

TOWN OF WESTERLO
PLANNING BOARD
WESTERLO, NY 12193
PLANNING BOARD MEETING

Minutes

Date: December 13, 2022

Location: Richard Rapp Municipal Building (Town Hall)

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

Town Attorney: George McHugh- Present

Code Enforcement/Zoning Administrator: Jeff Pine- Present

Town Supervisor: Matthew Kryzak- Not Present

Non-Members present: Town Clerk Karla Weaver, Town Board Member Lorraine Pecylak, Kim, Maureen and Bradley Winnie, Ronald Thompson, Joe Boone, ZBA Board Member James Gallogly, ZBA Member George Spahmer, John and Kristin Hunter, Tarbox, Frank Sharkey, Angela Carkner, Toni Gallagher, Ms. Betanzos and Clerk to the Planning Board Claire Marshall.

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

OPEN MEETING

Planning Board Chairman Loendorf opened the Planning Board meeting and informed all members were present.

MINUTES

Planning Board Member Kurylo made a motion to approve the October 11, 2022 minutes. Planning Board Member Hall seconded; all in favor motion carried.

OLD BUSINESS

THOMPSON DINER SUP 19-3

The Planning Board reviewed the Thompson Diner SUP 19-3 resolution of 12/24/2019. The application was supposed to be reviewed in 2021 but was delayed due to COVID. Mr. Thompson informed the Board the project was 99% done. He has worked on the electronics, kitchen, pumps and parking. There is a handicap parking space; he has shut down one of the gas pumps as required. He will not have a retail store, as he is working on the diner first. There are two apartments that are rented upstairs.

With no other comments/questions from the Board, Planning Board Chairman Loendorf made a motion to extend the special use permit for another two years. Planning Board Member Kurylo seconded; all in favor motion carried.

NEW BUSINESS

WINNIE MINOR SD 22-2

Bradley Winnie explained they received a Variance through the ZBA and now are requesting a subdivision so the apartment complex will be on a separate parcel. Right now, they have three parcels and the apartment complex is on two of those parcels. They would like the apartment complex on one parcel, the Winnie's residence on one parcel and a vacant land parcel. CEO Pine informed the Planning Board members they received a variance because they needed more land for the density of the apartments. There are 13 apartments. Maps were compared. Attorney McHugh informed the applicant and Board members they could precede with scheduling a Public Hearing. Planning Board Member Hall indicated a site visit would be advisable. CEO Pine advised the applicant that survey maps need to be present and given to the Board before the Public Hearing.

With no other comment/questions from the Board, Planning Board Chairman Loendorf made a motion to accept the application and set the Public Hearing for January 10, 2022 at 7pm. The applicant will need to supply new maps before the Public Hearing. Planning Board Member Hall seconded; all in favor motion carried. Planning Board Clerk Marshall informed the Board that she has already talked to the applicant about the number of abutters.

SHARKEY 2 LOT MINOR SD 22-4

Frank Sharkey informed the Planning Board; he would like to subdivide his property on County Route 403 in half. With no other comments/questions from the Board, Planning Board Chairman Loendorf made a motion to accept the application and set the Public Hearing for January 10, 2022 at 7PM. Planning Board Member Stevens seconded; all in favor motion carried. CEO Pine informed the Board that he sent this application to Albany County Planning Board since it was on a county road. Planning Board Clerk Marshall informed Mr. Sharkey there are six abutters that would need to be notified. Attorney McHugh stated that if the Albany County Planning Board does not get the information for their December meeting they will act on it at the January meeting, which means, the Planning Board cannot make a decision at the Public Hearing. The Planning Board would have to wait for the February's meeting to make a decision. Planning Board Chairman Loendorf indicated he will email Mr. Sharkey if the Albany County Planning Board has it on the December Agenda.

HUNTER/TARBOX 2 LOT MINOR SD 22-4

Kristen Hunter informed the Board that the Hunters and the Tarbox's are cousins and they together own over 30 acres and would like to subdivide it into two parcels, one for each of them. CEO Pine informed the Board this was sent to Albany County Planning Board also and may be delayed. With no comments/questions from the Board, Planning Board Chairman Loendorf made a motion to accept the application and set the Public Hearing for January 10, 2022 at 7PM. Planning Board Member Stevens seconded; all in favor motion carried. Planning Board Clerk Marshall informed the Hunters/Tarbox's that there are eight abutters that need to be notified. Planning Board Chairman Loendorf informed the applicants that they may not make a decision at the Public Hearing if Albany County does not have it on their Agenda for December. It will have to wait for February's Planning Board meeting.

GALLAGHER/ BETANZOS RV GIFFORD RD SUP 22-4

Toni Gallagher informed the Planning Board that they would like to put a travel trailer on their property on Gifford Rd. The property has 26.93 acres. CEO Pine informed the Board that there is an old farm road that would lead to the trailer and there is a 400 ft. back. Planning Board Chairman Leondorf stated he would like the applicant to present a written plan for the water, sewer and waste at the Public Hearing. With no comments/questions from the Board, Planning Board Chairman Leondorf made a motion to accept the application and set the Public Hearing for January 10, 2022 at 7 PM. Planning Board Member Hall seconded; all in favor motion carried. Planning Board Clerk Marshall informed Ms. Gallagher that there are seven abutters.

PUBLIC COMMENT

CEO Pine mentioned that with the Boards permission, he would like to give Edwin Stevens his name plate for his dedicated service of 13 years to the Planning Board.

CLOSURE OF MEETING

Planning Board Chairman Leondorf made a motion to close the meeting at 7:28 PM. Planning Board Member Hall seconded; all in favor motion carried.

Respectfully submitted,

Claire Marshall

Clerk to the Planning Board