

Village of Walden
Zoning Board of Appeals Meeting
October 22, 2025

Chairperson:	Brenda Adams	Present
Members:	Christine Scieurca	Present
	William Sestrom	Present
	Scott Barilli	Present
	Lisa Mazzella	Present
Alternate Members:	Amalie Thomas	Present
	Jerred Sanusi	Present
Building Inspector:	Keith Roosa	Present
Village Attorney:	Maria Donovan	Present
Secretary:	Anisetta Valdez	Present

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

I. BOARD'S BUSINESS

Chairperson Adams: *Introduction of the members and alternates.* We've had a bit of a complication with the agenda so there will be some changes. September minutes will be tabled until November as we need more detail.

A. PUBLIC HEARINGS

A.1

A.2

B. FORMAL APPLICATIONS

B.1 143 Walnut St. – Area Variance

Teddy Cullen: We want to fix our deck. It's turned into a project. I did converse with Robert Wallner but we are still waiting. He told me it was complete.

Chairperson Adams: The application is not complete. You would be here tonight to tell us what you want and we would set a public hearing, but we need more information. You were not on the agenda last month. When you first applied, from what I read online, you were doing an addition and roof on the application. Then, apparently, it was rejected, and you were told you needed a variance. I'm working off of memory because we don't have the paperwork. On the variance, #1 is not notarized. If it was, it wasn't on our paperwork.

Teddy Cullen: It was.

Chairperson Adams: There's a group of questions and your signature with the notary stamp should be there, and we don't see it. And I see that you paid your money.

Teddy Cullen: The permit was notarized, but the application needs to be as well?

Chairperson Adams: Yes. And then #1 should be a no and #3 is the total acreage and the amount being disturbed, and then #10 and #11 drew my attention and said no to sewer and water and they say yes and no but they inform each other so they should be no.

Teddy Cullen: We don't need water. I've been going to the Building Department several times and there's sign that says they'll be back but they haven't been there. And we've reached a dead end.

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Chairperson Adams: We need the actual size of the project as well but there's no sizes with exact square footage. And the certificate of insurance by your contractor is expired as of June 25, 2025 so we need an update.

Teddy Cullen: How do I do this again?

Chairperson Adams: I will ask Keith and you need to go get your original paperwork and Darlene and Robert should both be there.

Keith Roosa: They will be there tomorrow but very early. We had to close and lock the door to get work done. We'll be there at 7am.

Teddy Cullen: Ok. Is 8am ok?

Keith Roosa: Yes.

Chairperson Adams: Darlene is there, and she's a notary so she can notarize everything. The permit was denied so now you come before the zoning board.

Teddy Cullen: I went over everything with Robert, and he said everything is fine. We spent at least 10min on it. So I feel frustrated because this was at the end of June.

Chairperson Adams: I'm sorry for that. I apologize for the village. We do need everything completed so that all your neighbors have a chance to speak. And you are missing a setback by about 5ft so your neighbor on that side might have something to say.

Teddy Cullen: So now we wait another month?

Chairperson Adams: So we can correct the paperwork and then the public hearing will be the following month. I'm sorry. So go back to the department tomorrow and Keith, you'll be there tomorrow? And Darlene will be there. I'm sorry Mr. and Mrs. Cullen.

Keith Roosa: Yes.

Chairperson Adams: So that should appear on the agenda for next month.

B.2 175 South Montgomery St. - Use Variance - Sign

Chairperson Adams: Nobody is here for 175 S. Montgomery.

B.3 Pleasant Ave. Subdivision – LP Builders – Approval of variance from Sept. 24, 2025 Re: Planning Board Neg Dec. decision

Chairperson Adams: We did receive communication from John Queenan about this property.

Reads letter.

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This is where I have to ask Member Sanusi to come up, so he will be the one to vote.

First, does anyone have any questions about what Mr. Queenan wrote?

Motion to authorize the chairperson to sign the decision as it was written by Sarah N. Wilson made by Member Sestrom. Seconded by Member Sciruca. All ayes. Motion carried.

The vote will be a roll-call vote.

All ayes

I will leave this with Mr. Roosa as this will be signed and given to the Village clerk for filing.

Also, **117 Orchard** should be on the agenda but it is not. So, that is also tabled till next month.

C. OTHER BUSINESS

Chairperson Adams: November and December's meetings need to be moved to the week prior. Is everyone ok with that? So, November's meeting will be held on November 19, and December's will be on December 17th.

II. COMMUNICATIONS

III. EXECUTIVE SESSION

IV. ADJOURNMENT

Motion to adjourn made by Member Sciruca. Seconded by Member Sestrom. All ayes. Motion carried.

RESPECTFULLY SUBMITTED
Anisetta Valdez, Zoning Board Secretary