize a change to the Townhouse Zoning District regulations as they pertain to the lot width of certain dwelling units to be located therein.

A copy of the proposed local law is available for public inspection at the Village Clerk's Office at One Municipal Square, Walden, NY during regular business hours.

At the above date, time and place, all interested persons will be heard. Written comments will be received no later than February 14, 2012.

**BY ORDER OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF WALDEN
LORI PINCKNEY, VILLAGE CLERK**

OVERLOOK AT KIDD FARM
345 AREA CODE, LLC
156 Orange Avenue
Walden, New York 12586

40'
D. St. John

December 22, 2011

Hon. Mayor and Board of Trustees
Village of Walden
One Municipal Square
Walden, NY 12586

Dear Mayor and Trustees:

Enclosed is a draft of a proposed Local Law, subject to review and modification as determined necessary by your attorney, of a local law that will provide to allow townhouse units of 20' width which are market price units, subject to certain conditions and limitations.

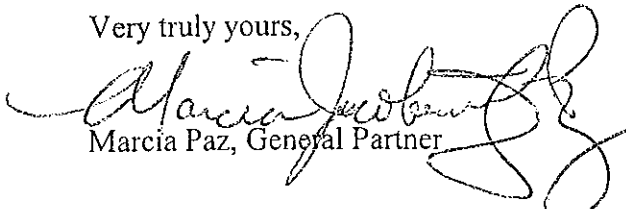
The request is for you to call a public hearing on whether this law should be adopted as an amendment to the townhouse regulation law that was adopted in 2007. This proposed law would be applicable only to the townhouse zone district classification. The effect for the Overlook At Kidd Farm project is to allow 42 units to be constructed at the 20' width, all of which would be market. The plan and the law already allow 42 units to be constructed at 20' widths for affordable housing.

You are respectfully referred to the attachment as to SEQRA and attachment which is taken from the Final Environmental Impact Statement that was accepted by the Planning Board on November 7, 2011 which explains the rationale, reasons and positive benefits from the requested law change.

Since this affects property within 500' of the GML 239 standards, it must be referred to the Orange County Planning Department. Under the Village's zoning law, a referral to the Planning Board is also required.

Please advise how you wish to proceed with respect to presentation of this request to your Board. Please place this on the agenda for your January 9th, 2012 meeting. Thank you.

Very truly yours,


Marcia Paz, General Partner

enc.

cc: Hon. John Revella, Village Manager
Kevin Dowd, Esq.

OVERLOOK AT KIDD FARM

SUPPLEMENT TO LETTER REQUEST

Compliance With The State Environmental Quality Review Act

The application for the Overlook at Kidd Farm to the Planning Board was processed as a coordinated review with all involved agencies which included the Board of Trustees of the Village of Walden.

All of the environmental impacts have been addressed in the DEIS and FEIS process. Findings are to be adopted by the Planning Board which may take place prior to the public hearing with respect to this requested local law amendment.

Consequently, compliance with SEQRA by the Board of Trustees will be satisfied by consideration of the findings and addition, modification and adoption before any action after public hearing is taken by the Board of Trustees on the Zoning Law Amendment.

4.0 Alternatives

Comment #66(a): October 3, 2011, Village of Walden Planning Board Meeting, Board Members Ciardullo, DeJesus and Chairman Plato: Can the Board approve this plan and not recommend the smaller 20'/22' units? Should this issue go before the Village Board before we make our determination on the plan? We are not convinced that the smaller units are an advantage to the Village.

#66(h): Becky Pearson during the May 18, 2011 Public Hearing: In regards to one of the proposed alternative plans of a smaller town house, I am not sure

that smaller is better. I know it is cost effective for the developer but I am not sure that is better for the consumer.

Response #66: The issues of whether the Board can approve this plan and not recommend the smaller units and when that determination should be made was addressed by the Planning Board's attorney, Kevin Dowd at the meeting. The Board could approve the alternative plan since there is an original (preferred plan) that studied the 24' units in the EIS, as well as an alternative plan which studied the 20'/22' units. Mr. Dowd indicated that the Findings Statement and Preliminary approval should reflect specifically what the Planning Board was approving. The decision as to whether to change the law will be up to the Village Board.

With regard to the applicant's request to seek a modification to the law, it is to allow the construction of all uphill townhouse units at 20' (52 units proposed). The downhill units (152 units proposed), would include up to 31 units at 20' (affordable units) and the rest at 24' wide. This request was made, among other reasons more fully set forth in the DEIS, to bring the price of the uphill market rate townhouse units in line with the current market conditions, to allow for variety in size for the market rate units, to make the overall project financially viable and within acceptable guidelines of the banks and their strict financing regulations.

