

PRELIMINARY

**TOWN OF WESTERLO  
TOWN BOARD MEETING  
OF  
TUESDAY, JANUARY 20, 2026**

The Town of Westerlo Town Board meeting was held on Tuesday, January 20, 2026, at the Richard H. Rapp Municipal Building located at 933 County Route 401, Westerlo, NY 12193. The meeting was opened at 6:00 PM by Supervisor Matthew Kryzak with the Pledge of Allegiance to the Flag.

ATTENDING WERE: Supervisor Matthew Kryzak  
Councilwoman Amie Burnside (left at 7:38 pm)  
Councilman Peter Mahan  
Councilman Jody Ostrander  
Councilman William Hall

Also present were: Confidential Administrator to the Supervisor Lisa DeGroff, Westerlo Heritage Museum Director MaryJane Araldi, Highway Superintendent David Pecylak, Library Trustees MaryAnn Witt & Bob Wilcox, Former Councilman Joshua Beers, Former Town Historian Dennis Fancher, Highway employees; Dan Rohrmiller, Salvatore Spinnato IV, Deputy Town Clerks Jamie Motschmann and Kathleen Spinnato, Town Clerk Karla Weaver and Residents Susan Fancher, Tom Diedrich, Samantha Mackey, Stewart Elderder, & Brad Winnie.

**OPEN MEETING**

Supervisor Kryzak made a motion to open the meeting at 6:00 pm, seconded by Councilman Hall, motion carried all in favor.

**EXECUTIVE SESSION**

Supervisor Kryzak made a motion to enter into Executive Session at 6:01 pm for the purpose of interviewing Mr. Winne for the Alternate Planning/Zoning Board Member position.

**CLOSE EXECUTIVE SESSION**

The Town Board returned from Executive Session at 6:23 pm. Supervisor Kryzak made a motion to close the Executive Session. Councilman Hall seconded; all in favor motion carried.

**REOPENING MEETING**

Supervisor Kryzak made a motion to reopen the regular meeting of Tuesday, January 20, 2026. Councilwoman Burnside seconded; all in favor motion carried.

**MINUTES**

Supervisor Kryzak asked if the Town Board had any questions or concerns before approving the Town Board minutes of December 16<sup>th</sup> & December 30<sup>th</sup>, 2026. There were no concerns or questions. Supervisor Kryzak then made a motion to approve the Town Board minutes of December 16<sup>th</sup> & December 30, 2026. Councilwoman Burnside seconded the motion. A vote resulted as follows:

AYES: Supervisor Kryzak, Councilwoman Burnside, Councilman Mahan

ABSTAIN: Councilman Ostrander and Councilman Hall

Motion carries.

**TOWN CLERK REPORTS-DECEMBER 2025 & ANNUAL REPORT OF 2025**

Town Clerk Weaver provided the Town Board with and then reviewed and read aloud the Town Clerk's monthly reports of December 2025 and the 2025 Town Clerk's Annual report. Supervisor Kryzak asked if there were any questions, comments or concerns with either report.

Councilwoman Burnside asked whether or not Westerlo Park fees were returned to a resident who had reserved and used the park, as previously the Town Board had voted to deny the return of fees to the resident due to damage caused at the Westerlo Veterans Memorial Park. Town Clerk Weaver advised that the fee was not returned to the resident per the Town Board's vote. With there being no further comments or concerns Supervisor Kryzak made a motion to approve both of the Town Clerk reports of December 2025 and the 2025 Annual Report as submitted. Councilman Mahan seconded; all in favor motion carried.

**SUPERVISOR'S REPORT**

Supervisor Kryzak reported on the Budget vs. Actual advising the Town Board there is not a lot to report as of right now because it is January. This is the first meeting, and this is the first round of bills. The only money we have collected so far in the General Fund is interest that we are accounting for in the Budget vs. Actual which is \$2,102.42. Expenses we haven't paid yet but according to the bills being paid now, the expenses are \$2,191.46. Highway the income is interest only which is \$54.53 and expenditures \$644.37 to account for. Once the Town gets rolling throughout the year and are bringing in tax income and tax revenue this budget vs. actual will change but right now the Town's on budget. Supervisor Kryzak asked if the Town Board had any questions, comments or concerns on the Budget vs. Actual; none were heard. Supervisor Kryzak then made a motion to approve the Supervisor's Report for the Budget vs. Actual. Councilwoman Burnside seconded the motion; all in favor motion carried.

**SUPERVISOR'S INVESTMENT REPORTS**

Supervisor Kryzak then reported on the bank reconciliation for the month of December 2025. The balance forward going into December was \$3,019,372.62 across all accounts. He mentioned that the Town did receive an additional \$1,419,372.02 but we did disburse \$1,647,145.52 in the month of December a lot of that was for the Capital Improvement Projects that were going on.

## PRELIMINARY

Spent \$513,678.79 from the Capital Improvement Reserve in the month of December. As far as total balance ending for the year 2025, we had \$2,791,599.19 left across all accounts that does not include our fourth quarter sales tax which has not yet been received. It should be somewhere around an additional \$400,000.00. As of right now, the major highlight moving into the year 2026 is the Capital Improvement Reserve although we spent \$513,678.79 the last month, we still have \$931,044.18. The Town only put into that fund \$1.2 million originally. So, if the Town doesn't spend too much out of that account, it is making good interest. He advised, the Town is healthy financially moving into the year 2026.

### **M&T BANK COLLATERALIZATION STATEMENT**

Supervisor Kryzak reported he had received the statement from M&T Bank. Currently the Town is collateralized for \$2,811,383.77 which is in excess of the amount the Town currently holds in its accounts. Interest for month ending December 2025 earned \$836.77 and the year to date for 2025 with the Bank of Greene County across all accounts was \$48,065.28 in interest.

### **NYCLASS**

Supervisor Kryzak reported beginning balance was \$478.46 and the Town earned \$17.72 for the year. The Town ended with a balance of \$479.85 in NYCLASS. Supervisor Kryzak asked if there were any questions, comments, or concerns from the Town Board about the investment reports for the Year 2025. There were no comments. Supervisor Kryzak then made a motion to approve the Supervisor's Investment Report, Councilman Hall seconded, motion carried, all in favor.

### **BUDGET AMENDMENTS**

Supervisor Kryzak reported that there were no Budget Amendments for this month.

### **PAYMENT OF JANUARY 2026 MONTHLY BILLS**

Supervisor Kryzak asked if the Town Board had reviewed the January 2026 monthly bills and if they had any questions, comments or concerns. There being no comment from the Town Board Supervisor Kryzak then made a motion to adopt the following resolution:

**WHEREAS:** The Town Board has audited the January 2026 monthly bills, be it hereby

**RESOLVED:** The following bills be paid Voucher # 1 through Voucher # 27 in the amount of \$212,451.42

Councilwoman Burnside seconded the motion, a vote resulted as follows:

**AYES:** Councilwoman Burnside, Supervisor Kryzak, Councilman Mahan,  
Councilman Hall and Councilman Ostrander

**NAYS:** None

**RESOLUTION #27-2026 was thereby duly adopted.**

The Town Clerk advised the Supervisor that there were also some remaining 2025 bills that the Town needed to pay as well.

