

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

Minutes

Date: August 10, 2021

Location: Westerlo Town Hall

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

Board members not present: Richard Kurylo

Town Attorney: Javid Afzali

Code Enforcement/ Zoning Enforcement: Jeff Pine

Deputy Town Supervisor: Matt Kryzak

Non Planning Board members present: Planning Board Clerk Britta Biggs, Previous Planning Board Chairperson Dorothy Verch, and eight other interested residences.

Meeting opened at 7:06 PM with Pledge of Allegiance to the Flag.

Planning Board Member Loendorf motioned to approve the Minutes for the July 13, 2021 meeting at 7:08 PM. Planning Board Member Boone seconded; all were in favor.

**Ayes: 3   Nays: 0**

**OLD BUSINESS**

**MASLOWSKY SUBDIVISION (SD-21-03) 7:08 PM**

Albany County Planning Board needs a permit to see if storm sewers are present. Acting Chairman Stevens indicated that there needs to be a super majority Board vote to be able to oversee the storm sewer issue. Due to only three members present at the meeting the Board needs to wait until the September 14, 2021 meeting for approval.

**GRANT SPECIAL USE PERMIT (SPU 21-2) 7:12 PM**

John and Tara Grant were not able to attend the Board Meeting. They sent in a letter indicating they met with the Animal Health Inspector from NYSDAM. They need to complete two mandatory meetings for their license. It was also stated that the next visit is unannounced but will be conducted within thirty (30) days from their first visit and the license will be sent to

them by mail. It was indicated that they will have their New York Pet Breeders License prior to the September 14, 2021 meeting.

#### **CARKNER SPECIAL USE PERMIT (SPU-21-3) 7:15 PM**

Albany County Planning is requesting more information. A better site plan needs to be provided. It was indicated that Mrs. Carkner has Santos Associates doing a land survey for a better site plan. New York State Department of Transportation (NYS DOT) may ask for a new permit because of the amount of traffic. It was stated that the City of Albany Waterboard has no issue with the property being used for hosting events. Acting Chairman Stevens indicated that there could be concerns about the parking lot from Albany County Highway pertaining to structure, amount of parking, egress and ingress and if the driveway would be strong enough to hold the busses that will be going in and out. Mr. Stevens advised that the Westerlo Fire Company be notified once a site plan has been issued so they can also make sure the parking lot is big enough for ambulance and fire trucks if they were needed in an emergency. Mrs. Carkner indicated that she is hoping to be able to hold up to 100 cars and host 150 guests. It was also indicated that Mrs. Carkner is hoping that the guests will use a bus shuttle service to cut down on the number of vehicles in the parking lot with the possibility of Country Side Drive being used for bus turn around because it is a quite street with very little traffic. There will be no overnight guest stays, no camping, and the planned hours of operation are from 2PM-9PM.

#### **NEW BUSINESS**

#### **PRUIM SUBDIVISION (SD-21-6) 7:27 PM**

Henry Whipple from Helderberg Realty is representing Lisa Pruim for the subdivision of 50 acres on Albany County Route 408, Albany County Route 413 and Clickman Road. The new lots will be sold as vacant land. The 50 acres will be divided into four large parcels, 8 acres, 10 acres, 13 acres and 18 acres. One lot has road frontage off CR 413. The lots all have road frontage off County Road 408 and lots 3& 4 have steep frontage off of 408 but levels off on Clickman Rd for easier access. There are no plans on building or putting in any driveways or roads on these parcels as of now. Short Environmental Assessment Form Part 1 was read out loud. Application was also sent to Albany County Planning Board for approval. The members of the Planning Board are going to be doing their own site visits. Abutters need to be notified. A Public Hearing is planned for the September 14, 2021 Planning Board meeting. Planning Board Member Boone made a motion to accept the application. Mr. Loendorf seconded; all were in favor.

**AYES: 3   NAYS: 0**

#### **HALLENBECK SUBDIVISION (SD-21-5) 7:50 PM**

Christian from Kaaterskill Associates is representing Mr. Amos Hallenbeck who applied to subdivide his property into two parcels. Due to this being a two-lot subdivision, there is no need for a SEQRA nor a Public Hearing. It was indicated that there was a statement in one of the obscure laws that there was no need for a decision on the particular application. Planning Board Member Boone made a motion to accept the subdivision. Mr. Loendorf seconded; all were in favor.

**AYES: 3   NAYS: 0**

**BEERS SPECIALS USE PERMIT (SPU-21-4) 8:01 PM**

Mr. Ben Popiker from Plug PV LLC (857 Broadway Albany, NY 12207) spoke on behalf of Mr. Joshua Beers who applied for a Special Use permit to install a 11.9-kilowatt Ground Mounted Solar Array. Plug PV LLC and Mr. Beers are looking to install the Solar Array at 608 CR 404 Westerlo, NY 12193. The height to the top of the panels is 9-10ft and 40ft long. Due to the need for a variance the application needs to go before the Zoning Board of Appeals. There will be no need for batteries or fencing. It was indicated that it will only need an electrical inspection. Abutters will need to be notified for a Public Hearing and also the variance for the September 14, 2021. The Short Form Assessment was read out loud during the meeting. The Planning Board approval will be contingent on the decision of the ZBA. Planning Board Member Loendorf approved the motion. Mr. Boone seconded; all were in favor.

**AYES: 3   NAYS: 0**

**PUBLIC COMMENTS 8:27 PM**

No Public Comments.

**CLOSURE OF MEETING 8:28 PM**

Planning Board Member Boone motioned to close the meeting at 8:28 P.M. Mr. Loendorf seconded; all were in favor.

**AYES:3   NAYS: 0**