

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

Date: July 6, 2017

Present: Richard Rapp (Chair), Mike Vincent, Emily Vincent, Todd Schwendeman, Dawn Jordan (Town Board Liaison), Kathy Brown (Secretary), Tim Lippert (Building and Zoning Administrator), and other interested citizens.

Public Hearing:

Minor Subdivision, 765 Bradt Hollow Rd. – Pruden, SBL #100.-1-1: Mr. Rapp stated that public notice had been placed in a local paper and written notices were sent to abutters. One notice was returned unopened. No written responses to notices were received. Mr. Vincent moved to close the public hearing. Ms. Bajouwa seconded and the motion passed, 4-0.

Minor Subdivision Mariana Crosier – Filkins Hill Rd. SBL# 91.-1-30.11: Mr. Rapp stated that public notice had been placed in a local paper and written notices were sent to abutters. No written responses to notices were received. A Conservation Board report was received and read into the record (see attached). Ms. Vincent moved to close the public hearing. Mr. Vincent seconded and the motion passed, 4-0.

Regular Meeting:

Mr. Rapp called the meeting to order at 7:18 p.m.

Old Business:

Minor Subdivision, 765 Bradt Hollow Rd. – Pruden, SBL #100.-1-1: The Albany County Planning Board's decision was to defer to local opinion. No Conservation Board report was received. Mr. Schwendeman and Ms. Vincent discussed a recent site visit to the property and stated lot #1 was cliff-like and not suited for development/building. A note indicating lot #1 to be a "non-buildable lot" is on the plat map. Mr. Vincent moved to authorize the Chair to sign, according to Board agreement, the Part 3 of the NYS Environmental Assessment Form, the Agricultural Data Statement and to approve the Pruden minor subdivision application as presented. Ms. Vincent seconded and the motion passed, 4-0.

Minor Subdivision, Filkins Hill Rd. – Crosier, SBL #91-1-30-11: The Albany County Planning Board's decision was to defer to local opinion. A Conservation Board report was received. Mr. Vincent and Ms. Vincent discussed a recent site visit to the property and stated they saw some tree clearing, ditch and culvert work. Mr. Vincent moved to authorize the Chair to sign, according to Board agreement, the Part 3 of the NYS Environmental Assessment Form, the Agricultural Data Statement and to approve the Crosier minor subdivision application as presented. Mr. Schwendeman seconded and the motion passed, 4-0.

Minutes: The minutes from the June 1, 2017 meeting were reviewed. Mr. Schwendeman moved to approve the minutes. Mr. Vincent seconded and the motion passed, 4-0.

Area Variance: Puzulis – 1707 Thacher Park Rd: Applicant did not show.

Site Plan Review/Fox Creek Market: Cecunjanin – 1634 Helderberg Tr.: Applicant did not show.

New Business: none

Other:

Mr. Rapp stated that after a cursory review of the solar law, the draft language was forwarded on to Nan Stoltzenberg and the Town Attorney for their review before going on to the Town Board.

Mr. Schwendeman discussed sign laws and illumination standards. Mr. Rapp asked Board members to review the Town's sign law prior to the next meeting.

Mr. Rapp asked that the Building and Zoning Administrator include valuations in the monthly building report going forward.

Mr. Rapp asked that Board members look at neighboring municipalities' major and minor subdivision codes and compare to the Town's.

Ms. Vincent moved to have no second meeting during the months of July and August. Mr. Schwendeman seconded and the motion passed, 4-0.

There being no further business before the Board, Ms. Vincent moved to adjourn the meeting at 8:44 p.m. - seconded by Mr. Schwendeman - and the motion carried, 4-0.

Respectfully submitted,

Kathy Brown
Planning Board Secretary