

Village of Walden
Zoning Board of Appeals Meeting
July 27, 2022

Chairwoman:	Brenda Adams	Present
Members:	Christine Scieurca	Present
	Mary Ellen Matise	Present
	William Sestrom	Present
	Scott Barilli	Present
Alternate Members:		Present
Building Inspector:	Dean Stickles	Present
Village Attorney:	Robert Dickover	Absent
Secretary:	Marisa Kraus	Present

Chairwoman Adams - Called the Zoning Board meeting to order at 6:30pm with the Pledge of Allegiance.

1. APPROVAL OF MINUTES:

May 25, 2022 Minutes

Member Barilli made motion to approve the May 25, 2022 minutes with changes. Seconded by Member Matise. All ayes. Motion carried.

June 22, 2022 Minutes

Member Scieurca made a motion to approve the June 22, 2022 minutes with changes. Seconded by Member Barilli. All ayes. Motion carried.

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

A.1 One American Way

Member Scieurca: Someone requested what the coverage would be?

Ken Valk: 31%

Member Matise: Is that just the Village parcel?

Ken Valk: Yes.

Jim VanHouten: Dean had pointed out to us that I believe you were entertaining the idea of 40%.

Ken Valk: The Village up to 40%.

Member Matise: Well, it's a discussion item right now.

Ken Valk: If they go to 40, we won't need the variance. If they don't, we need the variance.

Chairwoman Adams: Of which time you would have to come back and get at that time, because we can't add to this variance request.

Ken Valk: We have to file another one. Wouldn't it all be the same paperwork?

Building Inspector Stickles: No, it wasn't noticed for that. It was noticed for a height variance.

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Chairwoman Adams: We can't amend it. Either way, if you withdraw this, you would still have to come back and if you do need to go forward. Which may not need to go forward if the Village changes.

Jim VanHouten: With this addition, we have close to 32%.

Member Matise: We can act on the height variance at this point.

Member Barilli: Right now, we're just deciding whether or not to go with the height variance.

Chairwoman Adams: In the last meeting, you mentioned that it would be fastened to the concrete pads with two posts and a roof.

Ken Valk: With post and a roof.

Chairwoman Adams: You also mentioned that it would be attached by the roof, but it will also be attached by the sides.

Ken Valk: To the whole side.

Chairwoman Adams: You talked about you were sealing it from the weather. If you had different levels, then the weather could get in there and damage. Our attorney asked us to have you elaborate a little on that.

Jim VanHouten: We want it to match the existing building.

Ken Valk: It matches the other building and it will be a peaked roof. No flat roofs.

Chairwoman Adams: The question is for you to elaborate a little bit on the value of doing a peaked roof.

Ken Valk: It matches the other buildings in the snow and water runoff. That's all it's for. Slated roof, 1 inch pitch.

Chairwoman Adams: You talked about adding a staircase down.

Ken Valk: There's a staircase on the outside. Going to be overhanging roof over top of that. Part of the main roof overhang. For the fire escape for the upstairs offices.

Chairwoman Adams: I guess this is where I get a little confused is because we have all sorts of pictures. One picture shows, this looks like it's loading docks. And you said there are no loading docks.

Ken Valk: There's loading doors. A dock would be raised. It's just a staging area.

Chairwoman Adams: Are you doing the right side or the left side?

Ken Valk: When you look at the building from 208, we're doing the left side. From the fire escape down.

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Member Matise: How are you going to close off the middle?

Ken Valk: Well, you can't really close it off. At this point, just leave it. We'll sheet it enough to keep the rain out.

Jim VanHouten: Then when they go to phase two, they'll take those sheets down.

Member Matise: Won't there be some exposure there?

Ken Valk: There would be some exposure. Yes. But they're not going to store at this time, store a lumber under it. It's only going to be a working station.

Member Barilli: It's already coming down anyway. You'll have half of it protected and the other half won't be protected for a while. So, it really doesn't matter.

Ken Valk: You're still improving the situation. The guys are working in the rain.

Chairwoman Adams: Dean, when they go to phase two, will they need another variance for that, too?

Building Inspector Stickles: No. You're giving him a height to the current peak to the old building. More than likely, when they go to the Planning Board, they will get approval for the whole thing. Then be broken into two phases. Phase one and phase two. They will not have to come back to any board.

Chairwoman Adams: Even though all of our paperwork says 65 by 180 and will cover 65 by 360.

Building Inspector Stickles: Eventually, yes.

Chairwoman Adams: Just want to know what.

Building Inspector Stickles: That's going to be the end measurement. But the middle part will still be 44 feet in the air.

Member Sestrom: Would any changes be visible from 208?

Ken Valk: It will look exactly the same.

Building Inspector Stickles: If you were to go out there tomorrow and park just up the road from Williams Realty's office, you won't even see the building.

Member Scieurca made a motion to close the public hearing. Seconded by Member Matise. All ayes. Motion carried.

B. FORMAL APPLICATIONS:

B. 1 One American Way

. The Board reviewed aloud the 5 factors associated with an Area Variance:

a. Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by the granting of the area variance?

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Chairwoman Adams spoke for all by answering no.

b. Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an area variance?

Chairwoman Adams spoke for all by answering no.

c. Is the requested area variance substantial?

Chairwoman Adams spoke for all by answering no.

d. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

Chairwoman Adams spoke for all by answering no.

e. Was the alleged difficulty self-created?

Chairwoman Adams spoke for all by answering no.

Member Sestrom made a motion that the council for the board be directed to prepare a written decision which is consistent with the findings of this board in granting the requested height variance subject to the site approval granted by the Planning Board. Seconded by Member Scieurca. All ayes. Motion carried.

B.2 Walden Glen, LLC

Member Scieurca made a motion to table until next regular meeting. Seconded by Member Sestrom. All ayes. Motion carried.

C. DISCUSSION ITEMS:

D. INFORMATION ITEMS: None

E. CORRESPONDENCE: None

3. COMMUNICATIONS: None

4. EXECUTIVE SESSION: None

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

6:59pm

RESPECTFULLY SUBMITTED

Marisa Kraus, Zoning Board Secretary