**PAYMENT OF REMAINING DECEMBER 2025 BILLS**

Supervisor Kryzak made a motion to adopt the following resolution:

**WHEREAS:** The Town Board has audited the remaining December 2025 bills be paid January 2026, be it hereby

**RESOLVED:** The following bills be paid Voucher # 794 through Voucher # 819 in the amount of \$46,715.56

Councilwoman Burnside seconded the motion, a vote resulted as follows:

**AYES:** Councilwoman Burnside, Supervisor Kryzak, Councilman Mahan, Councilman Ostrander and Councilman Hall

**NAYS:** None

**RESOLUTION # 28-2026 was thereby duly adopted.**

**DEPARTMENT AND COMMITTEE REPORTS**

Supervisor Kryzak reported that the following departments: Code Enforcement, Assessor and Justice Court all submitted a written report to the Town Board.

**CEO REPORT**

*Report - Building/ Zoning -Jeffry Pine BI/CEO – for December 2025*

*Applications processed or pending before the boards*

*Special use – 1 / Variance request- 2 / Sub- divisions – 1*

*Building permits issued – 4*

*New houses 2 / Swimming Pools – 0 / Additions, renovations - 0*

*Accessory structures – 0 Solar Pv –1 / Other – 0 Cell tower / commercial - 1*

*Construction inspections- 19*

*Site visits – 9 / Fire calls – 0 / Fire safety inspections and follow ups - 1*

*2 - In-service Training hours. 40 hrs. YTD (24 hours required to maintain certification for 2026) I have completed 12hrs toward the 12 hrs. required to be certified in the new code update.*

**ASSESSOR’S REPORT**

See attached.

**LIBRARY REPORT**

Library Trustee Bob Wilcox reported the following information. The library has a new banner up about their 40<sup>th</sup> Anniversary this year. He also mentioned he has been a Trustee for the library for 16 years. He mentioned this because they are always looking for new Trustees to bring new ideas to the library. Please come to one of our meetings to see if you would be interested in becoming one of our Trustees. Meetings are on the second Wednesday of every month, except for June. As far as happenings at the library we have the children’s programs, Storytime, Lego & STEAM. The snowman on the porch is still giving away hats, gloves & scarves. If you have something to contribute to be placed on the snowman please bring them into the library

## PRELIMINARY

circulation desk. For adults there is book club every month and Coffee with Neighbors on Wednesdays. January 30<sup>th</sup> from 5:00 till 7:00 pm there is a reception for the current Hannay Room Artist Rosella Caviler. The library now provides an online means to read not only the New York Times (NYT) but the Wall Street Journal (WSJ) without any charge. You can do that using your library card, without having to be present in the library. It's a per-day subscription for the NYT and a three-day subscription for the WSJ. You will just need to renew after the subscription time. Another recent feature is Comics Plus. He explained he installed that app on his phone and advised you will also need a library card. When installing the app, the good thing is it will ask what level of access to comics you would prefer, ie: All, Adult, Teen, or Children. One tip he suggested when installing the app, enter Upper Hudson Library system instead of Westerlo because it is being offered through them. Many of the new library features require internet access, which may either be not available or prohibitively expensive for some. Remember, the library itself has WiFi if you have your own laptop but, if you don't, you can always use one of theirs. Lastly, you'll hear later in this meeting our library building (owned by the Town) had rot discovered when it was being painted. The library is hopeful the Westerlo Town Board will authorize tender loving care for repairs on the building which our library calls home.

### **WESTERLO HERITAGE MUSEUM REPORT**

Museum Director Mary Jane Araldi reported she had found a lot of information on when the four churches in the town originated. One of the churches, she believed the Baptist Church originated before the Town of Westerlo was formed. In the meantime, she was contacted by someone who used to attend the Methodist Church in Dormansville. She had a lot of information but unfortunately that church had recently closed. She has a lot of pictures from there and will need some help identifying all the people in those pictures. Otherwise, it has been quiet this month.

### **TOWN HIGHWAY DEPARTMENT**

Town Highway Superintendent David Pecylak reported that the week of Christmas they were busy with snow. The week after the weather warmed up, they pressure washed and cleaned trucks and then they get dirty again. They had a few truck repairs with some wiring and light issues, a couple of new wire harnesses, easy stuff. In the beginning of January they had a nice warm spell where they got some guide rails put back together temporarily, fixed a few signs, and did some culvert pipe work on Johnny Cake. There will be more work to do this summer when the snowbanks are gone.

### **LOCAL LAW REVIEW COMMITTEE (LLRC) REPORT**

Councilman Bill Hall, former Chairman of the LLRC, reported he would be giving the report since Sean Leary had just started in the position as the Chairman of the LLRC. Councilman Hall advised he will remain on the LLRC as a member, kind of a liaison to the Town Board. The big

## PRELIMINARY

thing they are working on now is the Solar Section of the Town's Zoning Law and so there will be a couple of suggestions coming the Town Board's way, probably at next month's meeting, as there are a few more things that need review. The LLRC is still waiting to see what NYSEDA releases on the best recommendations because they are coming up with a new model law that the LLRC wants to compare along with the suggestions that they have been working on.

Supervisor Kryzak asked if there were any other Committee or Department reports from anyone. There were none. Supervisor Kryzak mentioned for the record the Town Board had received written reports from the following; Justice Court, Code Enforcement, Assessor, and verbal reports from the LLRC, Highway, Museum and the Library.

Supervisor Kryzak then made a motion to approve the Departments and Committee Reports for January 2026. Councilwoman Burnside seconded; all in favor motion carried.

Councilman Hall asked Supervisor Kryzak if the Town Board could receive copies of the written reports before the meeting. Confidential Administrator Lisa DeGroff responded you have them. Supervisor Kryzak asked him to double check his meeting packet. Councilman Hall advised he was only missing the Justice Court report. Councilwoman Burnside indicated she had tried to get them the Justice Court report in the past and they didn't want to. Supervisor Kryzak advised they will make sure they get those to him. Mrs. DeGroff advised no, because the copies I make have the checks attached to them. Supervisor Kryzak mentioned they can keep those.

### **OLD BUSINESS:**

#### **TOWN OF WESTERLO WEBSITE**

Supervisor Kryzak reported the first item of old business is the website. He was pretty sure the Town Board had received their email to go ahead and pursue the new website being developed for the Town to move from .com to a .gov. If the Town Board has any questions, comments, or concerns he would like them to email them. He indicated he will be looking to finalize the website as soon as possible. Hopefully by the next Town Board Workshop he will have all of their feedback and can go ahead and launch the website officially; westerlo.gov. Councilman Ostrander asked if they could backtrack just a little bit on that. Supervisor Kryzak indicated yes. Councilman Ostrander asked if there was a problem with Eric Markson. Wondering if they were not satisfied with his services. Supervisor Kryzak responded, for him it was just trying to get things updated quickly, but where he came about when moving from a .com, to a .gov, the Town did receive three quotes and then the interactions he had he wasn't exactly pleased with. Maybe he's busy, he's a nice super guy and I like him, but they offered a lot more coverage for the Town as far as staying up to date with policies. Councilman Ostrander indicated he did not see a big difference from what the Town has currently, cost jumping to: \$2,200.00, from: \$600.00. Supervisor Kryzak asked if he had reviewed the .gov website, Councilman Ostrander responded yes. Supervisor Kryzak responded, there will be some newer drivers and people will

PRELIMINARY

have a lot more access to be able to update their own things. There are a few functionalities that will be beneficial to the Town. When it comes to next year the Town Board can vote for whatever proposals if they decide to move away from a corporate website vendor vs. an individual website vendor.

