

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

DATE: June 23, 2025

LOCATION: Richard Rapp Municipal Building

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

TOWN CODE ENFORCER: Jeff Pine

NON-MEMBERS PRESENT: Vincent Dawdy-Narvaez Alternate, Claire Marshall Clerk to PB/ZBA, Mr. & Mrs. Weaver, Mr. & Mrs. Lopresti, John Dolce, Palmeri 2, Barb Russell

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 MINUTES: Chairman Hall made a motion to approve the May 27, 2025 minutes. Member Schwebke second; motion carried. Member Leary abstained.

Board Business: Member Guy Weidman resigned morning of June, 23. Chairman Hall needs training certificates for the Albany Planning Board workshop. Chairman Hall gave the members check list for variances and SUP. Also, Variances Balancing Test for Area and Use from State for board to fill out.

OLD BUSINESS- PUBLIC HEARINGS

V-25-4 Dolce Motor Sports Variance. Chairman Hall Opened public hearing at 7:06pm. Member Leary second; motion carried all in favor. Chairman Hall suggested to hold the Public Meeting open while the Board discuss because there is not a full board and the applicant may want to wait for the full board. V-25-4 is for two variances. Use- lighting Area- 2 signs.

Board Discussion- Area variance additional 4 ft 36ft for each sign. Kawasaki and one for CF Motors. Chairman Hall read SEQR. Chairman Hall made a motion that makes the board lead agency. Member Maughan seconded; motion carried all in favor. Chairman Hall read short environmental impact form. Chairman Hall declared it an unlisted short form and a negative declaration. Member Maughan seconded; motion carried all in favor. Albany County Planning Board no impact just local. Kawasaki and CF Motors both asking for signs. Chairman Hall read balancing test. Mr. Dolce sent in both contracts and both wanted internal lighting.

Board discussed Use Variance. Chairman Hall made a motion to declare the board lead agency. Member Schwebke seconded; motion carried all in favor. Chairman Hall made a motion that

this variance was unlisted short environmental impact. Member Schwebke seconded; motion carried all in favor. SEQR was read. Chairman Hall read the Zoning Law that prohibits internal lightning on any sign (12.110) 32sqft indirect down lighting only allowed. Chairman Hall made a motion that it was a negative declaration. Member Maughan seconded; motion carried all in favor. Board asked why this law was made and CEO Pine said it had to do with flashing lighting years back. Chairman Hall read the Balancing Test Use variance. The board felt that the contracts for internal lighting will not affect getting a sponsor. Members felt they should recommend changing or updating this law. Chairman Hall made a motion to adjourn the Use variance for v-25-4 until July 28th meeting. Member Maughan seconded; motion carried all in favor. Chairman Hall made a motion to close the public hearing for the Area at 7:50pm. Member Schwebke seconded; motion carried all in favor.

Chairman Hall made a motion to approve AREA V-25-4. Two signs for 36 sqft (Kawasaki and CF Motors.) Member Leary seconded: motion carried all in favor. The Board asked Dolce to make sure the contracts will still sponsor if no internal lighted sign. Chairman Hall closed V-25-4. Member Schwebke seconded; motion carried all in favor. The Board was in agreement that the Town Board should look at Zoning Law (12.110) sign/lighting commercial properties and will write up a suggestion for the next Town Board meeting.

V25-5 Weaver Member Maughan opened public hearing at 7:57pm. Member Leary seconded; motion carried all in favor. No public comments. Board discussion. Applicant needs an area variance to place a shed on his property. Chairman Hall motioned to declare this board the lead agency. Member Schwebke seconded; motion carried all in favor. SQER read and Chairman Hall made a motion for an unlisted environmental form and stated a negative declaration. Member Maughan seconded; motion carried all in favor. Area Variance balancing test read. Chairman Hall made a motion to close public hearing at 8:07pm. Member Maughan seconded; motion carried all in favor.

Chairman Hall made a motion to approve V-25-5 Weaver Area Variance. Member Leary seconded; motion carried all in favor.

SD-25-1 Palmeri 2 lots Chairman Hall opened the public hearing at 8:10pm. Member Schwebke seconded; motion carried all in favor.

Board discussion: board asked what was the road frontage and CEO Pine state it is a Keyhole lot does not have road frontage. Read SQER. Chairman Hall declared board lead agency and unlisted with short environmental form. Member Schwebke seconded; motion carried all in favor. Chairman Hall closed the Public Hearing at 8:18pm. Member Leary seconded; motion carried all in favor.

Chairman Hall approved SD 25-1. Member Schwebke seconded; motion carried all in favor.

Lopresti V-25-6 Chairman Hall opened the public hearing at 8:20pm. Member Leary seconded; motion carried all in favor. No public comment.

Board discussion; Applicant has an engineer to look at septic tank and where they can angle the modular. This will satisfy the building permit. Chairman Hall motion to declare board lead agency. Member Schwebke seconded; motion carried all in favor. Chairman Hall declare unlisted action and short environmental form. Member Maughan seconded; motion carried all in favor. Read SQER and short environmental form. Read Area variance balancing form. CEO Pine stated there has been no reply from the Albany Planning Board. Chairman Hall stated the board can not vote if there has been no reply. Push vote until July 28th. Chairman Hall closed the Public Hearing at 8:30pm. Member Leary seconded; motion carried all in favor.

NEW BUSINESS

Pecora SUP 25-2 wants to place a trailer and a pavilion on property. Has driveway in and 911 number (726 CR 405) RV is at end of driveway will build a house eventually. Chairman Hall motioned to waive the site plan with engineer. Member Leary seconded; motion carried all in favor. Chairman Hall made a motion to schedule a public hearing on July 28th at 7pm and to notify the abutters. Member Schwebke seconded; motion carried all in favor. Chairman Hall made a motion to close. Member Maughan seconded; motion carried all in favor.

COMMENTS

Barb Russell asked about the ADU and Town Board not having a SQER. According to Attorney SQER not required and he talked to Albany County Planning Board. Chairman Hall suggested she FOIL information. She also questioned the Comprehension Plan and asked Board if they knew it. Clerk Marshall said she will send it to any board member that wanted it.

CLOSE MEETING with no other questions or comments. Chairman Hall made a motion to close the meeting at 8:48pm. Member Schwebke seconded; motion carried all in favor.

Respectable Submitted,

Claire Marshall Clerk to PB/ZBA