

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

Date: September 7, 2017

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

Regular Meeting:

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

Minutes: The minutes from the August 3, 2017 meeting were reviewed. The Board discussed side yard setbacks in relation to the Puzulis variance application per the minutes of 8/3/2017. Ms. Bajouwa moved to approve the minutes. Ms. Vincent seconded and the motion passed, 5-0. Mr. Vincent stated that in the future if interpreters are used during a meeting, that their names and the names of the applicants be reflected in the minutes.

Old Business:

Site Plan Review/Fox Creek Market/Restaurant: Cecunjanin – 1634 Helderberg Tr.: John Valachovic of Kaaterskill Associates updated the Board on progress on the application. He said Steve Lendrum, owner of The Old Berne Mill, agreed to allow the Fox Creek Market to use space at the Mill lot for ten parking spots. Mr. Valachovic submitted aerial photos and updated plan. Ms. Bajouwa stated she was concerned about having parking on separate parcels which could be sold. Mr. Valachovic said he'd contact Mr. Lendrum about placing an easement on the deed regarding parking for the restaurant. Ms. Bajouwa suggested that applicant review the entire parking code, not just the spaces needed. Mr. Rapp asked the applicant to submit for next meeting a copy of a draft easement agreement and closing acknowledgements on the old post office building and store.

New Business:

Altieri/Portier Lot Line Adjustment request – 1470 Hilltop Lane: Robert Altieri sent an email stating an error was made by the surveyor on the final plat maps which need to be corrected before the maps can be filed with Albany County. Mr. Rapp said since it has been more than 62 days since the Board's decision, the applicant will need to come before the Board again.

Other:

The Board reviewed some comments on the draft solar policy from Nan Stolzenberg and Mr. Conboy. Changes were made and will be reflected in the updated draft.

All Board members will be attending the CDRPC Local Government Workshop on October 5th at HVCC.

There being no further business before the Board, Ms. Vincent moved to adjourn the meeting at 8:55 p.m. - seconded by Mr. Schwendeman - and the motion carried, 5-0.

Respectfully submitted,

Kathy Brown
Planning Board Secretary