Councilman Mahan inquired, is the Town locked into that \$2,200.00 now. Supervisor Kryzak responded, yes, for this year. Councilman Hall inquired, that just paid for this year and wondered if there would be service fees. Supervisor Kryzak indicated he did not have the contract in front of him, but he didn't believe so. Confidential Administrator DeGroff responded no, it's unlimited updates and if we can't fill the page they will do it for us. She explained we have access to our representative's calendar so, if you have a problem or need to talk with them, just enter your name and within 24 hrs. they'll get back to you. The turn-around time is 24 hrs., or at most, 48 hours. One of the main drivers was the ADA accessibility because they saw a lot of lawsuits about that widget, which was a main function of this switch, because the Town shouldn't have a widget on there and there were also some other offerings for this website. Supervisor Kryzak asked Mrs. DeGroff to give the Town Board copies of what the vendors would provide so they can do their due diligence in making that decision. Councilwoman Burnside added, it was also very hard to get Mr. Markson to respond, and pages weren't being updated for the Historian for over a year.

**PLANNING BOARD/ZONING BOARD OF APPEALS-ALTERNATE APPOINTMENT**

Supervisor Kryzak reported that the Town Board interviewed a candidate for the alternate member position to the Planning/Zoning Board of Appeals. There was only one candidate, so he believed everyone was in agreement to make the appointment. Supervisor Kryzak made a motion to adopt the following resolution:

I, Councilmember Matthew Kryzak, offer the following resolution:

**WHEREAS:** there was a vacancy for Planning Board/Zoning Board Alternate member, and

**WHEREAS:** the vacant position has been advertised, and

**WHEREAS:** a Westerlo applicant has applied and been interviewed, and

**WHEREAS:** Bradley Winnie has expressed an interest in assuming the position of Planning Board/Zoning Board Alternate Member to fill the remainder of the vacancy for a term to expire December 31, 2026, and now therefore, be it

**RESOLVED:** the Town Board of the Town of Westerlo does hereby appoint Bradley Winnie to the position of Planning Board/Zoning Board Alternate Member for the remainder of the term effective January 20, 2026, to December 31, 2026.

I, Councilmember Matthew Kryzak make a motion to adopt the foregoing resolution.

PRELIMINARY

Councilman Mahan seconded the motion, and a vote resulted as follows:

**AYES:** Supervisor Kryzak, Councilman Mahan, Councilwoman Burnside,  
Councilman Hall and Councilman Ostrander

**NAYS:** None.

**RESOLUTION #29-2026 was thereby duly adopted.**

Supervisor Kryzak asked Lisa DeGroff to reach out to Mr. Winnie to let him know he was appointed.

Deputy Town Clerk Kathleen Spinnato asked if Mrs. DeGroff would also let Mr. Winnie know that he will also need to take an Oath of Office.

**ADDITIONAL RESOLUTION**

Supervisor Kryzak reported next on the agenda is the Planning Board/Zoning Board of Appeals Chairperson. Supervisor Kryzak then advised there are a bunch of resolutions for the Museum Chairperson and Vice Chairperson. Within the resolution packet as well, there's also a position for the Museum that needs to be advertised. He advised he will do these by resolution.

**ORGANIZATIONAL MEETING OF 1/6/2026 - RESOLUTION CORRECTIONS**

Supervisor Kryzak advised there is just some housekeeping from the Town Board Organizational Meeting on January 6<sup>th</sup>. Corrections need to be made to Resolutions; #6-2026, #10-2026, #11-2026, #13-2026 and #17-2026 of the Organizational Meeting Minutes of January 6, 2026.

**CHANGE IN MUSEUM MEETING DAY/TIME**

Supervisor Kryzak made a motion to adopt the following resolution:

**WHEREAS:** Resolution #6-2026 should amend the Museum Board of Trustees to meet the first Wednesday of the month at 7:00pm, be it hereby,

**RESOLVED:** The Town Board approves amending Resolution #6-2026, the Museum Board of Trustees meetings to the first Wednesday of the month at 7pm.

I, Councilmember Matthew Krzyak make a motion to adopt the foregoing resolution.

Councilman Mahan seconded; a vote resulted as follows:

**AYES:** Supervisor Kryzak, Councilman Mahan, Councilman Hall, Councilwoman Burnside, Councilman Ostrander

**NAYS:** None

**RESOLUTION # 30 – 2026 was thereby duly adopted.**

**SOLE ASSESSOR'S TERM**

**WHEREAS:** Resolution #10-2026 incorrectly states the Sole Assessor's term to expire on 09/31/2031 and

**WHEREAS:** The Sole Assessors term should expire on 9/30/2031, be it hereby,

PRELIMINARY

**RESOLVED:** The Town Board approves amending Resolution #10-2026, to reflect the Sole Assessor's term to expire on 9/30/2031.

I, Councilmember Matthew Kryzak make a motion to adopt the foregoing resolution.

Councilwoman Burnside seconded; a vote resulted as follows:

AYES: Supervisor Kryzak, Councilwoman Burnside, Councilman Hall, Councilman Ostrander, Councilman Mahan

NAYS: None

**RESOLUTION # 31 – 2026 was thereby duly adopted.**

**CORRECTION TO TOWN CLERK'S & HIGHWAY SUPERINTENDENT'S SALARY**

**WHEREAS:** Resolution #11-2026 should state the Town Clerk's salary as \$67,520.00 annually, paid weekly and the Highway Superintendent's salary as \$70,520.00 annually, paid weekly, be it hereby,

**RESOLVED:** The Town Board approves amending Resolution #11-2026, the Town Clerk's salary as \$67,520.00 annually, paid weekly and the Highway Superintendent's salary as \$70,520.00 annually, paid weekly

I Councilmember Matthew Kryzak make a motion to adopt the foregoing resolution.

Councilman Mahan seconded; a vote resulted as follows:

AYES: Supervisor Kryzak, Councilman Mahan, Councilwoman Burnside, Councilman Ostrander, Councilman Hall

NAYS: None

**RESOLUTION # 32 – 2026 was thereby duly adopted.**

**PLANNING/ZONING BOARD OF APPEALS CHAIRPERSON**

**WHEREAS:** Resolution #13-2026 shall name Planning Board/Zoning Board of Appeals Member, Karl Schwebke as Chairperson of the Planning Board/Zoning Board of Appeals, be it hereby,

**RESOLVED:** The Town Board approves appointing Planning Board/Zoning Board of Appeals Member, Karl Schwebke as Chairperson of the Planning Board/Zoning Board of Appeals.

I, Councilmember Matthew Krzyak make a motion to adopt the foregoing resolution.

Councilman Hall seconded; a vote resulted as follows:

AYES: Supervisor Kryzak, Councilman Hall, Councilman Mahan, Councilman Ostrander, Councilwoman Burnside

NAYS: None

**RESOLUITION # 33 – 2026 was thereby duly adopted.**

**MUSEUM CHAIRPERSON**

**WHEREAS:** Resolution #17-2026 shall name Claire Marshall as the Chairperson of the Museum Board of Trustees, be it hereby,

PRELIMINARY

**RESOLVED:** The Town Board approves naming Claire Marshall as the Chairperson of the Museum Board of Trustees.

I, Councilmember Matthew Kryzak make a motion to adopt the foregoing resolution.

