

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

**MINUTES**

**DATE:** July 11, 2023

**Location:** Richard Rapp Municipal Building (Town Hall)

**Attending:** Chairman Beau Loendorf, William Hall, Gerry Boone, Angela Carkner and Member Rich Kurylo absent

**Town Attorney:** George McHugh- not present

**Code Enforcement:** Jeff Pine- present

**Town Supervisor:** Matthew Kryzak- not present

**Non-Members Present:** Peter Rufa, Dr Nicole Ambrosio, 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 Chairman Loendorf made a motion to approve the June 13, 2023 minutes. Planning Board Member Hall seconded; motion carried by all members present.

**PUBLIC HEARING**

Planning Board Member Hall made a motion to open the Public Hearing for SUP 21-3E Hydrangea Farms update at 7:03pm. Planning Board Member Boone seconded; Member Carkner abstained, motion carried. Albany County Planning Board, Health Department and Transportation had no recommended changes. Since there were no comments or questions from the Public or Board, Chairman Loendorf made a motion to close the Public Hearing at 7:05pm. Member Boone seconded; Member Carkner abstained; motion carried.

Chairman Loendorf started to discuss the Hydrangea Farms Special use permit extension. Member Hall inquired about the Chef needing to get a Health permit or catering permit. Same as for the weddings. Chairman Loendorf stated that these conditions were already part of the stipulations. The applicant would like to change the stipulation of how many events she can hold in one year. CEO Pine informed the Board the original condition stated 20 weddings. After a Board discussion, Chairman Loendorf made a motion to accept the Hydrangea Farms Special Use Permit SUP 21-3E with the following specifications:

DRAFT

1. Ending hours of operation will be at 10 pm on Friday and Saturday and 9pm on Sunday - Thursday, with no overnight guests. There should be no events with a Band or DJ Monday-Thursday.
2. A maximum of 200 guests at each event.
3. Allowed to hold up to 20 events with a band or DJ throughout a full calendar year. In addition to unlimited events with no band or DJ throughout a full calendar year.

Member Hall seconded, Member Carkner abstained, motion carried.

#### **NEW BUSINESS**

None

#### **PUBLIC COMMENTS**

Peter Rufa, who owns P&L Deli on the corner of 401 & 143 wants to convert the Deli into apartments. He already has one apartment upstairs but would like to put two apartments' downstairs. CEO Pine informed the Board and Mr. Rufa that there is a Zoning Law that no multifamily units can be in the hamlet. The most you can have is a two family. You can try for a USE Variance through ZBA, but it would be hard.

With no other questions or comments Chairman Loendorf made a motion to close the meeting at 7:45pm. Member Hall seconded; all in favor.

Respectfully Submitted,

Claire Marshall

Clerk to the Planning Board