

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

Minutes

Date: February 14, 2023

Location: Richard Rapp Municipal Building (Town Hall)

Attending: Chairman Beau Loendorf, William Hall, Richard Kurylo, Gerry Boone, Angela Carkner

Town Attorney: George McHugh- Present

Code Enforcement/Zoning Administrator: Jeff Pine- Present

Town Supervisor: Matthew Kryzak- Not Present

Non-Members present: John and Kristin Hunter, Jonathan and Alexandra Tarbox, Christopher Sharkey, T Henry Wimple, Karla Weaver Town Clerk and Claire Marshall Clerk to Planning Board

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. Planning Board Member Carkner seconded: motion carried all in favor.

**MINUTES**

Planning Board Member Hall made a motion to approve the January 10, 2023 minutes: Planning Board Member Kurylo seconded; motion carried all in favor.

**OLD BUSINESS**

SHARKEY 2 LOT MINOR SD 22-3;

Planning Board Chairman Loendorf informed the applicant that the Albany Planning Board stated they found that the proposed action will have no countywide or intermunicipal impact. With no other comments / questions from the Board or Public, Planning Board Chairman Loendorf made a motion to accept the Sharkey application of 2 Lot Minor SD 22-3. To divide the 9.1-acre lot into one 3.63-acre lot and one 5.38-acre lot. Planning Board Member Kurylo seconded; motion carried all in favor.

HUNTER/TARBOX 2 LOT MINOR SD 22-4

Planning Board Chairman Loendorf informed the applicant that the Albany Planning Board Stated they found that the proposed action will have no countywide or intermunicipal impact and advised the Town to be aware of the existing non- complaint driveway on lot 2. The Planning Board Members agreed that the driveway does not affect the Subdivision. Attorney McHugh informed the Board that until someone

builds on the property the driveway has no affect. With no comments /questions from the Board, Planning Board Chairman Loendorf made a motion to approve the Hunter/Tarbox 2 Lot Minor SD 22-4 Planning Board Member Kurylo seconded; motion carried all in favor.

#### **PUBLIC HEARING**

Planning Board Chairman Loendorf at 7:10 made a motion to open the Public Hearing of the Clickman Road Minor SD 22-5. Planning Board Member Hall seconded; motion carried all in favor. Applicant is seeking to divide 50 acres into 3 parcels to be sold as vacant land of 8 acres, 20 acres and 21 acres. Henry Whimple, owns the property, informed the Board they have located the cemetery. With no comments/questions from the Board or public, Planning Board Chairman Loendorf made a motion to close the public hearing at 7:12pm; Planning Board member Kurylo seconded; motion carried all in favor. Planning Board Member Hall read what the Albany County Planning Board recommends, which is the applicant should locate the driveway and access via Clickman Road only. Planning Board Chairman Loendorf informed the applicant this recommendation is really for the person who buys the property and then builds it would have to go through the Building Department. CEO Pine stated he would like the recommendation placed in the conditions of the application. Planning Board Member Boone suggested it goes on the map as a safety. CEO Pine informed the Board if it is written on the Map it stays with the property and all owners know. Attorney McHugh informed the Board they can approve the application with the condition that the Albany Planning Board recommendation is put on the map. The applicant will need to get new maps made up with this statement on them. Planning Board Chairman Loendorf read the Short Environmental Assessment Form and the Board Members answered each question with a negative. Chairman Loendorf made a motion to accept that the Short Environmental Assessment Form for the Clickman Road Minor SD 22-5 since it did not result in any significant adverse environmental impact and had a negative declaration on the environment. Planning Board Member Carkner seconded; motion carried all in favor. Planning Board Chairman made a motion to approve the Clickman Road Minor SD 22-5 with the condition that new maps are made with the notice that the owner locate the driveway and access via Clickman Road only. Planning Board member Hall seconded: motion carried all in favor.

#### **PUBLIC COMMENT**

**none**

#### **CLOSURE OF MEETING**

Planning Board Carkner made a motion to close the meeting at 7:20PM. Planning Board Member Kurylo seconded; motion carried all in favor.

Respectfully Submitted,

Claire Marshall- Planning Board Clerk