Councilman Mahan seconded; a vote resulted as follows:

AYES: Supervisor Kryzak, Councilman Hall, Councilman Mahan, Councilman Ostrander, Councilwoman Burnside

NAYS: None

**RESOLUTION # 34 – 2026 was thereby duly adopted.**

**MUSEUM VACANCY**

Mr. Kryzak mentioned the need to advertise for Museum vacancies. Supervisor Kryzak made a motion to adopt the following resolution:

**WHEREAS:** There are vacancies on the Museum Board of Trustees as of January 20, 2026, and

**WHEREAS:** The Town Board would like to advertise for applications for these vacancies, and now therefore be it

**RESOLVED:** that the Town Board of the Town of Westerlo does hereby authorize the Town Clerk to advertise for the vacant positions of Museum Board of Trustees members for a period of two weeks.

Councilwoman Burnside seconded; a vote resulted as follows:

AYES: Supervisor Kryzak, Councilwoman Burnside, Councilman Mahan, Councilman Hall, Councilman Ostrander

NAYS: None

**RESOLUTION # 35 – 2026 was thereby duly adopted.**

Councilman Hall would like this to be posted on the Town of Westerlo Facebook page.

**GPS/FORWARD FACING CAMERAS IN TOWN VEHICLES**

Initially, Supervisor Kryzak believed there were 12 vehicles in the highway department which is what he was quoted for but there are only 11 vehicles. If the Town Board is interested in doing just the GPS alone in trucks, the cost is \$14.78/mo. or \$177.36/mo. for 12 vehicles or for a year it would be \$2,128.32. If the Town Board would like to do both GPS and forward facing cameras, the cost would be \$33.00/mo. each or \$396.00/mo. for 12 vehicles or \$4,752.00/yr. With there being only 11 vehicles though, the annual cost would be \$4,356.00/yr for both. The cost would be \$1,950.96/yr for 11 vehicles for GPS only. One of the major drivers behind finding out what happened in the fatal tractor trailer accident over the summer was the forward facing camera and the GPS in the vehicle. The insurance company brought up the fact that the Town may want to consider installing GPS and forward facing cameras to protect the Town from liability if there ever was an accident. Especially if there is an accident like a fatality. He wondered if the Town Board thought it would benefit the Town by eliminating a little bit of liability and exposure in

## PRELIMINARY

the potential there is an event where the Town has to be called in for an accident with a Town vehicle. Councilman Ostrander asked if they offered any incentive; Supervisor Kryzak indicated the insurance company has not given them an incentive for a liability discount. The incentive would come from the Town protecting themselves from liability. He mentioned a previous accident with a Town vehicle and having to fight with the insurance company. If there is a video, the Town won't have to fight so much. Councilwoman Burnside is in favor of both; believes it is the only thing that saved that tractor trailer driver. Councilman Hall questioned why there was nothing from the insurance company for a reduction of rates on this. Mr. Kryzak indicated as of right now, they are not offering a reduction in rate, but they recommend in order to protect the Town with lawsuits, especially if there is a fatality, that this would give the Town documentation of what actually happened, footage could be submitted to better protect the Town. Councilman Mahan asked what if the Town tried it and didn't want it after 6 months. Mr. Kryzak indicated they could unsubscribe. Mr. Mahan asked if the Town had to pay ahead; Supervisor Kryzak indicated no, can stop at any time. Mr. Hall asked how many accidents the Town has had with Town trucks. Mr. Kryzak believed there were only 2 that he can remember and have been lucky that there haven't been injuries or fatalities. Councilman Ostrander asked if there was any cost for the equipment. The cost is built into the fees. Councilman Mahan believed it was better to have it then not have it because the first thing they ask in an accident is if there are any pictures. Mr. Hall asked where the infrastructure was to store these pictures. Mr. Kryzak believes these units have a storage capacity and believes they are stored on the unit themselves and believes they are sent back at certain intervals to a database. He doesn't have that full technological breakdown. Lisa DeGroff believed that information was provided in the links she sent the Town Board to read. Mr. Kryzak indicated the Town Board could review how the videos get transferred and how much footage could be held and when to reload. It's up the Town Board if they want to vote or wait to do more research. Councilman Mahan believed everyone has GPS, so is it a bad thing, he guesses not, is it a good thing with insurance with accidents, it probably is. He is in favor and if they don't like it, they can get rid of it. GPS and camera give two data points, can see exactly where the vehicle was on a mapping app and can say what exactly happened in front of the vehicle. They do not offer side-facing. Mr. Hall asked about the resolution with the fatal accident. Mr. Kryzak indicated it's still ongoing, the Town and county are named in the suit. Councilwoman Burnside is in favor of both GPS and forward-facing cameras. Mr. Hall indicated he was talking about the accident with the Town truck. Mr. Kryzak indicated the insurance company paid the claim, but the Town had to fight it a little. Highway Superintendent David Pecylak asked where that information goes to. Mr. Kryzak believed Mr. Pecylak would have the database on his computer or there might be a main. Lisa DeGroff watched the videos, it's kind of like text messaging within the device. It's not going back to the server or a personal computer. There is a way to extract that information if necessary. She doesn't remember the details. Most likely if there is nothing in footage, it probably gets erased

PRELIMINARY

over time but if there is an accident that footage will want to be preserved to be able to give to law enforcement. Councilman Ostrander advised that Scott Duncan with the County can plug in whatever number truck and he can tell you exactly where that truck is at that time. Supervisor Kryzak made a motion to adopt the following resolution:

**WHEREAS:** The Town Board discussed GPS and forward-facing cameras be installed in 11 highway vehicles, be it hereby

**RESOLVED:** The Town Board approves moving forward with service with Verizon Connect for both GPS and forward-facing cameras at a cost of \$33/mo. per vehicle or \$4,356.00/yr.

Councilwoman Burnside seconded; a vote resulted as follows:

AYES: Supervisor Kryzak, Councilwoman Burnside, Councilman Mahan,  
Councilman Hall

NAYS: Councilman Ostrander

**RESOLUTION # 36 – 2026 was thereby duly adopted.**

**LIBRARY PROJECTS**

Supervisor Kryzak indicated there are estimates for library costs for caulking and painting the ceiling in the non-fiction room. The estimate came in under \$1,000 and per the procurement policy it is at the discretion of the purchaser and there is no requirement for a bid. Councilman Mahan asked if the maintenance man could do the work; Supervisor Kryzak responded yes. Right now, there is a quote from Red Son Builders \$648.73 for the caulking and painting of the ceiling. Supervisor Kryzak made a motion to adopt the following resolution:

**WHEREAS:** The Library solicited Red Son Builders to provide an estimate for the caulking and painting of the non-fiction room ceiling at the library, be it hereby

**RESOLVED:** The Town Board authorizes entering into a contract with Red Son Builders to do the caulking and painting of the library's non-fiction room ceiling at a cost of \$648.73.

