

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

**Minutes of Date: October 23, 2017**

**Location: Westerlo Town Hall, Westerlo, New York**

**Board Members: Chairperson Virginia Mangold, Bob Beck, John Sefcik, Guy Weidman**

**Town Attorney: Aline D. Galgay, Esq.; Zoning Administrator: Edwin Lawson**

**Present: Virginia Mangold, John Sefcik, Guy Weidman**

Chairperson Virginia Mangold called the meeting to order at 7:00 pm and led the Pledge of Allegiance.

The Board reviewed the minutes of September 26, 2017 meeting. John Sefcik made a motion to accept the minutes; Guy Weidman seconded the motion. All voting members present in favor.

Old Business:

Chairperson Mangold opened application for Mr. Bernard Boyle for 6680 SR 32, Town of Westerlo, Tax ID #176.-1-4. Members first reviewed and read the SEQRA then declared it a negative declaration. To review, applicant has applied to make the now present large former owner's vacant apartment into 2 new apartments within the same footprint (with no additions). The building is presently made up of three 1 bedroom units plus former owner's large apartment. Mr. Boyle explained the prior owner had a variance approved but project was never completed. Mr. Boyle is now asking for an additional 2 apartments to replace the former owners apartment within the same footprint of this structure. Applicant explained the building will NOT have laundry units within. Applicant is using the same square footage to divide the large former owner's apartment to two 2 bedroom apartments. This project initially began before Zoning Laws were instituted. Mr. Boyle explained the septic has been checked and all is in good condition to go forward. As well, new fire walls have been properly installed and checked by Mr. Lawson, Code Enforcement Officer. All to code.

Public Hearing was opened. Abutters Dr. Julia Coryell and her husband William Costanza were present. They were concerned about noise and traffic, the security of their property, resale value of their home, and problems with the septic. Abutters concerns have been respectfully taken into consideration. The Public Hearing was then closed. Mr. Boyle will need to appear in front of Planning Board for a special use permit. The board will confer with the Planning Board for restrictions. Virginia Mangold made a motion to approve the application for 4 units rather than 5 units proposed by applicant retaining the same footprint. John Sefcik seconded the motion.

AYE: Virginia Mangold, John Sefcik, Guy Weidman  
NAYE: None

Old Business Continued with former applicant Jason Clickman, 961 CR 412, Westerlo, NY. Tax map #116.-3-22.1. Mr. Clickman was present to request a 38' sideline variance necessary to install a carport to store camper in the winter. A negative SEQRA was declared for this application at June Public Hearing at which time, ZBA did not approve the original request due to the questioning of location of survey pin when ZBA members had their site review. The survey pin was currently located and shown on the survey map. Mr. Lawson, Code Enforcement Officer revisited the property and the location of survey pins and gave his approval. Guy Weidman made motion to approve variance; Virginia Mangold seconded it.

AYE: Virginia Mangold, John Sefcik, Guy Weidman  
NAYE: None

New Business: None

Guy Weidman motioned to adjourn the meeting; Virginia Mangold seconded the motion. All members present in favor.

The next regularly scheduled ZBA meeting is November 27th at 7 p.m.

Respectfully submitted,  
Jennifer Bungay, Zoning Board Clerk

