

**Town of Westerlo
Planning Board
Westerlo, New York
Planning Board Meeting**

Minutes

Date: December 20, 2017

Location: Westerlo Town Hall, Westerlo, New York

Board Members: Chairperson Dorothy Verch, Gerry Boone, Richard Kurylo, Edwin Stevens, and Doyle Shaver Jr.

Town Attorney: Aline D. Galgay, Esq. (not present)

Zoning Administrator: Edwin Lawson

Board Members Present: Chairperson Dorothy Verch, Gerry Boone, Richard Kurylo, Edwin Stevens, and Doyle Shaver Jr.

The Planning Board meeting was called to order by Chairperson Dorothy Verch at 7:00 pm. Chairperson Dorothy Verch led the pledge to the flag.

The board reviewed November's minutes. Richard Kurylo made motion to accept the minutes with the addition made to the Shephard Farms, LLC subdivision that it is approved with restrictions that there will be three deeds and three tax id numbers ; Edwin Stevens seconded the motion. All members present in favor.

Old Business:

Dorothy Verch opened the public hearing for PV Engineering on behalf of John Dolce/The Shephard Farm LLC. Application #17-008. John Dolce spoke on behalf of his partner Steve Haaland and his purpose to restore and renovate the buildings and make a commercial district housing fourteen businesses. David Albrecht, engineer explained that two 6.99 MW ground mounted solar arrays will be placed on Route 32/Albany CR 405. PV Engineering will be leasing from Mr. Dolce. Part II of the SEQRA completed and there is no environmental impact.

Many abutters were present expressing their concerns.

Richard Kurylo made the motion to close public hearing; Doyle Shaver Jr. seconded the motion.

The board completed Part III of SEQRA and it was a negative declaration. Edwin Stevens voted no on approving application. Richard Kurylo made motion to approve the application; Gerry Boone seconded the motion.

Dotty resumed public hearing for Constanza Solar, LLC, 198 Sunset Hills Rd, Westerlo, NY. Tax map #162.-2-4, application #17-005. Frank Costanza leasing 23 acres to Cypress Creek Renewables for 2MW solar energy facility. It was decided that there were still many unanswered questions. Public hearing to be resumed on January 23rd, 2018.

New Business:

Application for Medusa Solar Farm on behalf of Bergmann Associates, Tax map #162.-1-2.20. Eric Redding and Joe Shanahan explained that the project consists of a 7.60 +/- acre solar farm to be placed on 626 CR 351, Rensselaerville, NY (property located in Westerlo). Property owners are Timothy and Nichole Quinn. The access road is located in the Town of Rensselaerville and the project is in Westerlo. Authorization is needed from the Town of Rensselaerville. Application assigned #17-009. The board completed a type one assessment. Part I of the SEQRA completed, Part II and Part III to be completed at public hearing. Richard Kurylo made motion to accept the application; Doyle Shaver, Jr. seconded the motion. Public hearing scheduled for January 23rd at 7pm. Mr. Shanahan received letters to send to the abutters.

Application for Westerlo Solar Farm on behalf of CEC, C.T. Male, Tax map #176.00-1-46.1. John Munsey and Joe Shanahan explained that the project consists of approximately an 11.2 acre solar farm to be placed on 77 CR 405, Westerlo, NY. Property owners are Debra and William Pavlicin. Application assigned #17-010. The board completed a type one assessment. Part I of the SEQRA completed, Part II and Part III to be completed at public hearing. Richard Kurylo made motion to accept the application; Doyle Shaver, Jr. seconded the motion. Public hearing scheduled for January 23rd at 7pm. Mr. Shanahan received letters to send to the abutters.

Doyle Shaver Jr. made motion to adjourn the meeting and Richard Kurylo seconded the motion. All members present in favor.

Respectfully submitted,
Jennifer Bungay
Planning Board Clerk

