

PLANNING BOARD
TOWN OF BERNE
PO Box 57
Berne NY 12023

Date: August 2, 2018

Present: Debra Bajouwa,(Chair), Mike Vincent, Emily Vincent, Todd Schwendeman, Mark Hoehengasser (Alternate), Alexis Goldsmith (Alternate), Dawn Jordon, (Board Liaison), Chance Townsend (Zoning and Building Administrator) and other interested citizens.

Regular Meeting:

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

Minutes:

The Board reviewed the minutes from the meeting of July 5, 2018. It was noted that the minutes should be corrected to include that Alternate Alexis Goldsmith was present for this meeting. Ms. Vincent made a motion to approve the minutes with this correction, Mr. Schwendeman seconded the motion and the motion passed 4-0.

New Business:

None

Old Business:

Site Plan Review: Houhlihan (Primax/Dollar General)-SBL #80.-2-40

Ms. Caryn Muddzianowski of Boehler Engineering, representing Primax Properties, LLC presented updated site plans for the Dollar General application. She explained the orientation of the building had been changed after the title search revealed a larger than expected right of way for the state road, and set backs needed to be maintained. The new expected square footage will be 9300 +/- due to this change. Ms. Bajouwa and Ms. Muddzianowski noted that the Berne Zoning Board of Appeals had granted a reduction of parking spaces from town requirement of 92 spaces to the applicants request for 32 spaces. 1 additional ADA compliant space had been added to the new plan for a total of 3. Additional plans and specs were presented for site work including water, sewer, storm water collection, parking, landscaping, ingress/egress and lighting. The Board members inquired about hours of operation, the hours lights will be on, community engagement, DEC guidelines for storm water treatment, outdoor storage of garbage, cardboard and metal carts among other topics. Ms. Muddzianowski explained that a sign vendor will make a direct application to the Board for the various signs needed for this project. A rendering of the front facade of the proposed building was presented. Mr. Shwendeman asked if the applicant would consider softening the style of building lighting, and several members suggested enhancing the landscaping for better esthetics and sound buffer. The Board and the applicant's representative reviewed document requirements that have been met, documents that need revision due to the site plan changes, and documents still outstanding to consider the application complete and ready to send to Albany County Planning Board.

Digital Signs:

No action taken.

Public Comment:

Town Board member Karen Schimmer stated that hours of operation, lighting and truck deliveries should be considered to minimize annoyance to neighboring property owners in regards to the proposed Dollar General retail store.

There being no other business before the Board, Ms. Vincent moved to adjourn the meeting, seconded by Mr. Vincent, and the motion was carried, 4-0.

Respectfully submitted in the absence of a Board Secretary,

Debra Bajouwa, Planning Board Chair