

Village of Walden
Zoning Board of Appeals Meeting
October 28, 2020

Chairwoman:	Rebecca Pearson	Present
Members:	Christine Scieurca	Present
	Gregory Raymondo	Absent
	Mary Ellen Matise	Present
	Brenda Adams	Present
Alternate Members:		
Building Inspector:	Dean Stickles	Absent
Village Attorney:	Robert Dickover	Present
Secretary:	Marisa Kraus	Present

Chairwoman Pearson - Called the Zoning Board meeting to order at 7:30pm with the Pledge of Allegiance.

1. APPROVAL OF MINUTES:

Member Adams: On page 6, it's Dean, not Dan.

Member Matise made a motion to approve August 26, 2020 minutes. Seconded by Member Adams. All ayes. Motion carried.

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

A.1 150 East Main St, Continuance

Chairwoman Pearson: I wasn't here last meeting, but I did read the minutes. I still don't think she supplied what we needed to make a decision.

Member Scieurca: I was reading this and she made a lot of points that she was approved in the past, but I don't think that the property across the street was developed when she was approved either.

Chairwoman Pearson: A lot of what Dean gave us was her approvals. That's what he gave her because that's what she was asking for. I don't believe that any of that should be a bearing on this application. I don't feel that it's necessary.

Member Scieurca: Where does it land when you talk about the traffic issues?

Member Matise: Planning Board. And the fact that she has to meet four factors. She hasn't done that at all.

Chairwoman Pearson: A lot of what Dean gave us, there were Planning Board Special Exceptions and approvals. Dean did two approvals because they were already similar to what she had already been approved for. Then you had a ZBA 2000 for retail sale, farm stand and flowers and then she was approved in 2011 for the dry cleaners.

Member Matise: That was the last use of the building.

Chairwoman Pearson: Correct.

Member Adams made a motion to close the Public Hearing. Seconded by Member Scieurca. All ayes. Motion carried.

B. FORMAL APPLICATIONS:

B.1 150 East Main St. Use Variance, Continuance

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Member Adams made a motion to deny the application based on primarily a failure to prove the four factors. Seconded by Member Matise. All ayes. Motion carried.

Member Matise: Is there a possibility she'll go to the Planning Board and try to circumvent?

Attorney Dickover: She can go to the Planning Board for things the Planning Board can grant approvals for. Site plan, subdivision. But at this point, the use is not permitted, so that board couldn't approve that project without her coming back here again.

Chairwoman Pearson: Unless she found a special exception use that she wanted to put in there.

Attorney Dickover: Certainly. If she finds a permitted use, she can go to the Planning Board for site plan approval or for special exception or special permit.

C. DISCUSSION ITEMS:

Chairwoman Pearson: We had talked about possibly changing the meeting time. 6 o'clock is a little hard for me because if I'm with a client, I don't always get out and have time to get here and do what I need to do. 6:30 is fine. 7 is fine. I'm open to what you want to do. We would have to have Marisa notice that we're changing the time.

Member Scieurca: I think 6:30 or 7 is fair.

Member Adams: 6:30 or 7 is fine with me.

Attorney Dickover: Earlier the better.

Chairwoman Pearson: 6:30 works for everyone?

All: Yes.

Chairwoman Pearson: We can change it again if we find it becomes a nightmare or something.

Member Scieurca: Starting November?

Chairwoman Pearson: Yes. Training, I know that I spoke to the Village Board about the training. I have some and I have another one set up for November. The county isn't supplying it right now. Trying to get the Village Board to possibly waive it for this year because some people haven't had training. They're supposed to put it on the agenda for the next meeting. We'll see what happens. I also suggested that maybe our council can do training that it has done been done for us in the past. But we'll save that for January or February. Think about your training. Marisa, maybe you can get me what people have or don't have.

Member Adams: I received 4 hours 2 Saturdays ago. I don't have the certificate yet. When you say this year, because your appointments run with the Village, April 1st to March 31st. We missed the last year, because COVID. Most of us were signed up and it was canceled in March. I'm wondering if the waiver will be from the previous year, ending March 31st.

Chairwoman Pearson: I'm not sure because I always had extra and it rolled over so I never worried about it, but that's a really good question.

Member Adams: We really need to know what they're waiving.

Chairwoman Pearson: Marisa, do you know that answer? Does John?

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Secretary Kraus: If it's going to run from appointments, because of COVID, everything was pushed back with the reorg meeting, which didn't happen until just recently.

Member Matisse: It carries over from the year before so if you have extra hours.

Chairwoman Pearson: The County only gives it twice a year. Spring and the fall. This year, the spring one is gone and the fall never happened. Brenda's question was whether it goes from March to March or whether it's going to go from March to January.

D. **INFORMATION ITEMS:** None

E. **CORRESPONDENCE:** None

3. **COMMUNICATIONS:** None

4. **EXECUTIVE SESSION:** None

MEETING ADJOURNED: Member Adams made a motion to adjourn. Seconded by Member Scieurca. All ayes. Motion carried.

RESPECTFULLY SUBMITTED
Marisa Kraus, Zoning Board Secretary
7:44pm