There is a direct correlation between the square footage of the unit and the price of the unit; e.g. the larger the unit, the more expensive. The reality of today's real estate market in Orange County, and in particular in the Village of Walden, is that sales prices for townhouse units must be within the price range of \$250,000 to \$280,000 AND the buyer must believe that they are getting "value" for their money - good quality workmanship, a spacious and livable floor plan and curb appeal. The 24' wide uphill units required by the Village of Walden law would be too large (approximately 2,260 sq. ft.) and therefore too expensive for today's market. By reducing the width, of the uphill market rate unit, which is three stories of living space, the Builder can bring the price of the unit in line with the market range and attract purchasers.

It would appear that the alternative to reducing the width of the units is to reduce the depth; however, this approach is neither practical nor good design. The floorplan for

this type of a structure would create very wide but shallow rooms that would not function effectively for living spaces and the internal circulation of the rooms and sizes would be substantially compromised. So, although the price of the unit could be reduced, the value of the townhomes would be diminished and the project would have problems selling.

The 20' x 38' building footprint is a proven plan designed by Pulte home, which has been successfully marketed throughout the country. The plan proposes 52 of these uphill units that would have 760 square feet of usable living space on the second floor; 760 square feet of usable space on the first floor and 520 square feet of usable living space on the lower level (this excludes the garage area) for a total square of 2,040 square feet of usable living space. The affordable units, which would be constructed in the same footprint, would have 1,680 square feet of usable living space, since the lower level would not be finished space.

The actual living area of the proposed 20' wide uphill unit would be similar to or greater than the useable living space at other developments in the area including units at Brighton Green, located in the Town of Newburgh (1,800 sq. ft., except for the end units which are 30' wide); more square footage than The Grove, located in the Town of New Windsor (1,500 - 1,700 sq. ft.); Winding Brook, located in the Village of Walden (1,500 sq. ft.) and Spring Meadow, located in the Village of Montgomery (1,500 sq. ft.).

Also, since the ordinance already allows for 20' units for the affordable units and many of the affordable units will be uphill units, by keeping all uphill units at 20' wide, there will be no discernable external difference between affordable units and market rate units. The difference between the affordable unit and the market rate unit will be only apparent within the interior - in the up-grades and the unfinished lower level.

The success of this project will provide advantages to the Village and good value to the consumer. The success of this project will relate to the ability to meet market demands. Buyers will cast their opinion and vote by purchasing a home at Overlook. The marketplace answers what the consumer thinks is better. The value to the Village comes from a successful development. The plan must meet market demands to be successful.

Comment #67: Becky Pearson during the May 18, 2011 Public Hearing: With the DEIS having multiple plans and alternatives, does the developer or applicant get to pick from any of the plans or is it just one plan that is finalized?

Response #67: As indicated in Section 1 of this FEIS, the applicant is proposing to move forward with the plan labeled ALT-3 in the alternatives section which incorporates a number of mitigation measures to reduce potential environmental impacts. The Planning Board, however, is only authorized to issue an approval with regard to one of the proposed plans.

JAYNE E. DALY, ESQ.

Specializing in Real Estate, Planning and Environmental Law

1655 Route 300
Newburgh, New York 12550

November 15, 2011

(845) 652-3345 PHONE
(845) 787-4820 FAX
JDaly.Dalyjw@gmail.com

Honorable Mayor and Trustees
Village of Walden
Municipal Building
Walden NY 12586

RE: Overlook at Kidd Farm
Proposed Townhouse Amendment

Dear Mayor and Trustees:

We are forwarding to you a draft of a proposed local law dealing with the width of townhouse units in the townhouse zone. A copy has been previously provided to the Planning Board for their review, report and recommendation. As you know, the Planning Board has accepted the final environmental impact statement and is in the process of adopting findings. Those are all precedent to the ability of the Village Board to consider the enclosure and take action. However, we thought it best that you have the submission at the earliest time so that you have the opportunity to consider, raise questions and not feel that you are under any pressure.

The proposed law is very simple. It provides that 20% of the units can have a width of 20'. This is in addition to the 20% that will be 20' in width as affordable units. That leaves 60% of the units that will be 24' in width. Therefore, the only change is to allow 20' wide units for 20% of the project that will be non-affordable.

The reasons for this are numerous and we have attached some of the supporting information that relates to the request.

It may be that the Board would want to discuss this at a work session or have this further discussed by us with your consultants. We will proceed in whatever manner we deem appropriate.

Thank you for your consideration.

