

**TOWN OF WESTERLO**  
**PLANNING/ZONING BOARD MINUTES**  
**WESTERLO, NY 12193**

**DATE:** December 23, 2024

**LOCATION:** Richard Rapp Municipal Building

**BOARD MEMBERS:** Chairman Bill Hall, Sean Leary, Guy Weidman, Karl Schwebke and Barbara Maughan.

**TOWN CODE ENFORCER :** Jeff Pine- absent

**NON-MEMBER PRESENT:** Vincent Dawdy-Narvaez Alternate, Claire Marshall Clerk to PB/ZBA and 3 Residents.

**OPEN MEETING:** The meeting was called to order at 7pm. with the Pledge of Allegiance. Chairman Hall made a motion to open. Member Weidman seconded; motion carried all in favor.

**APPROVAL OF THE MINUTES:** Chairman Hall made a motion to approve the November 25, 2024 minutes. Member Schwebke seconded; motion carried. Member Maughan abstained.

**OLD BUSINESS:** Arvidson Variance V-24-7. Applicant is seeking relief of 35 feet from the required 50-foot side yard setback in the RD/A zone as per zoning section 8.40a. Applicant was not present. Members of the Board revisited the site. Chairman Hall stated the yard is sloped and has a vertical drop off. Too close to front not an option. He did measure from rock and you can come 10 foot closer to driveway which is 10 feet less than what applicant is asking and zoning law suggests to give minimal variance as possible. Member Weidman felt that variance was substantial. The next-door neighbor in future might have a house. There are other options with 8 acres. Chairman Hall did feel that a lot of work would be needed. Character of neighborhood has green space in keeping all buildings on same side. Member Schwebke felt giving him 25 feet would still give him room and would cut variance needed. The applicant had already brought the garage. Member Weidman suggested conditions of not having a lot of stuff behind it. Members wondered how to enforce it and what you considered stuff. Member Maughan said conditions help the neighbors if there is a problem.

After the discussion Chairman Hall made a motion to approve a 25 feet relief from the 50 feet relief. Making this a 25 feet variance instead of 35 feet. Member Schwebke seconded; vote was taken with Members Hall, Schwebke, Leary and Maughan 4 ayes and Member Weidman was a nay. Variance V-24-7 was passed.

**NEW BUSINESS:** NONE

**COMMENTS:** NONE

**CLOSING OF MEETING:** With no other questions or comments Chairman Hall made a motion to close the meeting at 7:20pm. Member Leary seconded; motion carried all in favor.

Respectfully Submitted by,

Claire Marshall Clerk to PB/ZBA