

**TOWN OF WESTERLO  
Zoning Board of Appeals  
Westerlo, NY 12193  
ZBA Meeting**

**Minutes**

**Date:** August 23, 2021

**Location:** Westerlo Town Hall, Westerlo, NY

**ZBA Members present:** Chairwoman Jill Henck, Guy Weidman, George Spahmer, Sean Leary

**ZBA Members not present:** James Gallogly

**Town Attorney:** George McHugh- not present

**Zoning Administrator:** Jeff Pine- not present

**Nonmembers present:** Planning Board and Zoning Board of Appeals Clerk Britta Biggs, seven other interested residents.

Meeting opened with the Pledge of Allegiance at 7:02 P.M

**MINUTES**

Minutes from the July 26, 2021 meeting will be reviewed at the September 27, 2021 ZBA meeting.

**OLD BUSINESS**

No old business

**NEW BUSINESS**

**BEERS VARIANCE (V-21-6) 7:03 P.M**

Mr. Joshua Beers is applying for a variance to install a Ground Mounted Solar Array within the fifty (50) foot setback guidelines, at 608 County Route 404 Westerlo, NY 12193 Tax Map I.D 151-1-18.14. The specks on the proposed array measure at approximately 40'x17', and about nine (9) feet tall at the tallest point and sits about 660' away from the road. Ben from Plug PV LLC located at 875 Broadway Albany, NY 12207 is who was present at the meeting to discuss the proposed plans. They are requesting a Variance Permit because the area where they want to install the array is about 17' 6" from the neighboring property. Chairwoman Henck indicated that the deed for the property would be needed by the September 27, 2021 meeting. Abutter letters will need to go out for the September 27, 2021 Public Hearing. A site visit is planned on September 8, 2021 at 6PM. ZBA Member Leary made a motion to accept the variance application at 7:12 P.M. Chairwoman Henck seconded; all were in favor.

**AYES: 4 NAYS:0**

**LARSEN VARIANCE (V-21-7) 7:13 P.M**

Mr. Terence and Mrs. Joanne Fraser are applying for a Lot Line Revision. They would like to combine around 1.50 acres of Tax Map# 162-1-1.40 with Tax Map # 162-1-1.30. The adjustment will split the large barn and garage between the two parcels and the small garage

will be removed. The new lot line will be about 13.1 feet away from the existing barn structures. The variance is for a reduction in the setback requirement in the RS/A zone. The application indicates that the applicants are requesting to relieve 37 ft for the east and west side of the new line proposed. A Variance is being requested because the new line will only be thirteen (13) ft from the existing barn and garage. Christian from Kaaterskill Associates is assisting with the mapping and refiguring of the lot lines. Abutter letters will need to be mailed out for the Public Hearing Scheduled on September 27, 2021 at 7:00 P.M. A site visit is planned for September 8, 2021 at 6:30 P.M. Zoning Board Member Weidman made a motion to accept the application at 7:21. Mr. Spahmer seconded; all were in favor.

**AYES: 4 NAYS: 0**

#### **OTHER DISCUSSIONS**

The Zoning Board discussed the Zoning Laws in Section 8.40 Rural Development/ Agricultural District. Possible changes were discussed.

#### **CLOSURE OF MEETING**

Zoning Board Member Weidman motioned to close the meeting at 7:49 P.M. Mr. Spahmer seconded: all were in favor.

**AYES: 4 NAYS: 0**

Respectfully Submitted,

Britta Biggs  
Zoning Board Clerk