

**Town of Westerlo  
Zoning Board of Appeals  
Westerlo, NY  
ZBA Meeting**

Minutes

Date: October 25, 2021

Location: Westerlo Town Hall, Westerlo, NY

ZBA Members Present: Chairperson Jill Henck, James Gallogly, Guy Weidman, Sean Leary

ZBA Members not present: George Spahmer

Town Attorney: George McHugh- not present

Zoning Administrator: Jeff Pine- not present

Non-members present: Planning Board and ZBA Clerk Britta Biggs, two interested residents were in attendance, as well as Planning Board Member Gerry Boone

Open with Pledge of Allegiance at 7:01 PM

**MINUTES**

Minutes from the September 27, 2021 meeting were approved. ZBA Member Gallogly made the motion to approve the Minutes, Chairwoman Henck seconded; all were in favor.

**AYES:4    NAYS:0**

**OLD BUSINESS**

**BEERS AREA VARIANCE (V-21-6) at 7:04 PM**

Ben Potiker from PlugPV in Albany came before the Board with revisions to his plans for the Solar Array for the Beers property located at 608 County Route 404, in Westerlo. He worked it so the array will be placed 5'6" to the West. The new set back will now be 23'3" from the East and 20'6" to the North of the property line. This will have a slight decrease to 15,051 kW/ year instead of 15,200 kW/ year, which is about a 9% drop due to shading. Mr. Potiker also provided a letter with photo documentation about the placement of the array. The ZBA was satisfied with the revisions for the Variance Request.

ZBA Member Leary made a motion to approve the Area Variance with the new amendments. ZBA Member Weidman seconded; all were in favor.

**AYES: 4    NAYS:0**

**NO NEW BUSINESS**

**OTHER DISCUSSIONS**

The Fraser Variance from September was officially consolidated. Chairwoman Henck discussed with CEO Pine about some of the old Zoning Laws being revisited and discussed to be more updated. Abutter Letters will now be sent certified by ZBA Clerk Biggs.

**CLOSURE OF MEETING**

ZBA Member Weidman made a motion to close the Meeting at 7:26 PM. Mr. Leary seconded; all were in favor.

**AYES:4    NAYS:0**

Respectfully submitted,

Britta Biggs,  
ZBA Clerk