Village of Walden Zoning Board of Appeals January 5, 2012

Present: Chairman James Corbett

Members Brenda Adams

Jason Trafton

Carolyn Wesenberg

David Ohlmer

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

James Corbett made a motion to approve the minutes of November 3, 2011. Seconded by Carol Wesenberg.

All ayes.

Motion carried.

2. BOARDS BUSINESS

A.1 24 Ulster Avenue, Use Variance

The applicant provided documentation to the board.

James Corbett read the index to the board. 2000 Certificate of Corporation, LLC. 2004 acquisition to the title of property, and obtained a certificate of occupancy. In 2005 there is record of advertisements in various papers. 2007 application for approval. 2008 architectural approval. 2010 resubmission of architectural plans. 2010Department of Health approval of phase 1 application.

Phase 1 will go to the Office of the Ageing and then to the Department of Health. Phase 2includes dietary needs, emergency protocol, and operations procedures.

If the application is approved it would need to go to the Planning Board for a special exception use permit.

It is agreed that there will be no children allowed to reside at the property. And there are to be no cars allowed for any patron residing at the home.

James Corbett made a motion to declare an unlisted action under SEQRA with a negative declaration. Seconded by Jason Trafton.

All ayes.

Motion carried.

Brenda Adams made a motion to approve the application with the addition that no children be residing at the property, no residents will be allowed cars and the property will be monitored 24 hours a day.

Seconded by Jason Trafton.

All ayes.

Motion carried.

Brenda Adams made a motion to adjourn. Seconded by Jason Trafton.

Meeting adjourned 8:45