

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

**Minutes of Date: August 28, 2017**

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

**Board Members: Chairperson Virginia Mangold, Wilfred VanInderstine, Bob Beck, John Sefcik, Guy Weidman**

**Town Attorney: Aline D. Galgay, Esq.; Zoning Administrator: Edwin Lawson**

**Present: Virginia Mangold, John Sefcik, Bob Beck, & Guy Weidman**

Chairperson Virginia Mangold called the meeting to order at 7:00 pm and led the Pledge of Allegiance.

The Board reviewed the minutes of July 24th, 2017 meeting. John Sefcik made a motion to accept the minutes; Guy Weidman seconded the motion. All voting members present in favor.

Old Business:

Chairperson Mangold opened the file for applicant Hannay Reels, 553 State Route 143, Westerlo, NY, Tax map #139.9-3-24 with Guy Jubert present representing Hannay Reals. ZBA Board read and reviewed the SEQR. A negative declaration was determined. All ZBA in favor. As well, reviewed the site visit made on July 24<sup>th</sup>. The public hearing was then opened. Applicant requests a 72' variance to build a shed next to an existing structure. Wayne LaGrange was the only abutter present at this PH. He had no concerns.

The Public Hearing was then closed with Bob Beck making a motion to approve the application; Guy Weidman seconded the motion.

AYE: Virginia Mangold, John Sefcik, Bob Beck, Guy Weidman

NAYE: None

New Business:

First Item: Application Bernie Boyle, 6680 State Route 32, Westerlo, NY. Tax map #176.-1-4. Applicant requests a variance to complete interior changes to apartments. There will be two-2 bedroom apartments and three-1 bedroom apartments. Prior owner had variance approved but project was never completed. New well was installed in February 2017. There will be no laundry facilities present. Bob Beck made a motion to accept the application; John Sefcik seconded the motion. The Board is familiar with the building and felt it unnecessary for a site visit as all the work is within the buildings present footprint. The Board will have a public hearing for Mr. Boyle at their October 23rd meeting due to request made by applicant as they will not be able to attend our next meeting on September 25th. Request granted to Mr. Boyle with the PH for his application presented on October 23, 2017.

AYE: Virginia Mangold, John Sefcik, Bob Beck, Guy Weidman

NAYE: None

An application # of 17-007 was given this application. Mr. Boyle is following up with letters to the abutters.

Bob Beck motioned to adjourn the meeting; Virginia Mangold seconded the motion. All members present in favor.

The next regularly scheduled ZBA meeting is September 25th at 7 p.m.

Respectfully submitted,  
Jennifer Bungay, Zoning Board Clerk