Councilman Hall seconded; a vote resulted as follows:

AYES: Supervisor Kryzak, Councilman Hall, Councilman Ostrander,  
Councilwoman Burnside

NAYS: Councilman Mahan

**RESOLUTION # 37 – 2026 was thereby duly adopted.**

Supervisor Kryzak also reported that the library received a quote from Red Son for both the investigation and repair of water damage which is between \$3,000 and \$9,000. Per the procurement policy, the Town will need two more quotes to be able to move award without violating the procurement policy. Councilwoman Burnside questioned if the maintenance guy was full-time, if she was correct that he could do it without prevailing wage. Supervisor Kryzak

PRELIMINARY

responded yes, he could do repairs over there. If the library doesn't want to hire it out, the part-time maintenance guy is available. We would need hard numbers not to exceed for any quotes. Library Trustee Mary Ann Witt indicated it's always the library's choice to have the Town do the work if there is someone available to do it. That benefits the Town. Supervisor Kryzak will send Nick DeFrancesco over to look at it, if he feels he can tackle it alone without a helper he can do it. Councilman Hall asked how hard it would be to put bids out also. Supervisor Kryzak suggested, before they go out to ask for quotes, let's have Mr. DeFrancesco take a look first. Don't waste effort if we are going to keep it in house.

**CERTIFICATE OF OCCUPANCY FEES**

CEO Jeff Pine has been doing Certificate of Occupancy fees for \$25 but other towns around are charging \$50. He is looking to increase the fee. Supervisor Kryzak asked the Town Clerk what resolution number we were on. She advised she doesn't keep track of resolution numbers during meetings, every vote they make will have a number, he should not number during the meeting and just make the motion. Supervisor Kryzak made a motion to adopt the following resolution:

**WHEREAS:** The Building Department's current Certificate of Occupancy Search fee is \$25.00 and

**WHEREAS:** The Building Department would like to raise the Certificate of Occupancy Search fee to \$50.00 be it hereby

**RESOLVED:** the Town Board of the Town of Westerlo does hereby authorize amending the Building Department Certificate of Occupancy Search fee to \$50.00 effective immediately.

Councilman Hall seconded; a vote resulted as follows:

AYES: Supervisor Kryzak, Councilman Hall, Councilman Mahan, Councilman Ostrander, Councilwoman Burnside

NAYS: None

**RESOLUTION # 38 – 2026 was thereby duly adopted.**

**GRANTS**

There are two grants he is looking to apply for. First is the NY Plays grant which is places for learning, activity and youth socialization. It's a grant that supports the design, construction and renovation of public playgrounds across NYS. NY Plays helps communities expand access to safe welcoming outdoor spaces that promote physical activity, emotional wellbeing, and in person connection for children and families. To apply, priority #1 is to expand the playground at Veterans Memorial Park and to add additional inclusive and accessible equipment and to enclose the expanded playground with a fence. Priority #2 would be to create a paved walkway around the park. Supervisor Kryzak mentioned he is looking for permission from the Town Board to apply. Supervisor Kryzak made a motion to adopt the following resolution:

PRELIMINARY

**WHEREAS:** The Supervisor advised he would like the Town to apply for the NY Plays grant, be it hereby,

**ESOLVED:** The Town Board authorizes the grant writer to apply for the NY Plays grant for the Veteran Memorial Park.

Councilwoman Burnside seconded; a vote resulted as follows:

AYES: Supervisor Kryzak, Councilwoman Burnside, Councilman Mahan,  
Councilman Ostrander, Councilman Hall

NAYS: None

**RESOLUTION # 39 – 2026 was thereby duly adopted.**

There is \$6.5 million available but Mrs. DeGroff didn't know if there was a maximum she could apply for. Mr. Hall asked if it was a matching grant, and she responded no, no match.

Albany County Improvement Initiative Opportunities is also a grant for parks and playgrounds for up to \$15,000 which can be used for upgrading parks and playgrounds throughout the county to improve the lives of residents and visitors. The first priority is for bleachers for the South Westerlo and Veterans Memorial Parks which the Town has gotten a few years in a row. Supervisor Kryzak made a motion to adopt the following resolution:

**WHEREAS:** The Town of Westerlo discussed applying for the Albany County Improvement Initiative Opportunities grant, be it hereby

**RESOLVED:** The Town Board authorizes the Grant Writer to apply for this grant through Albany County for up to \$15,000 for bleachers for both parks.

Councilman Hall seconded; a vote resulted as follows:

AYES: Supervisor Kryzak, Councilwoman Burnside, Councilman Mahan,  
Councilman Ostrander, Councilman Hall

NAYS: None

**RESOLUTION # 40 – 2026 was thereby duly adopted.**

Councilwoman Burnside mentioned that last year the Town ended up with over \$305,000 in grant money.

**RESCUE SQUAD BUILDING**

Supervisor Kryzak reported that the Town received title for the rescue squad building. Since the Town is not sure what the Fire Co. is going to do, he intends to lease the building to the Fire Co. but the Town would retain ownership for now. It would be like the library but would be a lease until they can figure out what they want to do. They can expand, there are some apparatus that they are having trouble with and can kind of space out and use this building for emergency services which was the intended use when it was the rescue squad. Supervisor Kryzak asked if the Town Board was okay with having the Attorney draft up an agreement to have the Fire Co. use that space but the Town would retain ownership. Councilman Hall asked if the Fire Co.

PRELIMINARY

expressed interest in using it, Supervisor Kryzak responded yes. It is tight fitting everything in the buildings they have. The one benefit with them using it is when they do something with their fire house, it allows them extra storage, or if they have to move equipment out to do maintenance, this will give them another facility that they could use for emergency services. Can hash out whatever the Town Board feels like in that lease agreement, but he would like the Town to authorize him to engage the Town Attorney in drafting a lease agreement. That way they can massage it in place for them to utilize that building. Councilman Hall asked about documents needing to be stored there for the ambulance squad. Mr. Kryzak indicated there is a storage room there that the ambulance folks will be able to access until the longest kid cared for turns 21. That room is locked and only Debbie Mackey has the key right now. They are confidential records. Councilman Mahan asked who would make improvements on the building. Mr. Kryzak responded that if they want to make small improvements like painting, that's just like the library does things on their own. If there are big things that need to be done, the Town would step up to do major repairs since it is Town owned. Things can be written into agreement of what can/can't be done without permission from the Town. They would pay for their own utilities, propane, electricity, plowing, can work out an agreement for the Town to do the mowing. Maintenance will be put into the lease agreement. The largest door is big enough to hold apparatus. Mr. Hall asked if there are any known issues on the building that need to be addressed; Councilman Ostrander responded none. Mr. Ostrander advised his only stipulation is that the Town maintain ownership otherwise they could do what they did with Dormansville Fire House and sell it. Supervisor Kryzak made a motion to adopt the following resolution:

**WHEREAS:** The Town Board discussed use of the Rescue Squad Building which is now owned by the Town of Westerlo, be it hereby

**RESOLVED:** The Town Board authorizes the Supervisor to engage the Town Attorney to draft a lease agreement for the Rescue Squad Building for the Fire Co.'s use with the Town retaining ownership.

