

PLANNING BOARD
TOWN OF BERNE
PO Box 57
Berne, NY 12023

Date: January 19, 2017

Present: Debra Bajouwa (Chair), Mike Vincent, Rick Rapp, Todd Schwendeman, Emily Vincent, Dawn Jordan (Town Board Liaison), Kathy Brown (Secretary)

Guests: Robert Alteri

Ms. Bajouwa called the meeting to order at 7:00 p.m.

Minutes: The minutes from the January 5, 2017 meeting were reviewed. Mr. Vincent moved to accept the minutes. Ms. Vincent seconded and the motion passed, 5-0.

Old Business:

Minor Subdivision: Elizabeth Garry, 619 Joslyn School Rd., East Berne, SBL# 91.00-2-32. The applicant wishes to subdivide the current parcel of 140+/-acres into two lots, a new lot consisting of 8.6+/- acres and the remaining lands being 131.4+/-acres. Board members will conduct independent site visits. Mr. Vincent told the Board of a possible boundary line dispute involving an adjoining property owner.

Lot-line Adjustment: Porlier/Michael Alteri, Route 157A, East Berne, SBL# 69.00-2-40.221. The applicant is requesting a subdivision/lot-line adjustment for 37+/-acres to be conveyed to the adjoining property owners, Michael and Lauralee Alteri. The Board reviewed the survey map. Mr. Alteri said Mr. Porlier has no intention of creating a separate lot. After some discussion the Board decided to conduct a subdivision and lot-line adjustment simultaneously. The condition that the new lot will be absorbed into the Alteri property upon sale will be required to be noted on the plat. Mr. Alteri stated that language to that affect is being prepared by his attorney and surveyor. Mr. Alteri will be back for the 2/2/2017 meeting. Mr. Vincent moved to apply only one fee towards the lot-line adjustment/subdivision application. Mr. Rapp seconded and the motion passed, 5-0.

New Business:

Other:

Solar Ordinance Workshop: The Board discussed ground-mounted solar panel heights and decided to retain the 20' height limit based upon current Town code which caps accessory structures at 20'. Mr. Rapp stated that having site plan review allows the Town to place restrictions upon an applicant. The Board discussed Large Scale Solar policy and made suggestions for Town solar regulations including minimum setbacks and minimum lot size for development (see attached draft law). Board members agreed to review the NYS Unified Solar Permit.

Ms. Bajouwa stated that, according to Town Code, applicants coming before the Board with new business are to submit materials no less than two weeks prior to their first meeting.

Mr. Vincent said he would be attending fire safety training in Cobleskill. Also said he felt the Town did a good job reviewing and citing the Albany Co. communications tower.

Ms. Jordan passed out Planning Board job descriptions to members.

There being no further business before the Board, Mr. Rapp moved to adjourn the meeting at 9:06 p.m., seconded by Mr. Schwendeman, and the motion carried, 5-0.

Respectfully submitted,

Kathy Brown
Planning Board Secretary