

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

Minutes of Date: February 27, 2017

Location: Westerlo Town Hall, Westerlo, New York

Board Members: Chairperson Virginia Mangold, Wilfred Vanderstine, Robert Beck, John Sefcik, Guy Weidman

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

Present: Virginia Mangold, John Sefcik, Wilfred Vanderstine, Robert Beck, Guy Weidman & Zoning Administrator, Edwin Lawson

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, 2016 meeting. John Sefcik made a motion to accept the minutes as written; Robert Beck seconded the motion. All voting members present in favor.

Old Business: None

New Business:

Item I: Application from Eastern Mutual 6504 State Route 32, Greenville, NY - Tax Map #163.-2-14. Applicant requests a variance to install 70 kw solar panels to provide power for Eastern Mutual Insurance Company only. After discussions & explanations pertaining to non-conforming use, John Sefcik made a motion to accept the application; Robert Beck seconded the motion.

AYE: Virginia Mangold, John Sefcik, Wilfred Vanderstine, Robert Beck, Guy Weidman

NAYE: None

Application # 17-001 was given this application. The current zoning law requests 100' setbacks and the property is at 50'. The full solar law will be all inclusive in our Town Law and to be reviewed by the Town Board for their vote at their upcoming meeting on March 7, 2017. The board decided to move forward until the board meeting.

A site visit is scheduled for March 18, 2017 at 10:30 am. Valerie Davis is following up with letters to the abutters.

Item II: Ms. Jackie Murray, representing Murray Law Firm, was present on behalf of Tarpon Towers, LLC, Douglas Hammond and Evelyn Trebilcock, 512 County Route 405, Westerlo, NY Tax map #174.-3-63.10. Currently an application is in process with the Town of Westerlo Planning Board for a special use permit and site plan approval for a wireless telecommunications facility. A balloon test was performed and failed on November 16th. The PB board explained that a crane test must be completed in order to get better photos. The applicant is requesting a variance so that another balloon test may be performed instead of the crane explaining the crane test is quite expensive. In accordance with Westerlo Zoning Law, Section 17.40 #10, a view test to be conducted utilizing a crane or other acceptable means, but NOT A BALLOON, to document the extent of visual impact. The ZBA suggested (in particular Zoning Administrator, Ed Lawson along with ZBA member Robert Beck suggested Tarpon Towers use a JLG lift (a 4WD Diesel-vertical mast lift/telescopic boom lift) that will be able to accomplish the test. The vehicle has the height preference and also less weight to reach the suggested area on the property. Ms. Murray took the information and will make Tarpon Towers, LLC aware of this.

Robert Beck made motion to deny the variance; Wilfred VanInderstine seconded the motion.

AYE: Virginia Mangold, John Sefcik, Wilfred VanInderstine, Robert Beck, Guy Weidman

NAYE: None

With no further business, Wilfred VanInderstine motioned to adjourn the meeting; John Sefcik seconded the motion. All members present in favor.

The next ZBA meeting is March 27th at 7 p.m. This meeting adjourned at 7:45 pm.

Respectfully submitted,

Jennifer Bungay, Zoning Board Clerk