

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

Minutes of Date: July 27, 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 –present

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

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

The Board reviewed the minutes of the February 24, 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: Jimmy and Abby Schwenk had a letter sent to them from Jeff Pine responding to their questions and concerns, and they did not appeal the letter within the time limit of 30 days, so this situation has now been closed.

Second Item: Guy Weidman opened public hearing for application #20-001 for Richard Brandon, 338 Hunt Rd, Westerlo, NY. Tax map #129.-1-15. Applicant is requesting setback relief of 21 feet, from the required 50 feet, to build a two-car garage. One abutter present, Warren Lovegrove, who was questioning a discrepancy of 100 feet between survey (dated Nov 2019) and tax map. Mr. Lovegrove has no issue with the variance request and is going to speak to Mr. Brandon regarding the discrepancy. Jim Gallogly made motion to close public hearing; Jill Henck seconded the motion. The SEQR is a type 2, no further review necessary. Jill Henck made motion to approve the application; Jim Gallogly seconded the motion.

AYE: John Sefcik, Guy Weidman, Jim Gallogly, Jill Henck, Pam Schreiber

NAY: None

New Business:

First Item: Application 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 that he has already begun. Following the review for the proper paperwork, Guy Weidman made motion to accept the application; Jill Henck seconded the motion.

AYE: John Sefcik, Guy Weidman, Jim Gallogly, Jill Henck, Pam Schreiber

NAY: None

An application # of 20-002 was given this application. In preparation for the Public Hearing on August 24th, Mr. Reinhart will follow up with letters to the abutters.

Second Item: Application for Michael Ferguson, 15 Annabelle Road, Westerlo, NY 12193. Tax map #139.-1-5.5. Applicant is requesting an area variance to build a new garage/building that includes an in-law apartment. A house is already on the property and the variance is needed for having 2 residences on one lot that are not attached and for less than 5 acres (he has 4.375). Following the review for the proper paperwork, Jill Henck made motion to accept the application; Pam Schreiber seconded the motion.

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

An application # of 20-003 was given this application. In preparation for the Public Hearing on August 24th , Mr. Ferguson will follow up with letters to the abutters.

Third Item: Application for Amos Hallenbeck whom is being represented by Kaaterskill Associates, John Valachovic, 426 County Route 1, Westerlo, NY 12193. Tax map #127.-2-14.3. Applicant is requesting to subdivide into two lots. The front lot where the house is located is on Route 1. The back lot needs 200 feet of road frontage. Jeff Pine (Code Enforcement Officer) denied the applicant's subdivision application for lack of road frontage for the new lot being created. The applicant is appealing this determination that the turnpike abandoned in 1857 does not meet the requirement of 200 feet of frontage required by the Zoning Law. Following the review for the proper paperwork, Jim Gallogly made motion to accept the application as an interpretation variance; Jill Henck seconded the motion.

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

An application # of 20-004 was given this application. In preparation for the Public Hearing on August 24th , Mr. Valachovic will follow up with letters to the abutters.

The next ZBA meeting is scheduled for August 24th at 7 PM.

Jill Henck motioned to adjourn the meeting at 7:52 PM and Guy Weidman seconded the motion. All members present in favor.

Respectfully submitted,

Jennifer Bungay
Zoning Board Clerk