

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

**DATE:** February 24, 2025

**Location:** Richard Rapp Municipal Building

**Board Members:** Chairman Bill Hall, Sean Leary, Guy Weidman, Karl Schwebke, and Barbara Maughan

**Town Code Enforcer:** Jeff Pine

**Non-Members Present:** Vincent Dawdy-Narvaez Alternate, Claire Marshall Clerk to PB/ZBA, Joann Crum surveyor for Kiernan property, and Keith & Kim Pecora.

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

**Approval of the Minutes:** Chairman Hall made a motion to approve the December 23, 2024 minutes. Member Maughan seconded; motion carried all in favor.

**Old Business:** none

**New Business:** Kiernan Variance V-24-8 and Subdivision SD24-3

Applicant is seeking a Variance for relief of 11 feet from the required 50-foot side yard setback in the RD/A zone as per zoning section 8.40a. This request is needed for a proposed minor subdivision to be zoning compliant. Applicant is also seeking a 2-lot subdivision of 52.53 acres and 100.41 acres. The Surveyor was the one speaking for the applicant (Joann Crum). She had brought another 5 maps because they had located the well and septic and put it on the map. She informed the board that the property has 153 acres. Tenant house and barns are what they would like to subdivide and they need 11 ft because the houses are so close. The board asked about the round driveway. There are no setbacks for a driveway. They will set pins. Member Schwebke noticed one pin would be in the middle of a field used for farming. The Board questioned if it would be better for a 3 lot to let the tenant house be one lot. The Surveyor will check to see what the owner wanted to do. With no other questions or comments Chairman Hall made a motion to accept V-24-8 and SD 24-3. Member Leary seconded; motion carried all in favor. Chairman Hall made a motion for a Public Hearing on March 24 at 7pm for both the V-24-8 and SD 24-3. Member Schwebke seconded; motion carried all in favor.

Pecora SUP 25-1 RV. Applicant is requesting a special use permit for a RV.

Keith and Kim Pecora stated they want to use an RV for camping in the Summer and during hunting season. They have 8 acres on corner of 402/408. It has a few small sheds and is fenced in. They would like it to be a hobby farm with a few animals. That is what the sheds and a turn out shed would be used for. Right now, it is vacant land because the shed does not need permits and we do not assess turn out sheds. There is no well or septic. They are using rain water and holding tanks on the RV. The RV is a park model. It has 3 holding tanks. There is no electric to site yet. It is pulled by a regular truck and is road ready. They would like to do a 300/500 gallon holding tank. Applicant would like to put a roof structure over the Rv. The length of the RV is 25ft and 8ft width. He would like to build a 30x15 ft

pavilion. CEO Pine said he would need a Variance for that because that would change the parcel from Vacant. It would be accessory structure. Member Weidman said this would have to be seasonal not year-round. The driveway is in. There is a sketch to where the trailer would be located on property.

Chairman Hall asked the Board if they were in agreement to waive the engineer plans for an RV. The Board agreed, so Chairman Hall made a motion to waive the Engineer plans. Member Leary seconded; motion carried all in favor.

Chairman Hall made a motion to accept SUP 25-1. Member Maughan seconded; motion carried all in favor. Chairman Hall made a motion for a Public Hearing on SUP 25-1 on March 24 at 7pm. Member Schwebke seconded; motion carried all in favor.

**Public Comments:** none

**Closing of Meeting:** Chairman Hall made a motion to close the meeting at 7:33pm. Member Schwebke seconded; motion carried all in favor.

Respectfully Submitted by,

Claire Marshall Clerk to PB/ZBA