

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

DATE: May 27, 2025

Location: Richard Rapp Municipal Building

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

Town Code Enforcer: Jeff Pine

Non-Members Present: Vincent Dawdy-Narvaez Alternate, Karla Weaver Town Clerk, John Dolce, Barb Russell, Joann Crum surveyor for Kiernan Property, Frank Palmeri, Carl LoPresti.

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 by all present.

Approval of Minutes: Chairman Hall made a motion to approve the April 28th, 2025 minutes. Member Maughan seconded; motion carried by all present.

Old Business- Public Hearings

V-25-4 Dolce Motor Sports Variance. Chairman Hall made a motion to open the Public Hearing at 7:02pm. Member Schwebke seconded; motion carried by all present. Motor Sports is requesting 2 signs 3x12 that are back lit. One sign would be for Kowalski and one for CF Motors. Hours would be on signs Closed Sun & Mon Open Tue, Wed, Thurs, Fri from 9-6 pm and Sat 9-4pm. All other signs would be removed. Signs would be beneath each other. Both sponsors require signs. Since there were no public comments. Chairman Hall closed the Public Hearing at 7:15pm. Member Maughan seconded; motion carried by all present. The board discussed LED Lighting and dimming. Lights must be off by 11pm by local law. Albany County Planning Board deferred to local board. CEO Pine stated this is a modified application and Chairman Hall would like a copy of the sponsors requirement to have a lighted sign. Mr. Dolce will give it to Jeff. CEO Pine will send another application to Albany Planning Board. Chairman Hall made a motion to modify the application for V-25-4 and member Schwebke seconded; motion carried by all present. Chairman Hall motioned to schedule a Public Hearing for V-25-4 for June 23, at 7pm. Member Schwebke seconded; motion carried by all present.

SD-24-3 Kiernan Subdivision. Joann Crum Surveyor for the Kiernan Property showed the final map. Applicant is subdividing into 3 lots. Lot 1 is 53.5ac lot on both sides of the road. Lot 2 is

5.05 acres for multifamily house, and lot 3 is 94 acres. Chairman Hall made a motion to open the public hearing at 7:16. Member Maughan seconded; motioned carried by all present. No public comment so Chairman Hall made a motion to close the public hearing at 7:20pm. Member Schwebke seconded; motion carried by all present. Albany County Planning Board defers to local board. SEQR was discussed and Chairman Hall made a motion to declare board lead agency. Member Maughan seconded; motion carried by all present. Impact statement reviewed Chairman Hall motioned unlisted with negative declaration. Member Schwebke seconded; motion carried by all present. Chairman Hall made a motion to vote and approve the SD-24-3 Kiernan property. Member Schwebke seconded; motion carried by all present.

New Business

1. Weaver Variance V-25-5. Applicant is seeking relief of 40 feet from the south side lot line and 34 feet from the front lot line from the required 50-foot set back as per Town Zoning Code 8.40(a). This variance is needed to place 12'x18' storage shed on property. 2 sheds already in back property. Seasonal residence. Chairman made a motion to accept application V-25-5. Member Schwebke seconded; motion carried by all present. Chairman Hall motion to schedule a Public Hearing for June 23, 25 at 7pm. Member Maughan seconded; motion carried by all present.
2. Palmeri SD-25-1. Applicant is seeking to subdivide two lots consisting of 50.53 acres into three lots of: 41.13 acres, 4.08 acres to eventually have a single-family residence built upon and 5.33 acres that is vacant. CEO Pine explained that old owner changed lots and adjustments. Setbacks are shown on map. Chairman Hall motion to accept application SD-25-1. Member Schwebke seconded; motion carried by all present. Chairman Hall motioned to schedule a Public Hearing on June 23, 7pm. Member Schwebke seconded; motion carried by all present.
3. Lopresti V-25-6. Applicant is seeking relief of 23 feet at both side lot lines from the required 50-foot set back as per Town Zoning section 8.40 (a). This area variance is needed for the applicant to replace an existing non-conforming mobile home with a new Modular home. Lopresti stated to take advantage of foundation, existing well and septic. Septic is good. Will have an attached garage. Chairman Hall made a motion to accept the application V-25-6 and schedule a Public Hearing for June 23, 2025 at 7pm. Member Schwebke seconded; motion carried by all present.

Public Comment: No Public comment

Closure of Meeting: Chairman Hall made a motion to close the PB/ZBA meeting at 7:48pm. Member Schwebke seconded; motion carried by all present.

Respectable Submitted,

Claire Marshall Clerk to PB/ZBA