

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

Date: February 16, 2017

Present: Debra Bajouwa (Chair), Mike Vincent, Rick Rapp, Dawn Jordan (Town Board Liaison), Kathy Brown (Secretary), Tim Lippert (Building and Zoning Administrator)

Guests: none

Ms. Bajouwa called the meeting to order at 7:03 p.m.

Minutes: The minutes from the February 2, 2017 meeting were reviewed. Mr. Rapp moved to accept the minutes. Mr. Vincent seconded and the motion passed, 3-0.

Old Business:

Subdivision/Lot-line Adjustment: Porlier, Hilltop Lane, 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 Altieri. Ms. Bajouwa shared with the Board an email she received from Robert Altieri regarding wording for the plat. The Board agreed that the following should be added to the plat map: *Subdivision approval contingent upon deed merger of newly created parcel and lands N/F Michael & Lauralee Altieri Tax Map #80.0-2-9.21.* Mr. Lippert said the subdivision qualifies as a major subdivision due to the number of previous subdivisions of the property. Mr. Rapp stated that the new lot has no road frontage and is being absorbed into a neighboring parcel. He also said that owners of large tracts of property are limited by the Town zoning code. The Board will review the Town code for minor and major subdivisions.

Area Variance: Robert, 65 Betts Lane, East Berne, SBL #70.13-1-34. Ms. Bajouwa read into the record a letter from the Zoning Board of Appeals Chair, Ronald Jordan. *See attached.* The Board discussed the ZBA decision from its last meeting.

New Business:

none

Other:

Solar Ordinance Workshop: tabled due to missing Board members. Mr. Vincent suggested having the Town Planner review the proposed solar ordinance. Ms. Jordan asked whether the residential and commercial solar code should be considered separately.

Planning Board Member job description: The Board agreed that the Planning Board member job description was accurate. Mr. Vincent asked that "works with other boards" be added and a job description be created for alternate Board members.

Business Cards: Mr. Vincent passed out cards to Board members.

There being no further business before the Board, Mr. Rapp moved to adjourn the meeting at 8:20 p.m. - seconded by Mr. Vincent - and the motion carried, 3-0.

Respectfully submitted,

Kathy Brown
Planning Board Secretary