Councilman Ostrander seconded; a vote resulted as follows:

AYES: Supervisor Kryzak, Councilman Ostrander, Councilman Mahan,  
Councilman Hall, Councilwoman Burnside

NAYS: None

**RESOLUTION # 41 – 2026 was thereby duly adopted.**

**COURT CLERK SALARY**

Supervisor Kryzak indicated he had received information for the salary that the judges wanted for the Court Clerk of \$23,295.62 which is different from what was originally approved which was \$22,417.00. He is looking to take the judge's recommendation and go ahead and move that salary to the \$23,295.62 which is an increase of \$879.08 for the year. Councilman Hall thought this was a merit increase; Supervisor Kryzak responded yes. Mr. Hall wondered why that wasn't

PRELIMINARY

in the budget. Mr. Kryzak responded that the documentation that he had received stated a different number, so it wasn't put into the budget. Councilman Ostrander commented when he asked for a raise for the highway department, he was told no. Mr. Kryzak responded it is up to the Town Board. Highway Superintendent Pecylak asked if the highway department can get the 3% then. Mr. Kryzak responded they could vote on it, but he indicated he doesn't think they will get it since they have a contract coming up. Mr. Pecylak indicated that it could take 3-6 years. Mr. Kryzak responded, the Highway guys get overtime, the Court Clerk doesn't, he is in support of this one, he sees her car there when people are getting arraigned late at night. The guys get paid extra if they come in late. If someone is coming in on off hours to handle arraignments the \$879 is money well spent. When the guys come in at off hours, they get time and a half which she doesn't get. Councilman Hall indicated she went to salary a couple years ago and is he correct in understanding she is doing 17 hours, Councilman Mahan responded, the hours vary. Mrs. DeGroff explained, when the budget was approved the previous year, there was a dollar amount that was set based on a 3% pay increase. At the organizational meeting, it ended up getting bumped up to 6% for everyone. What happened was, the judges looked at the budget that was approved, not the organizational meeting minutes and based her salary for this year off the approved budget and not the salary set at organizational meeting that was approved. That's where the discrepancy comes in for 2026. Supervisor Kryzak made a motion to adopt the following resolution:

**WHEREAS:** The Town Board discussed a discrepancy in the Court Clerk's rate of pay for 2026, be it hereby

**RESOLVED:** The Town Board approves the adjusted salary of \$23,295.62 to be annually for the Court Clerk, effective immediately.

Councilman Mahan seconded; a vote resulted as follows:

AYES: Supervisor Kryzak, Councilwoman Burnside, Councilman Mahan

NAYS: Councilman Hall, Councilman Ostrander

**RESOLUTION # 42 – 2026 was thereby duly adopted.**

Mr. Kryzak mentioned he appreciates Court Clerk Motschmann and what she does and he sees her car there all the time late at night when he's coming home late. He knows she doesn't get paid extra to come in to deal with court items, but thanks her for what she does for the town. It is effective immediately. The Town Clerk questioned how that will be calculated since it's already a few weeks into the year. Mrs. DeGroff indicated the payroll company will do that.

Councilwoman Burnside left at 7:38 pm.

**ADDITIONAL COMMENTS FROM COUNCILMAN HALL**

He would like something to be done about getting some microphones up here for each of the Board members and maybe one for the audience. He understands that Highway Employee Peter Voisey has done this professionally and wondered if the Town could at least get his thoughts on this. Discussion ensued; the Town can work on that.

Mr. Hall also asked about what was going on with doggy daycare. How did we end up in a situation where we are taking care of dogs and people coming in late at night, what's the movement to take care of that and to make sure this doesn't happen again. Mr. Kryzak responded, trying to get an answer from a shelter that may take him. The Clerk's office has been kind enough to take care of him. Don't want to destroy a dog that is nice enough, he knows it's a liability, if it was a mean dog, he wouldn't be here, so we are trying to have a resolution for the next meeting on that dog. Mr. Hall mentioned there was discussion a few months ago about someone that was supposed to take dogs and wondered what happened to that. Mr. Kryzak indicated there is currently no contract right now for housing them. Trying to get the county to build a shelter but are behind schedule. Confidential Administrator Lisa DeGross reached out to the Town of Coeymans at the end of the year and there wasn't much time to legally take care of this but they are looking for the Town Attorney to draft some kind of agreement where we could put dogs in Coeymans but our dog control officers would be responsible for walking, feeding and cleaning kennels. Currently the Town of Coeymans police officers when they have a dog will take care of their dogs. They have taken dogs for us before temporarily, but we just don't have a contract. They don't want their police to take care of Westerlo dogs. They only want Westerlo to be able to use one kennel because they only have 2 kennels available. There would be some kind of per day fee. Discussion ensued. Mr. Kryzak did indicate that they are well within their rights to destroy the dog. Town Clerk Weaver expressed, no, over her dead body. Mr. Mahan asked if the Town could get someone to board the dog and the Town makes the kennel and let them be the animal control officer as well. Mr. Kryzak responded; the Town has always kicked around the idea of doing its own animal holding facility but it needs to be inspected by the USDA, so it would need to have space to hold it, and improvements made that would be amenable to what the USDA requires, heat/air conditioning, facility that could hold the dog, exercise area with a fence. There are lots of requirements that go into that. The best bet is to hold our cards until Albany County gets their facility. Hopefully people will stop dumping dogs in town. Albany County's facility will be at the jail. Inmates are going to care for dogs. They are hoping it will be ready by the end of the year. Mr. Hall's biggest thing is liability, the staff comes in at all hours to walk him on ice, and then we are incurring costs, going forward, it can't keep happening. Mr. Kryzak indicated a short-term fix is to hopefully get Coeymans to agree to some form of contract to hold our dogs, we still have to care for them and will incur costs for that though. Hopefully that will get us through until Albany County is ready. Will try to get something

## PRELIMINARY

going with the Town Attorney and Coeymans in the interim. Coeyman's back up plan for a shelter is in central NY. The Town Clerk advised that the Town is saving a ton of money because out of the kindness of the Town Clerk's Offices hearts, they are coming in mornings, nights, weekends and holidays for free when they could be charging \$100/day. Supervisor Kryzak thanked the Clerk's office and will try to figure it out moving forward. Town Clerk Weaver does not believe this dog will be good in a kennel; he needs to be in a foster home. Trying to find a rescue that does fostering instead of a shelter because we do know he has anxiety with dogs.

### **PUBLIC COMMENT**

Highway Superintendent Pecylak discussed the light pole down on the corner of SR 143 and SR 32. That is not the Town's pole, it is the states. Central Hudson claims it is ours, Lisa DeGross advised she spoke to the state, and they advised her it's theirs. Mr. Pecylak mentioned the state called him a few weeks ago. Discussion ensued. The Supervisor advised he will try to get something in writing from the state that indicates it's their pole.

Dave Pecylak mentioned the fuel master meter and wondered if that is supposed to send information about how much they pump or who pumps what up to Town Hall. Mrs. DeGross advised, yes, but it is broken and will cost the town \$8,000 to fix it and kind of doesn't make sense to know who and how much is being pumped when we are only billing quarterly to the Fire Co. Mr. Kryzak suggested employees logging their own fuel. Mr. Ostrander mentioned the problem is the codes, there are many people still in it that shouldn't be. Mrs. DeGross mentioned it's \$8,000 but Mr. Ostrander advised someone could easily take \$8,000 worth of fuel and it needs to be fixed. When the gas tank gets replaced, it does not include the meter. That is a software system. Mr. Kryzak asked for a new quote that would include new software, and updated hardware for both locations. Will try to get this done. Can't change the codes because the software doesn't work. It was suggested by the Supervisor to log fuel manually and since there are cameras there, it will keep people honest. Mr. Hall suggested having the software in Mr. Pecylak's office, so he knows what's going on. It's his gas. Mrs. Witt mentioned getting a quote to replace instead of repair. Mrs. DeGross mentioned it must come up to her too because she has to bill it out to the Fire Co. quarterly.

