

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

Date: July 11, 2019

Present:

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

Guests Present: Lea Springstead (SunCommon representing Hawkes-Teetor), Charlotte Fuss, Jamison Coralo (Viking Solar representing DeBerry), Jeff Thomas, Bonnie Conklin and other interested citizens

Regular Meeting:

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

Review of Minutes:

Motion: Emily Vincent made a motion, seconded by Mike Vincent to accept the minutes from April 4, 2019. Motion carried with the following members voting aye: Todd Schwendeman, Emily Vincent and Mike Vincent.

Motion: Mike Vincent made a motion, seconded by Emily Vincent to accept the minutes from April 4, 2019. Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, Emily Vincent and Mike Vincent.

Old Business

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

- Milan Jackson from Lamont Engineers attended the meeting to further address plans:
 1. Parking Analysis: Comparison of Fire Department building that had 27 parking spaces – 34 designated parking spaces have been allotted for this project including three handicapped spots.
 2. All the exterior lights are now labeled with letters on the lighting plan. The recommended lighting is the best technology available.
 3. The generator will be diesel, and propane will be used to heat just the building.
 4. For firehouses, the use of Septic is intermittent. The current Septic plan allows for 500 gallons a day which will be adequate for the occasional events, with normal daily usage projected around 30-40 gallons a day.

5. Signage will be tied architecturally to the building – there are no plans for the LED signage at this time.
6. Lamont will further evaluate best available technology for energy use though PV Solar and Battery Storage – details will be forthcoming.

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

- *Mark Sengenberger made a motion, seconded by Emily Vincent to open the Public Hearing.. Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, Emily Vincent and Mike Vincent.*
- Public Hearing Comments:
 1. There was no public comment voiced from neighboring properties.
 2. A written correspondence from the Reformed Church was presented in support of the project.
 3. The Albany County Planning Board documentation indicated there was no significant impact.
- The Wright's will produce the Mylar and 5 copies for the official signatures in the next couple of days.
- *Mike Vincent made a motion, seconded by Mark Sengenberger to close the Public Hearing. Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, Emily Vincent and Mike Vincent.*

New Business:

Recommendations to the ZBA:

- *Mark Sengenberger made a motion, seconded by Emily Vincent to recommend for approval the MidTel Fiber Optic Telecommunications Building project. Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, Emily Vincent and Mike Vincent.*
- *Emily Vincent made a motion, seconded by Mike Vincent to recommend for approval the Gibbs shed siting. Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, Emily Vincent and Mike Vincent.*
- *Emily Vincent made a motion, seconded by Mark Sengenberger to recommend for approval the Side and Rear Variance for the pool installation for Daniel Mosbey. Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, Emily Vincent and Mike Vincent.*

Historic Review for PV Solar Expansion - Lea Springstead from SunCommon representing Susan and Philip Hawkes-Teetor: SBL #: 79.-3-12 / 1633 Helderberg Trail, Berne, NY 12023

- The addition of 7 solar panels to an existing installation in the Berne Historic District was discussed.
- *Mark Sengenberger made a motion, seconded by Emily Vincent to recommend for approval the PV Solar Expansion of 7 additional solar panels. Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, Emily Vincent and Mike Vincent.*

Preliminary Wind-Driven Power Generator Siting - Jamison Corallo of Viking Solar, Inc., representing David and Gretchen DeBerry: SBL: 80.-1-2.100 / 85 Simons Road, Berne, NY 12023

- A proposed wind-driven power generator siting project was discussed. Currently there is a solar installation in place.
- Proposing a 10 meter (or less) tower.
- The applicant was referred to Section 187 of Town Code: Wind Energy Facilities which details requirements.
- The DeBerry's will sign and return a Site Visit Consent (this is now on file).

Senior Housing Preliminary Discussion: Jeff Thomas: 78.-3-24 / Canaday Hill Road, Berne, NY 12023

- Mr. Thomas spoke about the formally proposed senior house for Berne:
 1. The original hurdles to the project were water and sewer – sewer has been resolved, but municipal water is required to move forward with the project – proposing for the Town to purchase water from the school.
 2. The rentals would not be regulated and would be current market rate.
 3. The building would be no more than 2 stories high.
 4. The proposal would be to build 8 units per acre – the property is 13 acres.
 5. Jeff Thomas will start the process on this project by with a letter to the Town Supervisor.
 6. The Town Supervisor would need to take the lead on this project and address the water issue.
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Other

Initial Draft – NYSERDA Battery Energy Storage System Model Law Guideline / Model Permit

- An initial draft Model Law and Permit will be circulated for review.
- Dawn Jordan will draft the language for Industrial / Small Scale Battery Storage moratorium, and it will be circulated for review.
- Fire Department will be included in the review of documents.

Proposed Minor Subdivision and Historic District Procedures and Form Documentation

- We are working to complete the final edits, post to the Town website, and assemble the information binders.

The August Meeting is scheduled for August 1, 2019.

Adjourn

There being no other business before the Board, Emily Vincent made a motion, seconded by Mike Vincent to adjourn the meeting at 8:55 p.m. Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, Emily Vincent and Mike Vincent.

Respectfully submitted,

Cathy Shultes, Administrative Assistant

