

Village of Walden
Zoning Board of Appeals
February 3, 2011

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

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

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 October 28, 2010.

Seconded by Jason Trafton.

All ayes.

Motion carried.

2. BOARDS BUSINESS

A. PUBLIC HEARING

A.1 150 East Main Street – Use Variance

James Corbett read the Notice of the Hearing.

James Corbett made a motion to open public hearing.

Seconded by Brenda Adams.

All ayes.

Motion carried.

20 Mailings were sent out, 16 were returned.

Dawn Speed went over the hours of operation. She said that they are open Monday to Friday from 9am-6pm, and Saturdays from 9am-4pm. They are closed Sunday's and all major holidays. She explained that Monday mornings are the busiest, and that most other days she averages 1 customer per hour.

Kevin Dowd asked where she is currently location.

Dawn Speed said that she is currently located at 75 East Main Street next to Subway. She said that the current store is too small and that she needs more room for her growing business.

James Corbett clarified that she has been opened for 7 years.

Jason Trafton asked how many parking spots the property has.

Dawn Speed said that there are 9 parking spots.

David Ohlmer asked how much of her business is corporate.

Dawn Speed said that about 30% of her business is cooperate, about 15-20% is from offices and businesses that she picks up from.

William Sessner, 170 East Main Street, stated his concern that the business would become a laundry mat in the future.

Jen Fuller, 154 East Main Street, said that she is concerned about the hours of operation and the loading zone which is right by her house.

Jason Trafton made a motion to close the public hearing.

Seconded by Brenda Adams.

All ayes.

Motion carried.

James Corbett made a motion to declare negative action under SEQRA.

Seconded by Brenda Adams.

All ayes.

Motion carried.

Jason Trafton made a motion to approve.

Seconded by Brenda Adams.

To only be drop off Dry Clean Service, the lights are to stay on premises, and the dumpster and parking to be maintained as in the previous site plan.

All ayes.

Motion carried.

James Corbett made a motion to adjourn.

Seconded by Brenda Adams.

Meeting adjourned 8:10pm.

Respectfully Submitted,

Lisa Dore