Very truly yours,


Jayne Daly

cc: Kevin Dowd, Esq.
Stan Plato, Chair Planning Board
845 Area Code, LLC
Hon. John Revella, Village Manager
Hon. Dean Stickle, Building Inspector

A LOCAL LAW AMENDING CHAPTER 148 OF THE CODE OF THE VILLAGE OF WALDEN ENTITLED "ZONING" TO AMEND SECTION 148-56.1, SUBSECTION B-(2) SIZE OF LOT FOR THE TOWNHOUSE ZONING DISTRICT IN FURTHERANCE OF THE IMPLEMENTATION OF RECOMMENDATIONS OF THE VILLAGE'S 2005 COMPREHENSIVE PLAN.

BE IT ENACTED by the Board of Trustees of the Village of Walden, New York as follows:

SECTION 1. Legislative intent.

The Board of Trustees of the Village of Walden adopted its 2005 Comprehensive Plan on August 23, 2005. Said plan recommended various Zoning Map and Zoning Text amendments. In pursuance thereof a Townhouse Zoning District was established. The Board finds and determines that the amendment contained in this Local Law to allow the Planning Board flexibility with respect to lot widths, will enhance natural resources, expand housing choices, protect property values and enhance and protect the physical appearance of the community.

SECTION 2.

Section 148-56.1 Subsection B(2) of the Code of the Village of Walden entitled "Zoning" is hereby amended to read as follows:

- (2) **The minimum lot width of an affordable townhouse unit shall be twenty (20) feet. For all other units not designated as affordable units, the following minimum widths shall apply: (a) 20% of the number of dwelling units in the project shall be not less than 20' wide (b) all other units shall be 24' wide.**

SECTION 3. SAVINGS CLAUSE

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudicated by any court of competent jurisdiction to be invalid, such judgment shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered.

SECTION 4. EFFECTIVE DATE.

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in Albany in accordance with section 27 of the Municipal Home Rule Law.

The issues of whether the Board can approve this plan and not recommend the smaller units and when that determination should be made was addressed by the Planning Board's attorney, Kevin Dowd at the meeting. The Board could approve the alternative plan since there is an original (preferred plan) that studied the 24' units in the EIS, as well as an alternative plan which studied the 20'/22' units. Mr. Dowd indicated that the Findings Statement and Preliminary approval should reflect specifically what the Planning Board was approving. The decision as to whether to change the law will be up to the Village Board.

With regard to the applicant's request to seek a modification to the law, it is to allow the construction of all uphill townhouse units at 20' (52 units proposed). The downhill units (152 units proposed), would include up to 31 units at 20' (affordable units) and the rest at 24' wide. This request was made, among other reasons more fully set forth in the DEIS, to bring the price of the uphill market rate townhouse units in line with the current market conditions, to allow for variety in size for the market rate units, to make the overall project financially viable and within acceptable guidelines of the banks and their strict financing regulations.

There is a direct correlation between the square footage of the unit and the price of the unit; e.g. the larger the unit, the more expensive. The reality of today's real estate market in Orange County, and in particular in the Village of Walden, is that sales prices for townhouse units must be within the price range of \$250,000 to \$280,000 AND the buyer must believe that they are getting "value" for their money - good quality workmanship, a spacious and livable floor plan and curb appeal. The 24' wide uphill units required by the Village of Walden law would be too large (approximately 2,260 sq. ft.) and therefore too expensive for today's market. By reducing the width, of the uphill market rate unit, which is three stories of living space, the Builder can bring the price of the unit in line with the market range and attract purchasers.

It would appear that the alternative to reducing the width of the units is to reduce the depth; however, this approach is neither practical nor good design. The floorplan for

THE OVERLOOK AT KIDD FARM

this type of a structure would create very wide but shallow rooms that would not function effectively for living spaces and the internal circulation of the rooms and sizes would be substantially compromised. So, although the price of the unit could be reduced, the value of the townhomes would be diminished and the project would have problems selling.

The 20' x 33' building footprint is a proven plan designed by Pulte home, which has been successfully marketed throughout the country. The plan proposes 52 of these uphill units that would have 760 square feet of usable living space on the second floor; 760 square feet of usable space on the first floor and 520 square feet of usable living space on the lower level (this excludes the garage area) for a total square of 2,040 square feet of usable living space. The affordable units, which would be constructed in the same footprint, would have 1,680 square feet of usable living space, since the lower level would not be finished space.

The actual living area of the proposed 20' wide uphill unit would be similar to or greater than the useable living space at other developments in the area including units at Brighton Green, located in the Town of Newburgh (1,800 sq. ft., except for the end units which are 30' wide); more square footage than The Grove, located in the Town of New Windsor (1,500 - 1,700 sq. ft.); Winding Brook, located in the Village of Walden (1,500 sq. ft.) and Spring Meadow, located in the Village of Montgomery (1,500 sq. ft.).

Also, since the ordinance already allows for 20' units for the affordable units and many of the affordable units will be uphill units, by keeping all uphill units at 20' wide, there will be no discernable external difference between affordable units and market rate units. The difference between the affordable unit and the market rate unit will be only apparent within the interior - in the up-grades and the unfinished lower level.

