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Town of Westerlo
Planning Board
Westerlo, NY 12193
Planning Board Meeting

Minutes

Date: September 14, 2021

Location: Westerlo Town Hall

Board Members: Chairperson Dotty Verch, Richard Kurylo, Edwin Stevens, Beau Loendorf, Gerard Boone,

Town Attorney: George McHugh

Code Enforcement/ Zoning Enforcement: Jeff Pine

Deputy Town Supervisor: Matt Kryzak

Non Planning Board members present: Planning Board Clerk Britta Biggs, Deputy Town Supervisor Matthew Kryzak, Town Board Member Amy Burnside and eighteen (18) interested residents.

Meeting opened at 7:00 PM with Pledge of Allegiance to the Flag.

Planning Board Member Loendorf motioned to approve the Minutes for the August 10, 2021 meeting at 7:0 PM. Planning Board Member Boone seconded; all were in favor.

Ayes: 5 Nays: 0

Chairwoman Verch thanked Planning Board Members Kurylo and Stevens for stepping in as Acting Chairmen for the June and July meeting. She also welcomed new Town of Westerlo Attorney George McHugh to the Board. Planning Board Member Kurylo thanked Councilwoman Verch for being back on the Planning Board.

Town Attorney McHugh introduced himself and gave a background of his employment past and his current work.

OLD BUSINESS

PRUIM SUBDIVISION (SD-21-6)

Councilwoman Verch was contacted by Lisa Pruim on August 10, 2021. Ms. Pruim had received the abutter notice in the mail and called to let the Planning Board know that due to there not being a sale on her land, she would not entertain the idea of the subdivision that Mr. Whipple had proposed to M. Pine and the Planning Board. Mr. Whipple was informed that until he owns the property, the board can not do anything to move forward with the subdivision. Mr. Whipple is hoping for that sale to go through

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before the next Planning Board meeting. Planning Board Member Kurylo advised him to keep the Planning Board posted on what is going on and if the sale goes through, he can come back for the next meeting and they can plan a new date for a Public Hearing.

PUBLIC HEARING FOR BEERS SPECIAL USE PERMIT (SPU-21-4) AT 7:07 PM

Planning Board Member Kurylo made a motion to open and adjourn the Public Hearing for Beer Special Use Permit until the next meeting at 7:10 PM, Planning Board Member Seconded seconded; all were in favor.

One neighbor questioned where the array was going to be placed on the property. It was stated that the placement was going to be in the backyard out of view.

GRANT SPECIAL USE PERMIT (SUP 21-2)

John and Tara Grant present the Board with their Pet Dealer License and review from the state. That completed everything that they needed to present to the Board for their Special Use Permit. Councilwoman Verch will be finalizing their Decision Letter and sending it out to them upon completion.

MASLOWSKY SUBDIVISION (SD 21-3)

Mr. John Dumis represented Mrs. Maslowsky for the subdivision. Mr. Dumis cleared up some confusion about what land had been sold and which land was part of the subdivision. There were some questions about storm water. Due to there being no development plans, the storm water isn't an issue, and the subdivision is a minor three-acre subdivision.

Planning Board Member Stevens made a motion to accept the application, Planning Board Member Kurylo seconded; all were in favor.

AYES: 5 NAYS 0

CARKNER SPECIAL USE PERMIT (SPU-21-3)

Mrs. Carkner is wanting to get a Special Use Permit to hold outdoor weddings so she can save money to restore her barns that are from the 1840's. There would be tents set up behind the barns for the events, and luxury port-a-potties for guest restrooms. Handicapped parking would be in the main driveway and event parking would be in the old shale bank that is off on the right side of the property. The land that the Carkners own is three different parcels. Mrs. Carkner was advised by Town Attorney McHugh to have her parcels merged so there would only be one Special Use Permit and it would prevent issues in the future if someone else was to own the property. She was advised to meet with the Town Assessor about the merge. The Planning Board also advised her on having her property surveyed so she can obtain a stamped document. Councilwoman Verch requested that Planning Board Clerk Biggs obtain the documents on the decisions from M&D Farms in Westerlo as a guide to give examples on what Mrs. Carkner for regulations.

HALLENBECK SUBDIVISION (SD-21-5)

Hudson Valley Cultural Resource Consultant submitted a letter concerning archeological sensitivity of the property. The letter stated that since there are no plans for construction or other ground disturbance currently proposed, there is no need to evaluate archeological resources.

NEW BUSINESS

PAVLICIN SPECIAL USE PERMIT (SPU-21-5)

Garret Lee is representing Debra Pavlicin (77 County Route 405). The plan is to install a 16.72 kw ground mount for solar. This is an addition to other arrays that are already on the property. The Board requested a more detailed site plan. Due to the Town Laws possibly changing before the next meeting, everything for this application may change. The Board discussed the changes and how the new Solar Laws will work. Councilwoman Verch advised Mr. Lee to be at the next Town Board Meeting. She also stated that they will revisit the application again at the next Planning Board Meeting for the new decisions.

ABUTTER LETTER DISCUSSION

The Planning Board discussed the Abutter Letter issue. Councilwoman Verch and Town Attorney McHugh talked about going back to sending the Letters via Certified Mail. The Town Board will be deciding about how the Letters will be sent out at the next Town Board Meeting.

CLOSURE OF MEETING:

Planning Board Member Kurylo motioned to close the meeting at 8:18 PM. Planning Board Member Boone seconded; all were in favor.