Deputy Town Clerk Spinnato understands that the Town took over the Rescue Squad building and wondered if it was insured yet. Supervisor Kryzak responded yes. Will not lease out the building unless the Town makes sure it has the proper insurance. Mrs. DeGross advised that in the meantime the building maintenance guy goes there once a week to check on the heat. It is good that the building is getting used.

Mrs. Spinnato asked if the Supervisor reached out to other places for the dog. He only knows Ayers Shelter and hasn't reached out to anyone else. The Town Clerk asked if she had permission to reach out to places, the Town Board agreed that was okay. The Town Clerk

PRELIMINARY

advised this dog cannot go to a shelter. Confidential Administrator Lisa DeGross indicated she can't do her job, Town Clerk Weaver responded she did not need to come to her office to do her job.

Mr. Witt commented that if the insurance Co. recommended GPS and cameras in vehicles, the Town should tell them we want a reduction in the insurance rate.

**ADJOURNMENT OF MEETING**

With there being no further comments or questions from the public, Supervisor Kryzak made a motion to adjourn the meeting. Seconded by Councilman Mahan; motion carried by those present. The meeting adjourned at 7:56 pm.

Respectfully submitted,

Karla J. Weaver, Town Clerk

**ASSESSOR'S MONTHLY DEPARTMENTAL REPORT**

To: Westerlo Town Board  
From: Melanie Bunzey, Assessor  
Date: January 15, 2026  
Re: Monthly Report

The property tax roll was prepared and tax bills generated and mailed.

I completed a required Ethics course today – a requirement each time I am reappointed. Further continuing education courses are needed to satisfy the number of credits needed. As courses become available, I will be applying and attending those courses. Keep in mind, in the past I would split the cost of these courses with the Town of Berne, but I am no longer the assessor there so the entire cost will fall on Westerlo.

A Corrections of Error was made for a resident who submitted a Veteran's exemption application in time for last year, but the application was misfiled in the former clerk's office and not processed. He will get a reimbursement for the exemption amount and the exemption will be entered into the system for going forward.

I am beginning to adjust assessments in accordance with the building departments notification of improvements via Certificates of Completion, etc.

Exemption renewal forms were mailed and many have already been completed and returned to this office.

A "New Sales Transmittal Report" was submitted to the State with 43 sales since last submittal (see attached.)

Address changes are made on a regular basis as well as bank escrow information. Routine calls and emails are received and answered on nearly a daily basis.

The system is checked for property owners listed on death notices received, exemptions are then removed if necessary and notifications of exemption change mailed.

Respectfully submitted,  
*Melanie Bunzey*  
Melanie Bunzey, Assessor

PRELIMINARY

State of New York  
County of Albany  
Town of Westerlo  
SWIS Code - 013800

Real Property System  
Sales Transmittal Report

RP3035/V04/004

Parcel ID	Document Number	Deed Book	Current Owner	Front	Depth	Sale Date	R/S	School Code			T/C	Assessed Land Total	AV YR
	Deed Date	Page	Prior Owner					S/S	Cls	OC			
137-2-7	0	2023	k	0	0	2/10/2023	1		193201			\$150.00	
	2/10/2023	3138	Kammerer, Axel		1.50	\$ 0.00	0	T	210		1	\$1,350.00	2022
138-1-41.2	0	2023	Kammerer, Axel	0	0	2/10/2023	1		012001			\$200.00	
	2/10/2023	3140	Kammerer, Axel		10.13	\$ 0.00	0	T	320		1	\$200.00	2022
115.3-2-61	0	2025	Serphin R. Maltese Trust	90.00	90.00	8/28/2025	1		012001			\$200.00	
	10/29/2025	19629	Maltese, Constance		0.42	\$ 0.00	0	T	312	W	1	\$400.00	2025
139.9-1-16	0	2025	Bichteman, William F. III.	123.10	304.00	8/8/2025	1		012001			\$250.00	
	10/31/2025	19846	Bichteman, William F.		0.81	\$ 0.00	0	T	210		1	\$1,150.00	2025
139.9-1-3	0	2025	Bichteman, William F. III.	116.00	96.00	8/8/2025	1		012001			\$100.00	
	10/31/2025	19847	Bichteman, William F.		0	\$ 0.00	0	T	433		1	\$625.00	2025
150.-2-35	0	2025	Parent Trust, Miriam J.	0	0	10/23/2025	1		012001			\$250.00	
	11/5/2025	20046	Parent, James C.		0	\$1.00	0	T	314		2	\$250.00	2025
150.-2-36	0	2025	Parent Trust, Miriam J.	0	0	10/23/2025	1		012001			\$250.00	
	11/5/2025	20048	Parent, James C.		6.60	\$1.00	0	T	210		2	\$2,100.00	2025
139.-2-37.10	0	2025	Lounsbury, Haile	0	0	10/24/2025	1		193201			\$400.00	
	11/6/2025	20086	Lounsbury, Irene		86.00	\$ 0.00	0	T	230		1	\$2,500.00	2025
139.-1-40	0	2025	Koerner, Kenna	0	0	10/29/2025	1		012001			\$200.00	
	11/7/2025	20207	Lounsbury, Deborah		1.10	\$192,000.00	1	T	210		1	\$1,700.00	2025
127.-2-37.20	0	2025	RIAH Holding LLC	0	0	11/5/2025	1		012001			\$200.00	
	11/13/2025	20442	Corell, Jay W.		10.00	\$66,000.00	1	T	270		1	\$900.00	2025
129.-1-22	0	2025	Badi, Juanita	0	0	11/7/2025	1		193201			\$150.00	
	11/13/2025	20528	Marrone, Andrew		0.33	\$254,000.00	1	T	210		2	\$1,000.00	2025
129.-1-23	0	2025	Badi, Juanita	0	0	11/7/2025	1		193201			\$150.00	
	11/13/2025	20528	Marrone, Andrew		0	\$254,000.00	1	T	312		2	\$150.00	2025
163.-1-21.11	0	2025	Therrien, Wayne	0	0	11/3/2025	1		193201			\$300.00	
	11/13/2025	20611	Therrien, Wayne		4.20	\$ 0.00	0	T	210		1	\$1,100.00	2025
126.-2-1.38	0	2025	Davis, Matthew	0	0	10/24/2025	1		012001			\$500.00	
	11/14/2025	20728	Slingerland, Joshua		0	\$615,000.00	1	T	312		6	\$96.00	2025
126.-2-1.33	0	2025	Davis, Matthew	0	0	10/24/2025	1		012001			\$350.00	
	11/14/2025	20728	Slingerland, Joshua		0	\$615,000.00	1	T	322		6	\$350.00	2025
126.-2-1.34	0	2025	Davis, Matthew	0	0	10/24/2025	1		012001			\$350.00	
	11/14/2025	20728	Slingerland, Joshua		0	\$615,000.00	1	T	322		6	\$350.00	2025
126.-2-1.35	0	2025	Davis, Matthew	0	0	10/24/2025	1		012001			\$350.00	
	11/14/2025	20728	Slingerland, Joshua		0	\$615,000.00	1	T	322		6	\$350.00	2025
126.-2-1.36	0	2025	Davis, Matthew	0	0	10/24/2025	1		012001			\$250.00	
	11/14/2025	20728	Slingerland, Joshua		0	\$615,000.00	1	T	314		6	\$250.00	2025

