

**Village of Walden
Zoning Board of Appeals
January 6, 2010**

Present: Chairman James Corbett
Members Brenda Adams
Jason Trafton
David Ohlmer

Also Present: Kevin Dowd, Village Attorney
Dean Stickles, Building Inspector

Regrets: Marisol Martinez-Duran

Chairman James Corbett called the meeting of the Village of Walden Zoning Board of Appeals to order at 7:30pm.

1. APPROVAL OF MINUTES

**Brenda Adams made a motion to approve the minutes of the October meeting.
Seconded by Jason Trafton.
All ayes.
Motion carried.**

**Brenda Adams made a motion to approve the minutes of the November meeting.
Seconded by James Corbett.
All ayes.
Motion carried.**

**Brenda Adams made a motion to approve the minutes of the December meeting.
Seconded by David Ohlmer.
All ayes.
Motion carried.**

2. BOARDS BUSINESS

A. PUBLIC HEARING
A.1 40-42 Hepper Street

James Corbett read the Notice of the Hearing.

**Jason Trafton made a motion to open public hearing
Seconded by Brenda Adams.
All ayes.
Motion carried.**

25 Mailings were sent out, 21 were returned.

Sandra Griffin explained her proposal to open a before and after school program. She explained that the lot in the back is needed to satisfy the need for a playground area.

Kevin Dowd explained what they needed.

Harry McLaughlin, 2461 Albany Post Road, he owns the building at 40-42 Hepper Street and he said that he gives permission to Sandra Griffin to submit the application on his behalf.

Kevin Dowd explained that the karate studio was established with the condition that 5 onsite parking spaces were provided. The need for additional playground space eliminates the existing parking spaces.

Sandra Griffin explained that Orange County limits this establishment to 40 children. The maximum ratio of adults-to-children is 1-to-10.

Jason Trafton made a motion to close the public hearing

Seconded by James Corbett.

All ayes.

Motion carried.

James Corbett made a motion that this is a type 2 action under SEQRA.

Seconded by Brenda Adams.

All ayes.

Motion carried.

Brenda Adams made a motion to approve the variance and remove the requirement for 5 parking spots, any changes must be brought to the board.

Seconded by Jason Trafton.

All ayes.

Motion carried.

Jason Trafton made a motion to adjourn.

Seconded by James Corbett.

Meeting adjourned 8:40pm.

Respectfully Submitted,

Lisa Dore