

**TOWN OF WESTERLO
PLANNING/ ZONING BOARD MINUTES
WESTERLO, NY
SEPTEMBER 22, 2025**

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

OPEN MEETING: The meeting was called to order at 7:00 pm with the Pledge of Allegiance. **Chairperson Hall made a motion to open the September 22, 2025, meeting of the Town of Westerlo Planning/Zoning Board. Member Schwebke seconded; all in favor, motion carried.**

APPROVE MINUTES: Chairperson Hall made a motion to approve the August 25, 2025, minutes. **Member Leary seconded; all in favor, motion carried.**

OLD BUSINESS

1. Westerlo Public Library V-25-7. The 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 and Member Narvaez seconded the motion. All were in favor and motion carried.

Chairman Hall made a motion to close the public hearing. Member Schwebke seconded the motion. All were in favor and the motion carried.

Chairman Hall made a motion to approve the Westerlo Public Library area variance application (V-25-7) for relief of 23 feet of the required 30-foot side set back. Member Leary seconded the motion. All were in favor and the motion carried.

2. 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 That use is no longer active.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 and Member Narvaez seconded the motion. All were in favor and the motion carried.

Chairman Hall made a motion to close the public hearing. Member Schwebke seconded the motion. All were in favor and the motion carried.

Chairman Hall made a motion to approve the Dolce Sheppard Farm LLC Special Use Permit for medical use. The motion was seconded by Member Narvaez. All were in favor and the motion carried.

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Public Hearing:

3. 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 the public hearing and Member Leary seconded the motion. All were in favor and the motion carried.

Chairman Hall made a motion to declare the application a Type II Action under SEQR and the proposed variance requested will not have a significant impact. The motion was seconded by Member Narvaez. All were in favor and the motion carried.

Chairman Hall made a motion to approve the Bensen Area Variance application seeking relief of 15-feet from the required 50-foot property line setback. The motion was seconded by Member Leary. All were in favor and the motion carried.

Chairman Hall made a motion to close the public hearing. Member Narvaez seconded the motion. All were in favor and the motion carried.

NEW BUSINESS

4. McDermott SUP-25-4. Applicant is requesting a Special Use Permit as per Zoning Law Section 8.40(3)c commercial use. The applicant would like to operate a repair shop for small engines and off-road vehicles. This use will be located in an existing structure located on the same property as their single-family home.

Chairman Hall made a motion to open the public hearing for McDermott Special Use Permit. The motion was seconded by Member Narvaez. All were in favor and the motion carried.

Chairman Hall made a motion to waive a requirement for a professional site plan drawing to be provided with the application. The motion was seconded by Member Leary. All were in favor and the motion carried.

Chairman Hall made a motion to set a Public Hearing for the McDermott Special Use Permit to be held October 27, 2025, at 7:00 pm. The motion was seconded by Member Narvaez. All were in favor and the motion carried.

Added to the Agenda at the Meeting.

Palmeri Subdivision SD-25-1. Applicant proposes to subdivide two lots into three lots at 42 Udell Road. Application was originally approved at the June 23, 2025, Planning/Zoning Board meeting however the applicant failed to perform required filings of the subdivision to the Albany County Clerk's Office and is now seeking a second approval. There were no changes to the original application and approval granted.

Chairman Hall made a motion to reopen the Palmeri Subdivision application. The motion was seconded by Member Leary. All were in favor and the motion carried.

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Chairman Hall made a motion to re-approve the Palmeri Subdivision application (SD-25-1). The motion was seconded by Member Schwebke. All were in favor and the motion carried.

5. Clickman Variance – V-25-10. Applicant is seeking relief of 24 feet from the required 30-foot sideline setback as per Zoning section 8.50a in the Residential Hamlet District. This variance is required to construct a larger replacement garage.

Chairman Hall made a motion to open the application on the Clickman Variance. The motion was seconded by Member Leary. All were in favor and the motion carried.

Chairman Hall made a motion to accept the application as presented. The motion seconded by Member Leary. All were in favor and the motion carried.

Chairman Hall made a motion to set a Public Hearing for the Clickman Variance application for October 27, 2025, at 7:00 pm. The motion was seconded by Member Narvaez. All were in favor and the motion carried.

PUBLIC COMMENT

Bert Tobin addressed the Board during Public Comment.

CLOSURE OF MEETING

Chairman Hall made a motion to close the Planning/Zoning Board at 7:57 pm. The motion was seconded by Member Schwebke. All were in favor and the motion carried.

Respectfully submitted,

Barbara Maughan
Planning/Zoning Board Member