The success of this project will provide advantages to the Village and good value to the consumer. The success of this project will relate to the ability to meet market demands. Buyers will cast their opinion and vote by purchasing a home at Overlook. The marketplace answers what the consumer thinks is better. The value to the Village comes from a successful development. The plan must meet market demands to be successful.

NOTICE OF PUBLIC HEARING
VILLAGE OF WALDEN
INTRODUCTORY LOCAL LAW NO. I-___ OF 2011

PLEASE TAKE NOTICE that the Board of Trustees of the Village of Walden will conduct a Public Hearing on _____, 2011 at 6:30 p.m. or as soon thereafter as can be heard at the Village offices, One Municipal Square, Walden, New York 12586 to consider the adoption of Introductory Local Law No. I-___ of 2011. Said Local Law amends Chapter 148 of the Code of the Village of Walden entitled "Zoning" to amend Section 148-56.1, subsection B-(2) Size of Lot for the Townhouse Zoning District in furtherance of the Village's Comprehensive Plan.

A copy of the proposed Local Law is available for public inspection at the Village Clerk's Office during regular business hours. Written communications must be received by the Board no later than _____, 2011.

At the above date, time and place all interested persons will be given a reasonable opportunity to be heard.

**BY ORDER OF THE VILLAGE BOARD OF
TRUSTEES OF THE VILLAGE OF WALDEN
LORI PINCKNEY, VILLAGE CLERK**

DISCLOSURE ADDENDUM TO ZONING APPLICATION

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of this municipality, or of the Town or County of which it is a part, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

None

Names: Address: Relationship or interest (financial or otherwise):

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board of Officer or Political Subdivision of the Municipality.

(Village) (~~Town~~ Board)
 Zoning Board of Appeals
 Building Inspector

Planning Board
 Zoning Enforcement Officer
 Other

Individual Applicant

845 Area Code LLC

Corporate or Partnership Applicant

By: 

Managing Member

GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK

"Section 809. Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

- (a) is the applicant, or
- (b) is an officer, director, partner or employee of the applicant, or
- (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
- (d) is a part to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

JAYNE E. DALY, ESQ.

Specializing in Real Estate, Planning and Environmental Law

1655 Route 300
Newburgh, New York 12550

November 15, 2011

(845) 652-3845 PHONE
(845) 787-4820 FAX
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Municipal Building
Walden NY 12586

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cc: Kevin Dowd, Esq.
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The actual living area of the proposed 20' wide uphill unit would be similar to or greater than the useable living space at other developments in the area including units at Brighton Green, located in the Town of Newburgh (1,800 sq. ft., except for the end units which are 30' wide); more square footage than The Grove, located in the Town of New Windsor (1,500 – 1,700 sq. ft.); Winding Brook, located in the Village of Walden (1,500 sq. ft.) and Spring Meadow, located in the Village of Montgomery (1,500 sq. ft.).

Also, since the ordinance already allows for 20' units for the affordable units and many of the affordable units will be uphill units, by keeping all uphill units at 20' wide, there will be no discernable external difference between affordable units and market rate units. The difference between the affordable unit and the market rate unit will be only apparent within the interior - in the up-grades and the unfinished lower level.

The success of this project will provide advantages to the Village and good value to the consumer. The success of this project will relate to the ability to meet market demands. Buyers will cast their opinion and vote by purchasing a home at Overlook. The marketplace answers what the consumer thinks is better. The value to the Village comes from a successful development. The plan must meet market demands to be successful.

THE OVERLOOK AT KIDD FARM

**NOTICE OF PUBLIC HEARING
VILLAGE OF WALDEN
INTRODUCTORY LOCAL LAW NO. I-____ OF 2011**

PLEASE TAKE NOTICE that the Board of Trustees of the Village of Walden will conduct a Public Hearing on _____, 2011 at 6:30 p.m. or as soon thereafter as can be heard at the Village offices, One Municipal Square, Walden, New York 12586 to consider the adoption of Introductory Local Law No. I-____ of 2011. Said Local Law amends Chapter 148 of the Code of the Village of Walden entitled "Zoning" to amend Section 148-56.1, subsection B-(2) Size of Lot for the Townhouse Zoning District in furtherance of the Village's Comprehensive Plan.

A copy of the proposed Local Law is available for public inspection at the Village Clerk's Office during regular business hours. Written communications must be received by the Board no later than _____, 2011.

At the above date, time and place all interested persons will be given a reasonable opportunity to be heard.

**BY ORDER OF THE VILLAGE BOARD OF
TRUSTEES OF THE VILLAGE OF WALDEN
LORI PINCKNEY, VILLAGE CLERK**