

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

**Date:** June 2, 2016

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

**Guests:** Joseph Hammond, Mark Sengenberger, Wendy Rai, Subhas Rai, Sue Hawkes-Teeter, Ron Jordan, Dawn Jordan, Anthony Campo, Daniel Rosenblum

Mr. Rapp called the meeting to order at 7:00 pm.

**Public Hearing – Minor Subdivision, Glenn Willsie, 651 Helderberg Tr.:** Mr. Rapp called the public hearing to order at 7:00 PM. The applicant intends to subdivide a parcel consisting 90+/- acres into two lots; consisting of 17+/- acres and 73+/- acres respectively. All notices were sent and published in the *Altamont Enterprise* and property owners with properties abutting this lot were notified via certified mail. Mr. Rapp read a letter in favor of the subdivision from Dennis White into the record. There being no additional public comment, Ms. Bajouwa moved to close the public hearing. Mr. Vincent seconded and the hearing closed at 7:10 PM on a vote of 5-0. Both Mr. Rapp and Mr. Vincent gave verbal site visit reports and both had no issue with the subdivision as proposed. The Board reviewed the application under the State Environmental Quality Review Act as a Type II Action. Ms. Bajouwa moved that the subdivision would not result in significant adverse environmental impact. Mr. Schwendeman seconded and the motion passed, 5-0. There was no report received from the Conservation Board on the application.

Mr. Larghe moved to approve the application for the Willsie subdivision as proposed. Ms. Bajouwa seconded and the motion passed, 5-0.

**Regular Meeting:** Mr. Rapp called the regular meeting to order at 7:22 PM.

**Minutes:** The minutes from the May 19, 2016 meeting were reviewed. Ms. Bajouwa moved to approve the minutes as amended. Mr. Larghe seconded and the minutes passed, 4-0.

**Old Business:**

**Minor Subdivision, 1148 Bradt Hollow Rd. – Paris/Willow Lane Lands:** Mr. Hammond spoke on behalf of the applicant who wants to subdivide the current parcel consisting of 35.2 acres into two lots consisting of 5.2 acres and 30 acres respectively. The Board discussed the proposed subdivision and Mr. Vincent suggested that the applicant contact the Berne Historical Society regarding the historical aspects of the property. Ms. Bajouwa moved to send the application to the Albany County Planning Board for review and to schedule the public hearing for July 7, 2016 at 7 PM. Mr. Larghe seconded and the motion passed, 5-0.

**Site Plan Review/Special Use Permit for senior housing facility at 1209 Helderberg Tr. - Ritter /Pine Park:** Applicant was not present. Mr. Rapp told the Board that he spoke with Town Attorney Bill Conboy and they could find no regulation that allowed the SUP in the zone and that would allow the project to move forward without a use variance. The applicant was informed. Mr. Vincent stated he was disappointed as the Town is in need of senior housing. Mr. Rapp said it might be a topic for the Town Board to consider in the future.

**Robert Appeal, 53 and 61 Betts Lane:** Mr. Rapp passed out a draft discussion summary to Board members (see attached). After review, Mr. Vincent moved to accept the summary as drafted and present it to the ZBA as the Planning Board's official opinion on the appeal. Ms. Bajouwa seconded and the motion passed, 5-0.

**Special Use Permit, Albany County Communications Tower, Jansen Lane:** The decision from Albany County Planning Board was reviewed. ACPB deferred to local consideration. Ms. Bajouwa, Mr. Schwendeman and Mr. Rapp reported on recent site visits. Ms. Bajouwa passed out pictures she had taken of the site during the crane/visual assessment. The possible need for a SEQR short form was discussed. Mr. Rapp stated that the long form, which has been completed by the applicant, is more comprehensive. Mr. Schwendeman stated that the short form addresses visual impact. Mr. Rapp stated that the remaining parts of the SEQR forms will be filled out by the Board after the public hearing. There was discussion as to whether the view shed was adequately represented in the visual assessment. It was decided to review the Verizon tower applications for the presence or absence of a short-form NYS DEC SEQR EAF. The public hearing will held be on June 16, 2016 at 7PM.

**New Business:**

**Historic Review, A. Campo, 1699 Helderberg Tr.:** Mr. Rapp stated that several concerned residents complained that Mr. Campo should not have received a building permit to install solar panels on his property. Mr. Campo said that he'd used a contractor and that the contractor had coordinated with the Town and secured the permit. The Board agreed to have Mr. Campo plant a natural screen of arborvitae along the front of the panels to be completed by the fall.

**White Sulfur Springs Property, Special Use Permit Pre-Application, Helderberg Tr., Daniel Rosenblum:** Mr. Rosenblum spoke to the Board about interest in the property for use as a private alternative education high school/summer camp. Approximately 25 students would live there year round while another 100-125 campers would be there during the summer months. The school would cater to boys with standard developmental learning disabilities. Mr. Rosenblum said he would anticipate the school to open for the 2017-18 school year. The Board requested a written narrative of plans for the property along with an completed application at the next meeting.

**Other Business:**

Residents Sue Hawkes-Teeter and Wendy and Subhas Rai spoke out against citing the communications tower at the proposed site and suggested that Albany County consider alternate locations.

There being no further business before the Board, Ms. Bajouwa moved to adjourn the meeting at 9:42 p.m., seconded by Mr. Vincent, and the motion carried, 5-0.

Respectfully submitted,

Kathy Brown  
Planning Board Secretary