

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

Date: October 5, 2017

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

Regular Meeting:

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

Minutes: The minutes from the September 21, 2017 were not available for review.

Old Business:

Altieri-Porlier subdivision/lot line adjustment, map recertification: Mr. Rapp stated that he had spoken with the Town Attorney and that no new application was needed. The mistake made on the inset of the map stated that the total acreage to be conveyed was 37.267. The correct acreage was 23.447 acres. Mr. Altieri submitted new, corrected maps to the Board. Mr. Schwendeman moved to have the Chair sign the new maps for the Altieri-Porlier subdivision/lot-line adjustment with the correct acreage noted. Ms. Bajouwa seconded and the motion passed, 4-0.

New Business:

Ronconi/Sign Permit: 484 Ravine Rd.: Richard Ronconi told the Board that he would like to continue to advertise his home honey business with two signs affixed to the side of a road-side stand on his property. He said he's been in the honey business for 50 years and has had the honey stand on Ravine Rd. for eight. Chuck and Carol Gardner who live across the road from the stand said that customers who stop often turn into their driveway and excite their dog. They consider it a "nuisance." The signs measure 10.5" by 65". There is an additional small sign near the road that Mr. Ronconi said he'd remove. There was discussion about sight visibility approaching the stand from each direction and that the stand is open all hours. Mr. Gardner cited Town Zoning Law 190-26A regarding agricultural buffers. Mr. Rapp stated that this was a review for a sign permit and not a public hearing on the use of the stand. The Board suggested, but did not require, that Mr. Ronconi add gravel to indicate a parking area as well as a larger "Park Here" sign. Ms. Bajouwa moved to approve a recommendation to the Zoning and Building Administrator that he approve a permit for the two existing vertical honey signs on either side of the honey stand. Mr. Vincent seconded and the motion passed, 4-0.

Bajouwa/Historic Review: 1609 Helderberg Tr.: Ms. Bajouwa recused herself from the proceedings. Haytham Bajouwa said that he would like to replace gutters and a rotting portion of the porch roof. The new roof line will extend 6". After a brief discussion, Mr. Schwendeman moved to approve the application for the roof repairs. Mr. Vincent seconded and the motion passed, 3-0.

Other:

Sign Law – The Board discussed the current zoning regulations regarding signs within the Town. Possible revisions to the law were discussed including those referring to illuminated signs. Mr. Schwendeman reviewed a model sign ordinance (re: illuminated signs). Ms. Schimmer suggested that

the Board review signage references in the draft Comprehensive Plan. Mr. Schwendeman will research ordinances in nearby municipalities.

Minor/Major Subdivision Definitions – The Board discussed the current zoning regulations regarding the division of land within the Town. The Board reviewed language Town Attorney Bill Conboy submitted regarding modification to definitions (see attached) to the Town Code which would have to be approved by the Town Board. The time in between subdividing a parcel of land was discussed – anywhere from five to ten years. Mr. Vincent cautioned Board members to use the waiver option cautiously. Ms. Bajouwa said that NYS Law allows that a municipality can be more restrictive than State Law but not less restrictive. Ms. Bajouwa moved to submit to the Town Board the recommendation to change Town definitions of minor/major subdivision to the ten year requirement provided that it doesn't interfere with any NY State subdivision law. Mr. Vincent seconded and the motion passed, 4-0.

Mr. Rapp reported on the day's training at HVCC.

Ms. Bajouwa asked Mr. Lippert if he would contact the owner of the blue building next the Old Berne Mill in the hamlet about possibly needing Planning Board review regarding work being done on the exterior of the building.

There being no further business before the Board, Mr. Vincent moved to adjourn the meeting at 8:35 p.m. - seconded by Ms. Bajouwa - and the motion carried, 4-0.

Respectfully submitted,

Kathy Brown
Planning Board Secretary