

PLANNING BOARD
TOWN OF BERNE
PO Box 57
Berne NY 12023

Date: October 18, 2018

Present:

Planning Board Members: Mike Vincent (Acting Chair), Todd Schwendeman, Mark Sengenberger, Emily Vincent, Alexis Goldsmith (Alternate), Mark Hohengasser (Alternate), Dawn Jordan (Town Councilmember / Board Liaison), Cathy Shultes, Secretary

Guests Present: Jason Preisner (Lamont Engineers)

Regular Meeting:

Mike Vincent called the meeting to order at 7:00pm.

Minutes:

Mark Sengenberger made a motion, seconded by Todd Schwendeman to approve the minutes from September 6, 2018. Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, Emily Vincent and Mike Vincent.

Old Business:

Training:

- Mike Vincent and Mark Sengenberger attended training hosted by Town of Duanesburg.
 - A speaker from the Department of State discussed rural planning.
 - There was a SEQR Regulation presentation, with revisions/changes that are effective 01/01/2019. Changes are listed on the DEC website @ https://www.dec.ny.gov/docs/permits_ej_operations_pdf/617fnlfindings.pdf
 - All Planning Board members will receive an email with the above link and attachments of the other presentations.

Houlihan / Primax Properties, LLC– SBL #80.-2-40

Jason Preisner (Lamont Engineers) reviewed and responded to our request(s) for Site Plan changes as follows:

- Light Poles were reduced from 27' to 20'.
- There will be gooseneck lighting on the front of the building
- For the shielding of the lighting – Jason will provide the wording for conditional approval.
- Lighting should be consistent for the building and parking lot.
- The six lights on the Dollar General sign were not on the simulation and need to be removed.
- Deliveries will be during business hours.
- Full lighting ½ hour before the store opens and ½ hour after the store closes.
- Chance Townsend will code enforce the gutters and the wheelchair accessibility.
- Three (3) trees and shrubbery have been added to the front.

Jason Preisner reviewed the SEQR:

- Part 1 of the SEQR was submitted by Caryn Mlodzianowski on April 4, 2018. #20 on the form needs to be changed.
- Parts 2 & 3 of the SEQR were reviewed.
- A previous request to Bohler for a breakout on energy usage remains without response. What energy star equipment will be installed. Jason will follow up with Caryn Mlodzianowski.

The Public Hearing for the Subdivision and Site Plan will be scheduled for November 1, 2018.

Todd Schwendeman reviewed the Dollar General Application for Site Plan Development.

The escrow account to fund the services of the town engineer, Jason Preisner has been established.

Chris Smith: SBL#7931-1-35 / 1651 Helderberg Trail, Berne, NY 12023

- There was no action taken as Chris Smith was unable to attend. He will be added to the agenda for the November 1 Planning Board meeting.

New Business

Albany County Planning Board – Recommendation(s) for Houlihan / Primax Subdivision and Site Plan

- The recommendation(s) from the Albany County Planning Board has not been received – this will be revisited during the next scheduled meeting on November 1.
- TN/MU1 and TN/MU2, agriculture maps and lines were discussed.

Other Business / Public Comment

- For 2019, the Planning Board is requesting that applications need to be numbered. The IPS database automatically numbers applications – it is a matter of process.
- Todd Schwendeman reviewed the Application for Site Visit Protocol, all documents including pictures should be forward to Cathy Shultes.
- ZBA reviewed the application for special use permit for the Helderberg Christian School and have scheduled the Public Hearing for December 19, 2018. The Planning Board will need to coordinate/complete the Site Visits.

Adjourn:

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

Respectfully submitted
Cathy Shultes, Planning Board Secretary