

**Town of Westerlo  
Planning Board  
Westerlo, New York  
Planning Board Meeting**

**Minutes**

**Date: July 22, 2014**

**Location: Westerlo Town Hall, Westerlo, New York**

**Board Members: Chairperson Dorothy Verch, Gerry Boone, Richard Kurylo, Edwin Stevens, and Doyle Shaver Jr.**

**Town Attorney: Aline D. Galgay, Esq. (not present)**

**Zoning Administrator: Edwin Lawson**

**Board Members Present: Chairperson Dorothy Verch, Richard Kurylo, Edwin Stevens, and Doyle Shaver Jr.**

The Planning Board meeting was called to order by Chairperson Dorothy Verch at 7:30 pm. Chairperson Dorothy Verch led the pledge to the flag.

The Board reviewed the Minutes from the May June meeting. Richard Kurylo made the motion to accept the minutes, Edwin Stevens 2<sup>nd</sup> the motion. All members present in favor.

Old Business: Doyle Shaver Jr. signed off on Comprehensive Plan, Special town board meeting-hydro fracking

New Business: Welcome new Clerk Jennifer Bungay.

The next item discussed this evening was the application from David Gumport, property address 316 Sunset Road, Greenville NY 12083. The application was received by Zoning Administrator on 7/10/14. His intent is to sell remaining two lots and retain home lot. Two cousins want to buy the two lots providing subdivision is approved. One cut 29 acres remained-63 acres was one cut deal. You are allowed one major subdivision since 1988. Every lot requires 200 ft. road frontage and minimum 3 acre lot. Ed Lawson says it is okay-quasi flag lot-minimum 50 ft. and it has to open up. It is a minor cause. It is only 3 lots (during subdivision process you have the availability to do a flag lot). No variance required. A minor subdivision is 3 lots and a major subdivision is 5 lots. 29.6 acres-3 subdivisions to be carried out-addresses for all lands adjacent. Site visit consent form has been signed. Deed is here- 5 + acres to be disturbed. Adoptive comprehensive plan-negative declaration. Neither of the proposed lots have a well. Richard Kurylo made the motion to accept the application and Doyle Shaver Jr. 2<sup>nd</sup> the motion. The Gumports need to send out all of the notifications and when they receive the return receipt they have to give them to Jennifer Bungay. Dorothy Verch stated for the record that a public hearing will be scheduled for August 26, 2014 at 7:30 pm at the Westerlo Town Hall.

Received email from Kathy Spinnato regarding the Town of Knox Solar Energy Seminar. It will be held in late August. Meister Consulting Group from Boston. The dates are August 19, 20, 21 & 26, 27, & 28. Knox Town Hall 1-5:30 pm.

NYPF 2014 summer school for Planning & Zoning Boards-July 31, 2014 Century House, Colonie, NY from 9:15-3:45 pm-5 credit hours. Case law updates & unfamiliar planning & zoning terms.

Dorothy Verch motioned to adjourn the meeting and Richard Kurylo 2<sup>nd</sup> the motion. All members present in favor.

Respectfully submitted,  
Jennifer Bungay  
Planning Board Clerk