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

MINUTES

DATE: May 9, 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: Jeff Pine- present

Town Supervisor: Matthew Kryzak- present

Non-Members Present: Kevin Rounds, Tracy Boomhower, Henry Lasher, Denise Wrights Daughter, Mr. Annuci, Brendan Carkner, Josh Beers Town Board Member, Karla Weaver Town Clerk and Claire Marshall Clerk to Planning Board.

OPEN MEETING

The meeting was called to order at 7:02pm with the Pledge of Allegiance.

MINUTES

Planning Board Member Boone made a motion to approve the April 11, 2023 minutes. Planning Board Member Carkner seconded; Chairman Loendorf and Member Kurylo abstained; motion carried.

PUBLIC HEARING

Planning Board Member Hall made a motion to start the Public Hearing for SD 23-1 (Denton-Lasher) at 7:05pm. Planning Board Member Kurylo seconded; motion carried all in favor. The applicant's surveyor explained that the parcel would be divided into two parcels. A 15.15-acre lot and a 12.12-acre lot. Mr. Annucci (a neighbor) wanted to know what the plan was for the two parcels. The daughter of the owner informed the Board, they intend to build on one lot down the road. With no other questions or comments Planning Board Member Hall made a motion to close the Public Hearing at 7:10pm. Planning Board Member Kurylo seconded; motioned carried all in favor. Chairman Loendorf informed the Planning Board members that a Short Environmental Assessment Form was read at last meeting and a negative declaration on the Environment was declared. Chairman Loendorf made a motion to accept the Denton-Lasher SD 23-1: Member Kurylo seconded; motioned carried all in favor.

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OLD BUSINESS

Chairman Loendorf made a motion to discuss the Hydrangea Farms Application Renewal. Member Boone seconded; Member Carkner abstained; motion carried. Chairman Loendorf informed the Board that three letters have been received regarding the farm. Member Hall made a motion to add the letters to the file and Member Kurylo seconded; Member Carkner abstained; motion carried. Ms. Carkner explained to the Board there has been one wedding at the farm this past year. There are two weddings booked for this year and one for next fall. Chairman Loendorf asked CEO Pine if he had any official complaints from Hydrangea Farms in which he replied no. Chairman Loendorf asked if anyone had any questions or comments. Chairman Loendorf made a motion to approve the review. Member Boone seconded; Member Carkner abstained; motion carried. Town Attorney McHugh asked if the conditions would continue. Chairman Loendorf responded yes and mentioned if any conditions are broken, they can come back and review again. There will be no further reviews.

NEW BUSINESS

Member Hall made a motion to look into SUP 23-1 (Boomhower). Member Carkner seconded; motion carried all in favor. Applicant is asking for a placement of a tiny home to be used for an Airbnb. The tiny home is self-contained and is considered an RV. There is a sewer and water on this property so the RV will be hooked up to them. Three people could be using it at a time. CEO Pine informed the Board that tiny homes are not built to code in NY so that is why this is considered an RV. He also informed the Board that this was sent to Albany County Planning Board. Chairman Loendorf made a motion to withdrawal a requirement for a site plan. Member Hall seconded; motion carried all in favor. 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 the Short Environmental Assessment Form for the Boomhower SUP 23-1 since it did not result in any significant adverse environmental impact and had a negative declaration on the environment. Member Kurylo seconded; motion carried all in favor. Chairman Loendorf made a motion to set up a Public Hearing on June 13, 2023 at 7pm. Member Hall seconded motion carried all in favor.

Member Hall made a motion to move to SD 23-2 (Wright). Member Kurylo seconded; motion carried all in favor. The surveyor Mr. Hershberg informed the Board that the applicant is seeking approval for a 2 lot Minor Sub-division. He showed the map which is a proposal to divide the 59-acre parcel to a 10-acre lot and a 49-acre lot. The 10-acre lot will be built on and the 49-acre lot will be used for agricultural. CEO Pine has forwarded this to the Albany County Planning Board. Chairman Loendorf made a motion to accept the application: Member Hall seconded; motion carried all in favor. Chairman Loendorf made a motion to set up a Public Hearing for June 13 at 7pm. Member Kurylo seconded; motion carried all in favor.

Chairman Loendorf made a motion to open up the Hydrangea Farms SUP 21-3E Special use Permit. Member Hall seconded; Member Carkner abstained; motion carried. Ms. Carkner wants to have 5-course field dinners with a local chef. There will be no music and will be during daylight hours. Would use local farmers and breweries and is open to the public. She would like to have two, one in the summer and one in the fall for 50-80 people. Chairman Loendorf read the conditions of Carkner's permit for Monday through Thursday with no music. He indicated this event would work with the conditions. The applicant is here to update the number of events, 20 with music and 20 without music. Chairman Loendorf made a motion to send the application to Albany County Planning Board and the NYS

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Department of Transportation. The Planning Board set up the Public Hearing for June 13th 7pm. Member Kurylo seconded; Member Carkner abstained; motion carried.

PUBLIC COMMENTS

Supervisor Matt Kryzak inquired why they were limiting the number of events. Chairman Loendorf responded, because of the conditions of the application. With no other questions or comments Chairman Loendorf made a motion to close the meeting at 7:45pm. Member Boone seconded; all in favor.

Respectfully Submitted,

Claire Marshall

Clerk to the Planning Board