

# DRAFT

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

## Minutes

Date: October 11, 2022

Location: Richard Rapp Municipal Building (Town Hall)

Attending: Chairman Beau Loendorf, William Hall, Edwin Stevens, Richard Kurylo  
(arrived at 7:22pm)

Absent: Gerry Boone

Town Attorney: George McHugh – Present

Code Enforcement/ Zoning Administrator: Jeff Pine – Not present

Town Supervisor: Matthew Kryzak – Not present

Non-members present: Town Clerk Karla Weaver, Ms. Bonnie Kohl, Mr. Mark Bonnaeu  
and two other interested residents.

The meeting was called to order at 7:06 PM with the Pledge of Allegiance.

## **OPEN MEETING**

Planning Board Chair Loendorf made a motion to open the Planning Board meeting.  
Planning Board Member Hall seconded; motion carried by those present.

## **MINUTES**

Planning Board Member Hall made a motion to approve the September 13, 2022  
minutes. Planning Board Chair Loendorf seconded, motion carried by those present.

## **PUBLIC HEARING - SUP 22-3 KOHL**

Planning Board Chair Loendorf made a motion to open the Public Hearing on Shephard  
Farm (SUP 22-3) at 7:08 PM. Planning Board Member Hall seconded; motion carried by  
those present.

Mrs. Kohl provided the Planning Board with a picture of what her signs will look like.  
She mentioned putting in an entrance sign. Planning Board Member Stevens asked  
how far off the white line the sign will be; the applicant responded that NYSDOT doesn't  
care however, it will not block the view of traffic entering or exiting. Mr. Loendorf  
indicated the Town has rules on signage. NYSDOT has visited and indicated to Ms.  
Kohl all is well.

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With no other comments/questions from the public, Planning Board Member Hall made a motion to close the Public Hearing at 7:12 PM. Planning Board Member Stevens seconded; motion carried by those present.

### **APPROVAL OF APPLICATION - SUP 22-3 KOHL**

Planning Board Chair Loendorf made a motion to approve the Shepard Farm Special Use Permit (SUP 22-3) contingent that all signs and regulations follow all local law rules. Planning Board Member Hall seconded; motion carried by those present.

### **PUBLIC HEARING SD 22-1 BONNEAU**

Planning Board Chair Loendorf made a motion to open the Bonneau Public Hearing (SD 22-1) at 7:14 PM. Planning Board member Hall seconded; motion carried by those present.

Mr. Loendorf confirmed with the applicant that one lot will be 5.63 acres and the other will be 5.92 acres. The Town received no correspondence from the public or abutters regarding this application.

Planning Board Member Hall made a motion to close the Public Hearing at 7:16 PM. Planning Board Chair Loendorf seconded; motion carried by those present.

### **APPROVAL OF APPLICATION - SD 22-1 BONNEAU**

Planning Board Chair Loendorf made a motion to declare the Town as lead agency regarding the Bonneau application. Planning Board Member Hall seconded; motion carried by those present.

The Planning Board members present reviewed the SEQR short form and Planning Board Member Hall made a motion for a negative declaration. Planning Board Chair Loendorf seconded; Planning Board Member Kurylo abstained; motion carried by those present.

Planning Board Chair Loendorf made a motion to approve the Bonneau minor subdivision. Planning Board Member Hall seconded; Planning Board Member Kurylo abstained; motion carried by those present.

### **OLD BUSINESS**

No old business.

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## **NEW BUSINESS**

Planning Board Chair Loendorf made a motion to move into new business. Planning Board Member Hall seconded; motion carried by those present.

## **RENEWAL OF SUP 19-03**

Mr. Loendorf was expecting CEO Jeff Pine to be here this evening to discuss the renewal of SUP 19-03 however, Mr. Pine had previously indicated that due to the pandemic and the owner's health, the project was put on hold. The resolution called for the applicant to come before the Planning Board on May of 2020 which did not happen. Mr. Pine would like to extend the applicants approval. Owners were not present and after discussion, the Board agreed not to move forward due to not having the file available.

Planning Board Chair Loendorf made a motion to move the renewal (SUP 19-03) to the November meeting. Planning Board Member Stevens seconded; motion carried by those present.

## **DEFAYETTE MINOR SUBDIVISION**

The proposed DeFayette minor subdivision is a project in the Town of Rensselaerville. The Town of Rensselaerville has asked the Town of Westerlo Planning Board to review the application as it borders Westerlo and was recommended by Albany Co. Planning Board. The land surveyor was present and advised there would be two lots, each with an existing house.

Planning Board Member Kurylo made a motion that the Town of Westerlo Planning Board defers to the Town of Rensselaerville Planning Board for further action. Planning Board Member Hall seconded; motion carried by those present.

## **PUBLIC COMMENT/ OTHER CONVERSATION**

Planning Board Chairman Loendorf made a motion to add two letters that were received to the Carkner file (SUP 21-3), Planning Board Member Hall seconded; a vote resulted as follows:

AYES: Planning Board Chair Loendorf, Planning Board Member Hall,  
Planning Board Member Kurylo

NAYS: Planning Board Member Stevens

AYES 3, NAYS 1, motion carried.

No public comment.

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## **RESCHEDULE NOVEMBER PLANNING BOARD MEETING**

Planning Board Chair Leondorf mentioned the November meeting falls on Election Day and suggested moving it to Wed., Nov. 9<sup>th</sup> at 7 PM instead. Mr. Loendorf made a motion to move the meeting to Wed., Nov. 9<sup>th</sup> at 7 PM. Planning Board Member Hall seconded; motion carried by those present.

## **CLOSURE OF MEETING**

Planning Board Chair Loendorf made a motion to close the meeting at 7:38 PM. Planning Board Member Hall seconded; motion carried by those present.

Respectfully submitted,

Karla Weaver  
Town Clerk