

DRAFT

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

Minutes

Date: June 14, 2022

Location: Westerlo Town Hall

Board Members: Chairman Beau Loendorf, Gerry Boone, Richard Kurylo, William Hall, Edwin Stevens

Town Attorney: George McHugh - not present

Code Enforcement/ Zoning Administrator: Jeff Pine

Town Supervisor: Matthew Kryzak

Non-members present:Town Board Members Joshua Beers, Peter Mahon and eight other interested residents.

A Roll Call vote was used to open the meeting with the Pledge of Allegiance at 7:00 PM.

Chairman Loendorf: Yes

Planning Board Member Kurylo: Yes

Planning Board Member Hall: Yes

Planning Board Member Boone: Yes

Planning Board Member Stevens: Yes

MINUTES

Planning Board Member Kurylo made a motion to approve the May 10, 2022 with one edit on page 6. Planning Board Member Hall seconded the motion; Chairman Loendorf and Planning Board Member Boone agreed. Planning Board Member Stevens abstained as he was not present at the May 10 meeting.

OLD BUSINESS

CARKNER SPU 21-3

The planning board for the town of Westerlo is requesting these follow conditions be upheld for each and every event at Hydrangea Farms.

1. Ending hours of operation will be at 10PM on Friday & Saturday. And 9PM on Sunday, with no overnight guests. There should be no events with music Monday-Thursday.
2. A maximum of 200 guests at each event.
3. Allowed to hold 20 events throughout a full calendar year.
4. There should be no fireworks or other loud sharp sounds on the premises due to an eagle's nest located 0.5 miles from the property at Basic Creek Reservoir as stated by Trish Gabriel, Environmental Analyst from NYSDEC, Region 4.
5. A portable sanitation facility should be provided at each event, all waste to be removed from the applicant's property.
6. All trash shall be collected and disposed of in accordance with NYSDEC Part 360 regulations. All vendors will take their own trash with them off the property following each event.
7. All caterers providing food and beverages at the venue shall be permitted as required by the Albany County Health Department for food service and other required permits.
8. As noted by the town of Westerlo Town Engineer (Dave Ingalls), "Parking Lot- as noted by James Mearkle, PE, Albany County DPW, the first 50' of the Parking Lot access drive should be at least 22' wide to allow for two-way traffic. The widening of the drive could require that the existing culvert be replaced or extended. Additionally, at a minimum the drive should be a hard surface within the County Right of Way as required by the County. It has been determined that adequate sight distance exists at the proposed parking area entrance. A highway work permit for work on the County Right-of-Way (ROW) is required from the Albany County Department of Transportation."
9. The applicant will create an accessible drop off for guests who may not be able to use the walkway.
10. The applicant will provide a noise tree, noise monitor, or sound limiter to have at each event to ensure noise is kept below 110 Decibels inside the tent/ event space.
11. The applicant will be required to put up at least two signs to direct traffic on where to park.

Following these conditions, the applicant will come back to the Planning Board in one year, June of 2023, for a review of their Special Use Permit. Any questions with the conditions of this application should be directed to the Chairperson of the Planning Board, Town Building Inspector, and Town Attorney.

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Roll call vote to approve the Carkner Special Use Permit:

Chairman Loendorf- Yes

Planning Board Member Kurylo- Yes

Planning Board Member Hall- Yes

Planning Board Member Stevens- Yes

Planning Board Member Boone- No

Carkner Special Use Permit passed 4-1 at 7:29 PM.

PUBLIC HEARING

Acosta Special Use Permit 22-1

Planning Board Member Kurylo made a motion to open the Public Hearing at 7:31 PM. Planning Board Member Hall seconded; all were in favor.

Mrs. Acosta discussed how she is planning to refresh the driveway so she can put a camper up on the property, as well as be able to have a septic truck be able to come up to the camper when needed.. The discussion on how she would be getting rid of waste and garbage arose. Mrs. Acosta stated that she would be have her septic tank pumped when needed and would bring her garage out with her when she would leave her property as needed. This camp would only be used seasonally as a weekend getaway.

CLOSURE OF PUBLIC HEARING

Planning Board Member Kurylo made a motion to close the Public Hearing at 7:43 PM. Planning Board Member Hall seconded; all were in favor.

Town Attorney McHugh read outloud SEQR Parts 2 & 3. A negative declaration was made.

The Planning Board set the following conditions for Mrs. Acosta, that there would be no dumping, and all waste has to be removed.

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Planning Board Member Kurylo made a motion to approve the conditions.
Planning Board Member Hall seconded; all were in favor.

NEW BUSINESS

No new business.

PUBLIC COMMENT

No Public Comment

CLOSURE OF MEETING

Planning Board Member Boone made a motion to close the meeting at 7:55
PM. Planning Board Member Hall seconded; all were in favor.