

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

Minutes of Date: August 24, 2020

Location: Westerlo Town Hall, Westerlo, New York

Board Members: Chairperson John Sefcik, Guy Weidman, Jim Gallogly, Jill Henck, Pam Schreiber

Town Attorney: Javid Afzali – not present; Zoning Administrator: Jeff Pine – not present

ZBA Members Present: John Sefcik (via Zoom), Guy Weidman, Jim Gallogly, and Jill Henck

Board member Guy Weidman called the meeting to order at 7:00 PM.

The Board reviewed the minutes of the July 27, 2020 meeting. Jill Henck made a motion to accept the minutes; Jim Gallogly seconded the motion. All members present in favor.

Old Business as follows:

First Item: Guy Weidman opened public hearing for application #20-002 for Ross Reinhart, 4520 Route 85, Westerlo, NY 12193. Tax map #126.-2-17.20. Applicant is requesting setback relief of 63 feet of the required 125 feet from the center of the road to finish the addition to The Shell Inn. Ned Stevens spoke on behalf of The Shell Inn and exclaimed what an asset it is to the community. No abutters present and no correspondence received. Jill Henck made motion to approve the application; Guy Weidman seconded the motion.

AYE: John Sefcik, Guy Weidman, Jim Gallogly, Jill Henck
NAY: None

Second Item: Guy Weidman opened public hearing for application #20-004 for Amos Hallenbeck whom is being represented by Kaaterskill Associates, John Valachovic, 426 County Route 1, Westerlo, NY 12193. Tax map #127.-2-14.30. Applicant wants to subdivide into two lots. The applicant is appealing the Code Enforcement Officer's (Jeff Pine's) determination that the turnpike abandoned in 1857 does not meet the requirement of 200 feet of frontage required by the Zoning Law. This application is for an interpretation variance. Abutters present were Virginia Bader, Robert and Roberta Snyder. They expressed their families maintained part of the abandoned road for over fifty years but there is no proof of ownership. John Sefcik made motion that he agrees with Jeff Pine's decision; Guy Weidman seconded the motion.

AYE: John Sefcik, Guy Weidman, Jim Gallogly, Jill Henck
NAY: None

Third Item: Application #20-003 for Michael Ferguson, 15 Annabelle Road, Westerlo, NY 12193. Tax map #139.-1-5.5. Applicant withdrew his application for an area variance to build a new garage/building that includes an in-law apartment.

New Business:

First Item: Application for Amos Hallenbeck whom is being represented by Kaaterskill Associates, John Valachovic, 426 County Route 1, Westerlo, NY 12193. Tax map #127.-2-14.30. Applicant is requesting an area variance to create a new lot without the 200 feet of road frontage.

Following the review for the proper paperwork, Jill Henck made motion to accept the application; Jim Gallogly seconded the motion.

AYE: John Sefcik, Guy Weidman, Jim Gallogly, Jill Henck, Pam Schreiber
NAY: None

An application # of 20-005 was given this application. In preparation for the Public Hearing on September 28th, Mr. Valachovic will follow up with letters to the abutters.

The next ZBA meeting is scheduled for September 28th at 7 PM.

Jill Henck motioned to adjourn the meeting at 7:37 PM and Guy Weidman seconded the motion. All members present in favor.

Respectfully submitted,

Jennifer Bungay
Zoning Board Clerk