

**TOWN OF WESTERLO
PLANNING/ZONING BOARD MINUTES
WESTERLO, NY 12193
August 25, 2025**

PRESENT: Chairman Bill Hall, Barbara Maughan, Karl Schwebke, Sean Leary, and Vincent Dawdy-Narvaez and Town Code Enforcement Officer Jeff Pine

OPEN MEETING: The meeting was called to order at 7:02pm with the Pledge of Allegiance. Chairman Hall made a motion to open the August 25, 2025, meeting of the Town of Westerlo Planning/Zoning Board. Member Schwebke seconded; all in favor, motion carried.

APPROVAL OF MINUTES: Chairman Hall made a motion to approve the July 28, 2025, minutes. Member Schwebke seconded; all in favor, motion carried.

OLD BUSINESS:

1. Westerlo Public Library V-25-7. Applicant is seeking relief of 23 feet of the required 30-foot side set back as per zoning section 8.50 (4) b. This variance is requested by the applicant to allow them to place a non-residential 8"x10" storage shed 7 feet from the east property sideline.

Chairman Hall made a motion to open the public hearing at 7:05 pm. Member Schwebke seconded the motion; all in favor, motion carried.

Chairman Hall made a motion to close the public hearing at 7:06pm. Member Leary seconded the motion; all in favor, motion carried.

Chairman Hall made a motion to declare the application received from Westerlo Public Library (V-25-7) a Type II Action under SEQR. Member Dawdy-Narvaez seconded the motion; all in favor, motion carried.

Chairman Hall made a motion to table the Westerlo Library application to the September 22, 2025, meeting. Member Schwebke seconded the motion, all in favor, motion carried.

2. Bungay V-25-8 Applicant is seeking relief of 33 feet of the required 50- foot side set back as per zoning section 8.50 (4) a. This variance is requested by the applicant to allow a 40'x 40' garage to be placed 17 feet from the north property sideline.

Chairman Hall made a motion to open the public hearing at 7:15pm. Member Schwebke seconded the motion; all in favor, motion carried.

Chairman Hall made a motion to close the public hearing at 7:16pm. Member Leary seconded the motion; all in favor, motion carried.

Chairman Hall made a motion to declare the application received from Bungay (V-25-8) a Type II Action under SEQR. Member Schwebke seconded the motion; all in favor, motion carried.

Chairman Hall made a motion to approve the Bungay application (V-25-8). Member Schwebke seconded the motion, motion carried [four ayes – 1 nay (Member Maughan)].

3. Dolce Sheppard Farm LLC SUP-25-3 Applicant is applying for a special use permit for a medical use as per zoning code section 8.40 (3) I. A special use permit was granted in June 2024 for this

site and building for a commercial use (powder coating workshop and sale office.) That use is no longer active.

Chairman Hall made a motion to open the public hearing at 7:29 pm. Member Dawdy-Narvaez seconded the motion; all in favor, motion carried.

Chairman Hall made a motion to close the public hearing at 7:30 pm. Member Schwebke seconded the motion; all in favor, motion carried.

Chairman Hall made a motion to declare the Westerlo Planning/Zoning Board lead agency under SEQR. Member Leary seconded the motion; all in favor, motion carried.

Chairman Hall made a motion to approve a negative declaration under SEQR. Member Schwebke seconded the motion; all in favor, motion carried.

Chairman Hall made a motion to table the Dolce Sheppard Farm LLC application (SUP-25-3) to the September 22, 2025 meeting. Member Leary seconded the motion, all in favor, motion carried.

NEW BUSINESS:

1. Bensen Variance – V-25-9. Applicant is seeking relief of 15-feet from the required 50-foot property line set back as per zoning code 8.40(4)a. This variance is needed to place an attached 35 feet from the west side property line.

Chairman Hall made a motion to open discussion of the Benson Variance (V-25-9) application. Member Dawdy-Narvaez seconded the motion; all in favor, motion carried.

Chairman Hall made a motion to accept the Benson Variance application as presented and set a public hearing for September 22, 2025. Member Leary seconded the motion; all in favor, motion carried.

PUBLIC COMMENTS: None

CLOSURE OF MEETING: Chairman Hall made a motion to close the meeting at 8:15pm. Member Leary seconded the motion; all in favor, motion carried.

Respectfully Submitted,

Barbara Maughan
Planning/ZBA Member