

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

**Date:** June 6, 2019

**Present:**

**Planning Board Members:** Todd Schwendeman (Chair), Mike Vincent, Mark Sengenberger, Dawn Jordan (Town Councilmember) and Cathy Shultes (Planning Board Secretary), Mark Hohengasser (Alternate)

**Guests Present:** Mary Alice Molgard, Jim Becker (MidTel), Becky Wright, Aaron Jackson, Scott Duncan, Emilie Wright, Roger Wright, Chris Smith and other interested citizens

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**Regular Meeting:**

Todd Schwendeman called the meeting to order at 7:00 pm.

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**Review of Minutes:**

The April minutes will be reviewed for acceptance at the next Planning Board meeting scheduled for July 11, 2019.

***Motion:*** Mark Sengenberger made a motion, seconded by Mike Vincent to accept the minutes from May 2, 2019 with edits as requested by Mark Sengenberger. Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, and Mike Vincent.

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**Old Business:**

**Wright, Emilie and Roger: SBL 79.1-1-40 / 1667 Helderberg Trail, Berne, NY 12023 – Lot Line Adjustment**

- EAF was completed.
- Public Hearing scheduled for July 11.
- Documents will be forwarded to Albany County for review.

**Smith, Chris: SBL: 79.1-1-35 / 1651 Helderberg Trail, Berne, NY 12023 – Continuation of Historic Review – Regarding modification to joining Front / Side porches**

- Mr. Smith is requesting approval to add an extension that would join the front and side porches. The building materials will be the same as used on the main renovation of the house.
- Mike Vincent added that there are potential surface water drainage problems with the property.
- ***Motion:*** Mark Sengenberger made a motion, seconded by Mike Vincent to approve the change in the porches. Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, and Mike Vincent.

**New Proposed East Berne Firehouse: SBL: 80.-2-41 / 792 Helderberg Trail East Berne, NY 12059**

- Aaron Jackson from Lamont Engineers attended the meeting to speak about the building plans including site layout, lighting, and wastewater disposal (DOH), driveway / site distance, landscaping/mowing.
  - Parking
    - Additional parking was suggested since the Fire House will also be used as an emergency shelter.
    - Additional handicap spaces were also requested.
    - Requested engineering summary per §190.18 B for the required number of parking spaces.
  - Signage
    - §190.19 B – Signs in Commercial Districts applies to project.
    - Street side LED sign may need variance and/or a permit.
  - Lighting
    - Requested tabular summary of all lighting.
  - Wastewater Treatment
    - Requested additional information to demonstrate effectiveness of innovative “Puraflo” treatment system.
  - Energy Generation / Usage
    - Requested that renewable energy options be evaluated, including on-site PV Solar and Battery Storage
  - As the lead agency, the Fire District will complete the SEQR.
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**New Business:**

**MidTel: SBL: 78.-3-16.2 / 129 Canaday Hill Road, Berne, NY 12023 / Preliminary Site Review – Preliminary Site Plan Review – Telecommunications Building**

- MidTel a fiber optics service provider has submitted an application to install a pre-fab building behind the Berne Firehouse. The building is referred to as a Network Aggregation Point, linking multiple fiber optic cables.
- This type of business is in TN/MU1 (§190.63 D. (1)) requiring MidTel to request a Use Variance from the ZBA.
- Requested a survey site plan be provided.

## Other

### **Senior Housing Update (Mike Vincent):**

- Todd Schwendeman will contact Jeff Thomas in regard to sharing his Senior Housing plan / vision regarding his property on Canaday Hill, and invite him to speak at a future Planning Board meeting.

### **Proposed Minor Subdivision and Historic District Procedures and Form Documentation:**

- Edited copies will be forwarded to each of the Town Board members with a request to review at the June 12, 2019 Town Board meeting. Todd Schwendeman will provide the written correspondence.

### **Battery Energy Storage System Webinar presented by NYSERDA:**

- Printed copies of the Guidebook were provided to the Planning Board members for future discussion.

**A second June Planning Board meeting is proposed for June 20 and will be dependent upon availability.**

**Due to the holiday, the July Meeting is rescheduled from July 4, 2019 to July 11, 2019.**

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## Adjourn

*There being no other business before the Board, Mike Vincent made a motion, seconded by Mark Sengenberger to adjourn the meeting at 9:20 p.m. Motion carried with the following members voting aye: Todd Schwendeman, Mike Vincent and Mark Sengenberger.*

**Respectfully submitted,  
Cathy Shultes, Administrative Assistant**