

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

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**Date:** September 3, 2020

**Present:** Mike Vincent, Planning Board Chair, Mark Sengenberger, Emily Vincent, Larry Zimmerman, Cathy Shultes (Planning Board Secretary), Mat Harris (Town Councilmember, Liaison) and other interested citizens

**Regular Meeting:**

- Mike Vincent, Planning Board Chair called the meeting to order at 7:00 pm.
- The resignation (effective immediately) of Todd Schwendeman was announced. Todd has been an active Planning Board member for several years and will be missed. The Schwendeman's are relocating to Maine.
- Review of Minutes from August 20, 2020.

***Motion:*** Larry Zimmerman made a motion, seconded by Mark Sengenberger to accept the minutes from August 6, 2020 as amended. Motion carried with the following members voting aye: Mike Vincent, Mark Sengenberger, Emily Vincent and Larry Zimmerman.

**Public Hearing(s):**

- Subdivision application for Bernard and Cathy Borelli  
1040 Huntersland Road, Middleburgh, NY 12122  
SBL: 112.-1-9.1
  1. Bernie and Kathy Borelli presented their plans for subdivision.
  2. A new original survey map from Rudolph Snyder was reviewed.
  3. Albany County Planning Board recommendations were reviewed and discussed. Albany County states they must review design for highway access, drainage and road capacity.
  4. The Site Visit Form completed by Larry Zimmerman and Emily Vincent was reviewed and discussed – the Borelli's lack the required 300' road frontage and will need to submit an Area Variance Application for road frontage to the ZBA. They will need variances for two lots.
  5. The report provided by the Conservation Board was reviewed.
  6. EAF Parts 2 & 3 will need to be completed.
  7. The application will be revisited after action from the ZBA.

***Motion:*** Emily Vincent made a motion, seconded by Larry Zimmerman to close the Public Hearing for Bernie and Cathy Borelli subdivision application. Motion carried with the following members voting aye: Mike Vincent, Mark Sengenberger, Emily Vincent and Larry Zimmerman.

- Subdivision application for Michael and Tina Weis

501 Canaday Hill Road, Berne, NY 12023  
SBL: 78.-2-20

1. Michael Weis presented his plans for subdivision.
2. A survey map from Joseph Hammond was reviewed.
3. Albany County Planning Board recommendations were reviewed and discussed.
4. The Site Visit completed by Todd Schwendeman and Mark Sengenberger was reviewed and discussed, they did not find any significant issues.
5. The report provided by the Conservation Board was reviewed.
6. Mark Sengenberger will prepare as a draft the EAF Parts 2 & 3, which will be reviewed and completed at our October 1, 2020 meeting.
7. The Planning Board will move forward with the approval process/official signatures for this application at the October 1, 2020 meeting. Mr. Weis will send the final plat application and associated fees by September 17, 2020 and provide the survey originals for signatures.

**Motion:** Emily Vincent made a motion, seconded by Mark Sengenberger to close the Public Hearing for Michael and Tina Weis subdivision application. Motion carried with the following members voting aye: Mike Vincent, Mark Sengenberger, Emily Vincent and Larry Zimmerman.

#### **Old Business:**

- MidTel Communications (regarding the building located at the Berne Firehouse)  
129 Canaday Hill Rd, Berne, NY 12023  
SBL: 78.-3-16.2

Mark Sengenberger spoke about the MidTel landscaping project. After several text messages, Mark has an appointment to meet with the landscape contractor on Monday, September 7 (Labor Day) @ 8:00am and will provide an update at our next meeting. Plantings will not be in a location originally envisioned due to bedrock.

#### **New Business:**

- Referral from ZBA / Special Use Permit – Grippy Mine  
138 Cole Hill Road, East Berne, NY 12059  
SBL: 115.-1-17 and 115.-1-18
1. Special Use Permit expired in 2017.
  2. Mark Sengenberger and Emily Vincent will conduct a Site Visit.
  3. The Conservation Board will be contacted to provide a report back by September 17, 2020

\*\*As a side note to this SUP, the Planning Board has asked Mike Vincent and Mat Harris to speak with the Town Supervisor or Town Board about receiving monthly reports from Building and Zoning and the future tracking of SUP's – the tracking of such items needs to be addressed and a solution provided. Additionally, the Comprehensive Plan and it's relationship to the Planning Board and future development of Berne was discussed.

## Other

- Zoom Meeting Account for Planning Board Use / Other Town Board Use
  1. The Town Supervisor is following up regarding the Zoom account for the Town of Berne and it's various Boards.
  2. The hardware and connection aspect needs to be addressed. Hardware needs to be purchased and plan for the set-up needs to be discussed. Many thanks to Mat Harris for providing the needed hardware and time to make this work at all Town of Berne meetings.
  
- Streetlight LED Upgrade
  1. Mat Harris has a 9/4/2020 call scheduled to follow up with NYPA / NYSERDA.
  2. There are concerns that some street light locations lack the technology in many areas needed to support this project.

## Adjourn

***Motion:*** Mark Sengenberger made a motion, seconded by Emily Vincent to adjourn the meeting at 9:00 pm. Motion carried with the following members voting aye: Mike Vincent, Mark Sengenberger, Emily Vincent and Larry Zimmerman.

Respectfully submitted,  
Cathy Shultes, Administrative Assistant

