

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

**Date:** December 7, 2017

**Present:** Richard Rapp (Chair), Todd Schwendeman, Emily Vincent, Dawn Jordan (Town Board Liaison), Kathy Brown (Secretary) and other interested citizens.

**Regular Meeting:**

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

**Minutes:** The Board reviewed the minutes from the November 2, 2017 meeting. Ms. Vincent moved to approve the minutes. Mr. Schwendeman seconded and the motion passed, 3-0.

**Old Business:**

**Historical Review (TN/MU1) – 2978 Berne-Altamont Rd. (Old Berne Mill)/Lendrum, 79.01-1-17:** Steve Lendrum submitted an application for the replacement of a shed on his property. The previous shed had to be removed due to NYDEC stream bank construction. All Board members present said they'd visited the property. Mr. Rapp stated that Mr. Vincent had visited the property as well and had no issues with the proposed shed. The 12'x16'x12' shed will be constructed of wood with a metal roof. A picture of the shed was provided. Mr. Schwendeman moved to approve the historical review of the shed and authorize the Town Building Inspector to issue a building permit. Ms. Vincent seconded and the motion passed, 3-0.

**New Business:**

**Site Plan – 83 Main St. [Helderberg Mountain Brewing Co. (Chris Smith and Mike Wenzel (leases)/Baldwin, Tim (property owner)], 91.-1-11:** The applicants are seeking site plan approval for a proposed "tap room" to be located in the existing structure previously known as "Jersey's" and "Wright's Delights." The property is zoned neighborhood commercial. Mr. Rapp stated that according to Town code, the proposed use is allowed within the district with site plan approval and that there would be no change in use. Hours of operation would be Thurs. 4-8, Friday 4-8 and Sat. 12-6. Mr. Schwendeman and Ms. Vincent toured the location and building and submitted a corresponding site visit. Asked that only security lighting be on during off hours, fencing be repaired and that portable commodes be used during special events. A total of 19 seats will be allowed within the building. There is sufficient room for the 25 required parking spaces. Mr. Smith stated that Albany Co. Health Dept. would be doing final inspections on Dec. 8<sup>th</sup>. Mr. Rapp stated that the applicant has sufficient room for the 25 required parking spaces with over 300' road frontage. There is overflow parking on an adjacent lot. Ms. Vincent asked if the building was at least 200' from the nearby private school. Mr. Wenzel stated it was. Mr. Schwedeman moved to approve the site plan with the condition that additional outdoor toilet facilities be provided for outdoor events as needed. Ms. Vincent seconded and the motion passed, 3-0. NYSDEC SEQRA Short Environmental Assessment Form Part 1 was reviewed. The Board reviewed and answered questions to Part 2. The Board determined that the proposed action would have no significant adverse environmental impacts. Ms. Vincent moved to have the Chairman sign the SEQRA form Part 2. Mr. Schwendeman seconded and the motion passed, 3-0.

**Sign Review – 83 Main St. [Helderberg Mountain Brewing Co. (Chris Smith and Mike Wenzel (leases)/Baldwin, Tim (property owner)], 91.-1-11:** Mr. Rapp reviewed the Town's sign

regulations. The applicants would like to place a 2' by 8' sign (total 16 sq. ft.) with the name of the business on the front of tap room building. A picture of the proposed sign was reviewed by the Board. Mr. Schwendeman moved to approve the sign application as submitted to be attached to the front of the building. Ms. Vincent seconded and the motion passed, 3-0.

**Sign Review – 856 Helderberg Tr./Helderberg Development Limited:** The applicants would like to place a 2' by 2' two-sided, directional sign (total 4 sq. ft.) with the name of the business “Helderberg Mountain Brewing Company” on an existing post opposite Route 443 from Main St. Mr. Rapp reviewed the Town’s sign/billboard regulations. A picture of the proposed sign was considered by the Board. Ms. Vincent moved to approve the sign application as submitted. Mr. Schwendeman seconded and the motion passed, 3-0. Board members agreed to review the sign law.

**Other:**

Mr. Smith told the Board that the house he owns at 1651 Helderberg Tr. is being renovated. He said that for the winter, a protective underlayment will be installed on the exterior of the building to prevent weather damage. He will come before the Board in January for a Historical Review.

On behalf of the Town Board, Ms. Jordan thanked Mr. Rapp for his years of service. Mr. Rapp thanked the Town Board and Supervisor Crosier for allowing him the opportunity to serve.

There being no further business before the Board, Mr. Schwendeman moved to adjourn the meeting at 8:40 p.m. - seconded by Ms. Vincent - and the motion carried, 3-0.

Respectfully submitted,

Kathy Brown  
Planning Board Secretary