## Village of Walden Zoning Board of Appeals April 1, 2010

Present:

Chairman

James Corbett

Members

Brenda Adams

Jason Trafton David Ohlmer Brenda Adams

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 minute of March 4<sup>th</sup>, 2010. Seconded by David Ohlmer.

All ayes.

Motion carried.

## 2. BOARDS BUSINESS

A. PUBLIC HEARING

A.1 6 Edmunds Lane

James Corbett read the Notice of the Hearing.

Brenda Adams made a motion to open public hearing. Seconded by David Ohlmer.

All ayes.

Motion carried.

32 Mailings were sent out, 21 were returned.

The applicant gave the board a brief background about keeping lambs. He explained that he would like to put wire fencing with one large gate around the rear yard. He tried to explain that this variance is necessary in order to keep the lambs.

Debra Grant, 9 Edmonds Lane, said that she feels that there is not enough property, and that livestock should not be kept as pets.

The residents at 12 Edmunds Lane are in favor of the project.

Ray Lustig, Ulster Avenue, has a medical office in his home where he sees patients.

Jenny Garcia said that according to the standards set by the Cornell Co-operative extension the property size is adequate.

Debra Grant pointed out that the house is zoned for single family. She said that the animals create a lot of noise.

The owner at 5 Edmunds Lane is not happy with the lambs.

The owner at 11 Edmunds Lane said that he is not opposed to the animals.

James Corbett made a motion to close the public hearing. Seconded by David Ohlmer.

All ayes.

Motion carried.

A.2 22 East Main Street, Continuation

The applicants explained to the board that they are operating at a loss. They discussed in great detail the meaning of some of the language in the Village Code.

James Corbett made a motion to close the Public Hearing. Seconded by David Ohlmer.

All ayes.

Motion carried.

- **B. FORMAL APPLICATIONS**
- B.1 6 Edmunds Lane, Use Variance

James Corbett made a motion to table until May  $6^{\rm th}$  meeting. Seconded by Brenda Adams.

All ayes.

Motion carried.

B.2 22 East Main Street, Interpretation & Area Variance

James Corbett made a motion to table until May  $\mathbf{6}^{\text{th}}$  meeting. Seconded by David Ohlmer.

All ayes.

Motion carried.

James Corbett made a motion to adjourn. Seconded by Brenda Adams.

Meeting adjourned 9:40pm.

Respectfully Submitted,

Lisa Dore