

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

Minutes

Date: February 9 , 2021

Location: Westerlo Town Hall, Westerlo, New York

Board Members: Chairperson Dorothy Verch, Gerry Boone, Richard Kurylo, and Edwin Stevens, Beau Loendorf

Town Attorney: Javid Afzali – not present; Code Enforcement Officer/Zoning Administrator: Jeff Pine –not present

Board Members Present: Chairperson Dorothy Verch, Gerry Boone, Richard Kurylo, and Edwin Stevens, Beau Loendorf.

Attendees: Kevin Rounds representing Richardson/Hassett, John Valachovic, representing McAneny/Wood and Galgay/Carl and 7 other residents.

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

The January minutes will be reviewed at March meeting.

The Planning Board welcomed it new member, Beau Loendorf to the Board. Beau introduced himself.

Rich Kurylo made a motion to open the Public Hearing for McAneny/Wood subdivision SD21-01 and SD21-01-a, Tax id #174-2-6 seconded by Ned Stevens - carried. John Valachovic presented the application. Discussion regarding right of way access and language that would ensure that the McAneny/Wood residents would have unencumbered access to their property. That the buyer of the property, immediately off of AC 403, has the responsibility of maintaining Wood Lane without any maintenance cost to the owners of the McAneny/Wood property, to the McAneny/Wood property line.

The return receipts were received by Kaaterskill.

A site visit was performed by Gerry Boone, Ned Stevens and Dotty Verch. Josh McAneny met with the Planning Board representatives , along with John Valachovic of Kaaterskill Associates to review and discuss the site plan. Inclement weather prevented traveling around the property. The property that can be accessed from Sunset Hill Rd., when sold will need to contact Westerlo Highway Department for access .

This application has been designated as a TYPE II based on #16 of SEQRA 617.5 TYPE II ACTIONS , which states – granting of individual setback and lot line variances and adjustments determines action to be a TYPE II.

In addition, #37 states- interpretation of existing code, rule or regulation, also constitutes a TYPE II action.

Based on this clarification, the Subdivision SD21-01 and 01-a will be classified as a TYPE II action and once the TYPE II assessment form is complete, no further action is needed.

SEQRA TYPE II part 2 was complete. There were no objections.

Rich Kurylo made a motion to close the Public Hearing seconded by Gerry Boone and open the regular meeting-carried.

SEQRA PART III was completed. A negative declaration was determined.

Rich Kurylo made a motion to approve the subdivision, seconded by Ned Stevens , with language for access – all approved.

Next application was Richardson/Hassett, lot line adjustment SD21-02, Tax Id# 127.-2-22, 127.-2-23-10.

Lot line adjustment from property of Bernice Hassett to Clifton Richardson so that access to Richardson property would not need a 'right of way'. Resulting lot sizes 161.15 acres after lot line adjustment for Richardson and 5.06 acres for Bernice Hassett. During the discussion, Mr. Rounds stated that a second lot line adjustment will be needed to accommodate Ms. Hassett's utility pole because it fell outside the lot line adjustment by a few feet. Mr. Rounds was advised by the board to furnish the adjustment so that the customer utility pole fell within the lot line adjustment and we would address this application at the March meeting. The reason this was not included in the initial application was there was no indication on the application for a second adjustment. The form used, according to the Town Attorney, needs updating.

New Business:

Third application presented by John Valachovic of Kaaterskill Associates is a lot line adjustment between 2 neighbors. SD21-03, Tax id #137.00-2-19 and 137.00-2-18, 137.00-2-16 located at 15 Albany Hill Ext. and 47 Albany Hill Ext. owners, Aline Galgay and Curtis Carl.

Tax id # 137.00-2-18, is jointly owned by Galgay and Carl. They are requesting a lot line adjustment so that the 10 jointly owned acreage will be split resulting in 24.6 acres for Galgay and 15 acres for Carl. According to Section 617.5 of SEQRA this lot line adjustment is considered a TYPE II action and once the TYPE II form is complete, no further action will be required. The application will be sent to the Town Attorney for review as stated in the application form.

Rich Kurylo made a motion to accept the application, seconded by Gerry Boone- motion carried.
TYPE II SEQRA was completed with a negative declaration.

Rich Kurylo made a motion to approve seconded by Ned Stevens, all approved, motion carried.

Open to the public.

No comments

Rich Kurylo made motion to adjourn the meeting at 8:07PM, Ned Stevens seconded the motion. All members present in favor.

Respectfully submitted,
Karla Weaver
Town Clerk
and

Dotty Verch

Chair Planning Board