

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

**Date:** May 19, 2016

**Present:** Mike Vincent, Debra Bajouwa (Acting Chair), Todd Schwendeman, Gerald Larghe, Wayne Emory (Board Liaison)

**Guests:** Joseph Hammond, Mark Sengenberger, Mark Hohengasser, Wendy Rai, Subhas Rai, Sue Hawkes-Teeter, Brian Bunzey, representatives of Albany Co., Tim Lippert

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

**Minutes:** The minutes from the May 5, 2016 meeting were reviewed. Mr. Vincent moved to approve the minutes as amended. Mr. Larghe seconded and the minutes passed, 4-0.

**Old Business:**

**Site Plan Review/Special Use Permit for senior housing facility at 1209 Helderberg Tr. - Ritter /Pine Park:** Applicant was not present. Ms. Bajouwa stated that the Town Attorney is still reviewing the application.

**Minor subdivision, 792 Helderberg Tr. -Proposed East Berne Fire House and Fire Training Center:** Mr. Hammond told the Board that the project remains on hold due to issues relating to the septic system.

**Robert Appeal, 53 and 61 Betts Lane:** Ms. Bajouwa stated that she had spoken with Mr. Rapp and he said he had drafted a recommendation to the ZBA based on PB member opinions/suggestions which is currently under review by the Town Attorney. Mr. Lippert stated that a building permit was issued for 53 Betts Lane.

**Minor Subdivision, Bob Mohr – 162 Sickle Hill Rd.:** Mr. Mohr is seeking to subdivide a 55-acre parcel from his 115 acre property. A survey of the parcel is needed.

**Minor Subdivision, Glenn Willsie – 651 Helderberg Tr.:** The applicant wishes to subdivide the current parcel consisting 90+/- acres into two lots; consisting of 17+/- acres and 73+/- acres respectively. A public hearing is scheduled for June 2, 2016.

**Special Use Permit, Albany County Communications Tower, Jansen Lane:**

Representatives from Albany County stated that new applications including a completed visual assessment were made available to Board members. Mr. Schwendeman stated that there were insufficient photo locations of public assembly within the Hamlet. Representatives from Albany Co. said they'd taken photos at locations suggested by the Planning Board. Ms. Bajouwa said there were four photo locations within a half mile within the Hamlet. There was discussion of whether the application was for a tower height of 160' or 180' (page 4, item G). Page 8 item Q will be changed to the use of cloth instead of herbicide for weed control. Albany Co. representatives said that there would be a survey prior to construction. The proposed staging area and electricity supply were discussed. Mr. Vincent moved to schedule the public hearing for June 16, 2016. Mr. Larghe seconded and the motion passed, 3-1 with Mr. Schwendeman opposed. Mr. Vincent moved that a site visit be made by the Planning Board for Tuesday, June 31<sup>st</sup> at 6:30 pm. Mr. Schwendeman seconded and the motion passed, 4-0. A rain date of Wednesday, June 3<sup>rd</sup> was proposed. Alternate site locations were discussed.

**New Business:**

**Minor Subdivision: Paris/Willow Lane Lands, Bradt Hollow Rd.**, Mr. Hammond told the Board the applicant wants to subdivide 5.2 acres from an existing 35 acre parcel. Owner will retain the 5.2 acre parcel and sell the remaining parcel. Ms. Bajouwa read a water/sewage inspection report from Albany Co. (see attached).

**Other Business:**

Solar zoning issues were discussed. The Town of Bethlehem code will be reviewed.

Board members discussed the SUP of the Evangel Church property on Helderberg Tr.

Mr. Emory reported on the ZBA meeting of May 18<sup>th</sup>.

There being no further business before the Board, Mr. Schwendeman moved to adjourn the meeting at 9:20 p.m., seconded by Mr. Larghe, and the motion carried, 4-0.

Respectfully submitted,

Kathy Brown  
Planning Board Secretary