

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

Minutes

Date: December 22, 2014

Location: Westerlo Town Hall, Westerlo, New York

Board Members: Chairperson Virginia Mangold, Wilfred VanInderstine, Robert Beck, John Sefcik, Amie Burnside

Town Attorney: Aline D. Galgay, Esq. (present)

Zoning Administrator: Edwin Lawson (present)

Board Members Present: Virginia Mangold, Wilfred VanInderstine, Robert Beck, John Sefcik, Amie Burnside

Chairperson Virginia Mangold called the meeting to order at 7:30 pm and led the pledge of allegiance.

The Board reviewed the minutes from the November meeting. Wilfred VanInderstine made the motion to accept the minutes as presented and written; John Sefcik seconded the motion. All members present in favor.

The ZBA conducted the SEQR review pursuant to the new short SEQR form. After complete review, the board voted that the proposed activity would have no negative affect on the environment and issued a Type II Action (a negative declaration) under the SEQR Review Act regulations. Chairwoman Mangold then opened the public hearing at 7:40 pm.

Chairwoman Mangold stated that this public hearing had been duly advertised in the legal newspapers specified by the town and that the Board had received the green cards from all abutters.

First Item:

Application for variance for Lisa Welsch-1092 CR 402, Medusa, NY. Tax Map # 162-1-3. Applicant filed a request for variance from article 7.80 of the Town of Westerlo Local Law #1 of 1989 and as so amended by Local Laws #1, 2 & 4 of 1992.

Applicant wishes to build a one-story garage and has asked to allow an expansion of the pre-existing nonconforming use to include a 27' side lot line and 1.97 area variance of Section 8.40 of the Zoning Law to construct a 34' x 24' wide one story garage 23' from the front left corner of their property.

Virginia Mangold, Amie Burnside, Robert Beck, and John Sefcik explained they had made a site visit on December 6, 2014 with the owners present. Chairwoman Mangold explained she had not received any letters or other communication from abutters regarding this request. The Board approved the variance contingent on Mrs. Welsch appointing her husband as her representative which she would do on the following day.

John Sefcik motioned to close public hearing and Wilfred VanInderstine seconded the motion. All members present in favor.

New Business: None
Old Business: None

Robert Beck made motion to adjourn the meeting; Wilfred VanInderstine seconded the motion.
All members present in favor. Meeting adjourned at 7:50 pm.

Respectfully submitted,
Jennifer Bungay
Zoning Board Clerk