State of New York  
County of Albany  
Town of Westerlo  
SWIS Code - 013800

Real Property System  
Sales Transmittal Report

RP3035/V04/004

Parcel ID	Document Number	Deed Book	Current Owner	Front	Depth	Sale Date	R/S	School Code			T/C	Assessed Land Total	AV YR
	Deed Date	Page	Prior Owner					S/S	Cls	OC			
126.-2-1.37	0	2025	Davis, Matthew	350.60	0	10/24/2025	1		012001			\$250.00	
	11/14/2025	20728	Slingerland, Joshua		6.48	\$615,000.00	1	T	210		6	\$2,430.00	2025
116.-2-1	0	2025	Albany Water Board	0	0	10/3/2025	1		012001			\$200.00	
	11/17/2025	20792	Bradt, Robert W.		0	\$128,800.00	1	T	270		2	\$700.00	2025
116.-2-2	0	2025	Albany Water Board	0	0	10/3/2025	1		012001			\$350.00	
	11/17/2025	20792	Bradt, Robert W.		27.00	\$128,800.00	1	T	322		2	\$350.00	2025
116.-2-20	0	2025	Herrera, Alexandria	0	0	11/14/2025	1		012001			\$150.00	
	11/19/2025	21092	Ragone, Lawrence		1.00	\$176,000.00	1	T	210		1	\$1,100.00	2025
163.-2-9	0	2025	Pelcher, George Jr.	760.00	0	10/1/2025	1		193201			\$300.00	
	11/24/2025	21346	Pelcher, George		4.90	\$ 0.00	1	T	270		1	\$1,350.00	2025
139.9-1-17	0	2025	Roule, Alex	0	0	11/19/2025	1		012001			\$100.00	
	11/25/2025	21500	Shannon, Nicholas		1.00	\$360,000.00	1	T	210		1	\$1,630.00	2025
164.-1-17	0	2025	Lopresti, James	0	0	10/24/2025	1		193201			\$200.00	
	12/3/2025	22031	Lopresti, Carl		1.00	\$ 0.00	1	T	270		1	\$525.00	2025
174.-1-15.2	0	2025	Acker, Michael C.	0	0	9/26/2025	1		193201			\$400.00	
	12/4/2025	22165	Koster, Richard		17.20	\$489,900.00	1	T	210		1	\$1,850.00	2025
174.-1-37.1	0	2025	Unbndled Thoroughbred Fnd	0	0	10/30/2025	1		193201			\$138.00	
	12/5/2025	22260	Gabriele, Jeanette A.		14.20	\$449,000.00	1	T	240		1	\$2,100.00	2025
127.-1-12	0	2025	Beers, Paul A. III.	0	0	11/19/2025	1		012001			\$250.00	
	12/5/2025	22295	Ray, Marcus		1.50	\$365,000.00	1	T	210		1	\$1,650.00	2025
151.-2-34	0	2025	Falls, John F.	0	0	12/3/2025	1		012001			\$200.00	
	12/8/2025	22407	Falls, John		3.00	\$ 0.00	0	T	314		1	\$200.00	2025
151.-2-32	0	2025	Falls, John F.	0	0	12/3/2025	1		012001			\$200.00	
	12/8/2025	22408	Falls, John F.		2.80	\$ 0.00	0	T	314		1	\$200.00	2025
151.-2-31	0	2025	Falls, John F.	0	0	12/3/2025	1		012001			\$200.00	
	12/8/2025	22409	Falls, John		3.01	\$ 0.00	0	T	314		1	\$200.00	2025
151.-2-17.10	0	2025	Miler, David	0	0	10/16/2025	1		012001			\$400.00	
	12/9/2025	22454	Finally Mine Farm, LLC		23.25	\$70,000.00	1	T	322		1	\$400.00	2025
139.-1-2.1	0	2025	Jack, Chantelle	0	0	12/4/2025	1		012001			\$300.00	
	12/10/2025	22538	Meszaros, Jeffrey		11.50	\$269,900.00	1	T	240		1	\$1,200.00	2025
175.-1-26.3	0	2025	Buel, Benjamin	482.71	0	12/15/2025	1		193201			\$250.00	
	12/15/2025	22909	Bromley, Leander		6.92	\$75,000.00	1	T	312		1	\$450.00	2025
127.1-1-5	0	2025	Horn, Connor	0	0	9/8/2025	1		012001			\$150.00	
	12/16/2025	22989	Mosher, Susan A.		0.25	\$154,000.00	1	T	260		1	\$350.00	2025
136.-2-37.3	0	2025	Araldi, Mary-Jane S.	1970.84	0	9/24/2025	1		012001			\$450.00	
	12/16/2025	23039	Latham, Michael		34.07	\$ 0.00	0	T	240		1	\$1,700.00	2025

PRELIMINARY

State of New York  
 County of Albany  
 Town of Westerlo  
 SWIS Code - 013800

Real Property System  
 Sales Transmittal Report

RPS035/V04/004

Parcel ID	Document Number	Deed Book	Current Owner	Front	Depth	Sale Date	R/S	School Code	T/C	Assessed	AV YR
	Deed Date	Page	Prior Owner	Acres		Sale Price	Val	S/S	Cls OC NPCL	Land Total	
138.-2-37.3	0	2025	Latham, Michael	1970.84	0	9/24/2025	1	012001		\$450.00	
	12/16/2025	23040	Araldi, Mary-Jane S.		34.07	\$ 0.00	1	T 240	1	\$1,700.00	2025
175.-2-14.10	0	2025	Heavenly Vision Christian Cntr	0	0	12/8/2025	1	193201		\$800.00	
	12/17/2025	23104	Happy State Bank DBA, Goldstar Trust		64.00	\$2,140,000.00	1	T 620	1	\$8,000.00	2025
127.1-2-24	0	2025	McKenna, Michael	0	0	12/15/2025	1	012001		\$200.00	
	12/19/2025	23309	McKenna, Edward J.		2.00	\$ 0.00	0	T 260 W	1	\$800.00	2025
151.-2-9.2	0	2025	US Bank National Assn	0	0	12/16/2025	1	012001		\$200.00	
	12/22/2025	23415	Fleischhecker, Thomas		4.00	\$117,000.00	0	T 210	1	\$1,200.00	2025
149.-2-9	0	2025	McCoy Outlaw, William Jr.,	0	0	11/13/2025	1	193201		\$800.00	
	12/24/2025	23609	Sefcik, John F.		135.00	\$ 0.00	0	T 280	1	\$4,135.00	2025
140.-1-42.32	0	2025	Rivers, Clayton T. II.	0	0	12/18/2025	1	193201		\$300.00	
	12/24/2025	23655	Graves, Todd		4.50	\$325,000.00	1	T 210	1	\$1,300.00	2025
174.-3-17.26	0	2025	Sira, Paul	0	0	12/16/2025	1	193201		\$200.00	
	12/30/2025	23847	King, Jean		6.70	\$35,000.00	1	T 314	1	\$200.00	2025
Sales Records Read:	43										
Sales Transmitted:	43										