

PLANNING BOARD  
TOWN OF BERNE  
PO Box 57  
Berne NY 12023

**Date:** October 4, 2018

**Present:** Mr. Mike Vincent (Acting Chair), Mr. Todd Schwendeman, Ms. Emily Vincent, Ms. Dawn Jordan (Town Councilmember / Board Liaison), Mr. Chance Townsend, Town Building and Zoning Administrator

**Executive Session:**

- A. Mr. Mike Vincent called the Executive session to order at 7:05p, and reconvened at 7:15pm with the following:
1. Mr. Mike Vincent will be the Acting Chair for the remaining 2018 term (October, November and December).
  2. Ms. Alexis Goldsmith is the recommended alternate replacement to fill Ms. Debra Bajowa's Planning Board position.
  3. An alternate replacement will need to be filled.

**Regular Meeting:**

Mr. Mike Vincent called the meeting to order at 7:15 pm.

**Minutes:**

The Planning Board reviewed the minutes from the meeting of September 6, 2018. Several edits were suggested due to change in position of the Planning Board Secretary. Mr. Todd Schwendeman will review updates/changes with new Planning Board Secretary, Cathy Shultes. Mr. Todd Schwendeman made a motion, seconded by Ms. Emily Vincent to approve the minutes with edits. Motion carried with the following members voting aye: Mr. Mike Vincent, Mr. Todd Schwendeman, and Ms. Emily Vincent.

**Old Business:**

- A. Houlihan / Dollar General / Bohler / Primax – **SBL #80.-2-40**
1. Receipt of letter to Town Supervisor, Mr. Sean Lyons from Dollar General
  2. Added additional species of plants/trees/shrubs for esthetics
  3. DOT (in stage 2 of DOT process)
  4. Energy Conservation measures were discussed:
    - Lighting and thermostat
    - LEDs
    - Low-flow toilets
    - Lighting sensors
    - Outside lighting
    - Solar (Dollar General stated that they do not intend to install solar.).
  5. Septic

6. Onsite Back-up Generator (Dollar General stated that there will not be a back-up generator installed.)
7. Waste disposal needs to be consistent with the Town of Berne requirements. Clarification regarding commercial access to Town Transfer Station is needed from Mr. Conboy.
8. Subdivision Application was reviewed and needs to include a signature.
9. SEQR (Mr. Jason Preisner)
10. Wetlands Delineation Report
11. Storm Water Prevention Plan (SWPP)
12. Final lighting intensity vs computer simulation and lighting shielding should be included in letter of conditions. (will provide sample conditions letter).
13. Height of the parking lot lighting was discussed with request to reduce height to not more than 15 feet.
14. Discussed escrow agreement for involvement of Lamont Engineers (town engineer).
15. It was agreed that the public hearing for subdivision will be set for November 1, 2018.
16. Ms. Caryn Mlodzianowski will provide summary of discussed changes in an email to Mr. Mike Vincent ahead of a public hearing.
17. Conservation Board review was conducted on July 10, 2018 (with Mr. Vincent receiving the report on October, 3, 2018).
  - *“Although the proposed development could have negative consequences for the run-offs, the plan appears to adequately address the major environmental concerns that we have.”*
18. Mr. Todd Schwendeman made a motion seconded by Ms. Emily Vincent to combine the Subdivision and Site Plan into a single Public Hearing scheduled for November 1, 2018 @ 7:00pm. Motion carried with the following members voting aye: Mr. Mike Vincent, Mr. Todd Schwendeman, and Ms. Emily Vincent.

### **New Business**

- A. Emilie and Roger Wright - Historic Review for property located at 1067 Helderberg Trail, Berne, NY 12023 – **SBL #79.-1-1-40**
  1. Variance needed for side lot exemption to ZBA
  2. Application for Historic Review (completed at the meeting)
  3. Ms. Emily Vincent made a motion seconded by Mr. Todd Schwendeman to accept for approval, the Historic District Review for the Wright property located at 1667 Helderberg Trail, Berne, NY 12023. Motion carried with the following members voting aye: Mr. Mike Vincent, Mr. Todd Schwendeman, and Ms. Emily Vincent.
  4. Application Fees are due for the historic review and the variance.
  5. Recommendation to forward to the ZBA
- B. Mr. Chris Smith (not attendance) – regarding property located at 1651 Helderberg Trail, Berne, NY 12023 – **SBL# 79.-1-1-35.**
  1. Needs to complete and submit fees for a Historic District application
  2. Resident currently has a building permit

3. Resident has run into foundation issues and needs building demolition for the back portion of the house.
- C. Helderberg Christian School – variance request has been forwarded to the ZBA, the next ZBA meeting is scheduled for October 17, 2018.
- D. Training at the Duanesburg Town Hall on October 13 – Mr. Mike Vincent and Mr. Mark Sengenberger are attending.
- E. A second Planning Board meeting will be scheduled for Thursday, October 18, 2018.
- F. Annual CDRPC Training in Troy is scheduled for November

There being no other business before the Board, Mr. Todd Schwendeman made a motion seconded by Ms. Emily Vincent to adjourn the meeting. Motion carried with the following members voting aye: Mr. Mike Vincent, Mr. Todd Schwendeman, and Ms. Emily Vincent.

Respectfully submitted  
Cathy Shultes, Planning Board Secretary