

PLANNING BOARD
TOWN OF BERNE
PO Box 57
Berne NY 12023

Date: December 6, 2018

Present:

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

Guests Present: Chance Townsend, Town Building and Zoning Administrator, Brian Buchardt (Frontier Sno-riders), Jason Preisner (Lamont), Caryn Mlodzianowski (Bohler)

Regular Meeting:

Mike Vincent called the meeting to order at 7:05 pm.

Minutes:

Minutes from the 11/29 Planning Board meeting will be available at the next Planning Board meeting scheduled for January 3, 2019.

Old Business:

Helderberg Christian School: SBL# 80.-2.25 / 96 Main Street, East Berne, NY

- Albany County Planning Board needs to review and they are scheduled to meet on December 20. We need to provide documents to Albany County by December 10. This will not be on the agenda for the 12/19 ZBA meeting
- Todd Schwendeman and Emily Vincent have completed site visits.
- The Planning Board will review the last expired Special Use Permit. Cathy Shultes will research and locate the documentation.

Wrights

- Documents will be forwarded to Albany County Planning Board for review.
- Cathy Shultes will notify Emilie Wright of Albany County Planning Board review and reschedule for the next ZBA meeting.

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

- Caryn Mlodzianowski presented the alternate lighting plan.
- *Mark Sengenberger made a motion, seconded by Todd Schwendeman to approve the Minor Subdivision. Motion carried with the following members voting aye: Todd Schwedeman, Mark Sengenberger, Emily Vincent and Mike Vincent.*
- Caryn Mlodzianowski presented the updated site plans that included requested outside lighting fixtures.

- The Planning Board reviewed and completed the Short Environmental Assessment Form, Parts 2 & 3.
 - Emily Vincent requested that for the official record, to note that she did not agree with our response for Part 2 – Line 6 (*Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? We responded No*).
 - Jason Preisner has the documentation to support Part 2.
 - Cathy Shultes will investigate the appropriate channels for submitting Parts 2 and 3.
- Alexis Goldsmith suggested the Board include provisions in our Solar Ordinance that address net-zero energy use footprint for future retail sitings.
- Mark Sengenberger discussed the recommendations by the Albany County Planning Board.
- *Mike Vincent made a motion, seconded by Mark Sengenberger, that “the Planning Board accept this site development plan of Primax Properties that Bohler Engineering has presented for the Dollar General.” Mike Vincent stated that “the Planning Board reviewed all the criteria for approval consistent with our ordinances. It is located in a Neighborhood / Commercial Zone. This is a one-story retail business. We have met all the SEQRA parts and all the conditions and the modifications from three different departments, so I make the motion that we approve this.” Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, Emily Vincent and Mike Vincent.*

Brain Buchardt – Frontier Sno-Riders

- Brian attended meeting to discuss the current snowmobile trail that goes through the current Houlihan property that is being subdivided for the Dollar General. There are options to reroute the current trail.

Mark Sengenberger – update of application materials and guidance materials

- Mark has been reworking our forms and instructional materials. Copies were distributed to Planning Board members for review and comment at the last meeting.
- Mike Vincent suggested that Lou Buckman attend a future meeting and administer training on maps.

Other

- Mike Vincent stated that a letter should be drafted to the Town Board on Wednesday December 12 with our recommendation that Todd Schwendeman be appointed Chair of the Planning Board. Cathy Shultes will follow up with this request

Adjourn

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

Respectfully submitted
Cathy Shultes, Planning Secretary