

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

Minutes

Date: September 13, 2022

Location: Westerlo Town Hall

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

Town Attorney: George McHugh

Code Enforcement/ Zoning Administrator: Jeff Pine

Town Supervisor: Matthew Kryzak Not present

Non-members present: Planning and Zoning Board Clerk Britta Biggs, ZBA Chairman Richard VanInderstine, Town Board Councilwoman Lorraine Pecylak, Mr. John Dolce, Ms. Bonnie Kohl, Mr. Mark Bonnaeu and Ms. Sarah Muller and one other interested resident.

The meeting was called to order at 7:00 PM with the Pledge of Allegiance.

MINUTES

Planning Board Member Hall made a motion to approve the August 2022 Minutes. Planning Board Member Boone seconded. Motion was carried by Planning Board Members Kurylo and Stevens. Chairman Loendorf abstained because he was not at the August meeting.

OLD BUSINESS

PUBLIC HEARING

Planning Board Member Kurylo made a motion to open the Public Hearing at 7:02PM. Planning Board Member Hall seconded, all were in favor.

Ms. Sarah Muller and the new owner's brother were in attendance. They explained that the new owner will be having a 500 gallon tank installed. The tank will include a light to alert the owner when the tank needs to be emptied. The owner inquired about what he would have to do in order to build a deck off the trailer. Mr. Pine and the Board explained that it would have to file a building application and possibly get a variance through the ZBA. They also explained that a patio or a slab doesn't need to meet any setbacks and that the lot isn't big enough for a setback.

Planning Board Member Kurylo made a motion to close the Public Hearing at 7:08 PM. Planning Board Member Hall seconded; all were in favor.

APPROVAL OF APPLICATION

Planning Board Member Kurylo made a motion to approve the Muller Special Use Permit (SUP 22-2). Planning Board Member Hall seconded; all were in favor.

NEW BUSINESS

SHEPERDS FARM SPECIAL USE PERMIT 22-3 (BONNIE KOHL)

Ms. Bonnie Kohl, Tryson LLC, is looking to get a Special Use Permit to open up an antique shop at Shepherd's Farm. The location of it will be in the old four bay garage located at 6844 State Route 32 in Greenville (SBL# 176.-1-14.1)+. Mr. John Dolce who is the owner of the property stated that the garage is up to date as far as renovations. The garage has a new roof, windows, new electric and they are currently working on the ceiling. The front of the building will have a paved parking lot as well as a handicapped parking spot. There is currently no bathroom located in the garage. Ms. Kohl stated that she will not be hiring any employees and would just use the rest room across the street in the downstairs are of the building where Mr. Dolce put in three new office suites.

A Type 2 SEQR is needed for this application.

The Planning Board has scheduled a Public Hearing for October 11, 2022 at 7:00 PM. Ms. Kohl was made aware that she has seventeen abutters and that totals \$170.00 so Planning Board Clerk Biggs can mail out abutter letters through certified mail.

Planning Board Member Hall made a motion to accept the application, Planning Board Member Kurylo seconded; all were in favor.

BONNEAU MINOR SUBDIVISION (SD 22-1)

Mr. Mark Bonneau is looking to get a permit to be able to subdivide a parcel of his property into two lots. One lot will total 5.63 acres and the other will total 5.92 acres. These lots will be cut from the parent parcel located at 164 Dunbar Hollow Rd (SBL# 129.-1-29.1). The parent parcel is currently 327.9 acres in total. The purposed subdivision will not disturb anything and is also not land locking.

The Planning Board has scheduled a Public Hearing for Tuesday October 11, 2022 at 7:00 PM. Mr. Bonneau has a total of 10 abutters. He was made aware that \$100 is needed so Planning Board Clerk Biggs can mail out the abutter letters through certified mail.

The Board and Town Attorney are going to determine whether this subdivision requires a SEQR. If so it will be read outloud during the Public Hearing next month.

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

PUBLIC COMMENT/ OTHER CONVERSATION

No Public comment.

Planning Board Chairman Loendorf mentioned that he is going to wait until the October meeting to see what business we may have for the November meeting. Due to the November meeting falling on Election Day, it will need to be decided whether or not the November meeting will need to be rescheduled or cancelled completely.

CLOSURE OF MEETING

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

Respectfully submitted,

Britta Biggs
Planning Board Clerk