

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

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**Date:** December 17, 2020

**Present:**

Mike Vincent, Planning Board Chair, Mark Sengenberger, Emily Vincent, Larry Zimmerman, Joe Martin, Pat Safford (Alternate) Cathy Shultes (Planning Board Secretary), Mat Harris (Town Councilmember, Liaison), Javid Afzali (Town Attorney) and other interested citizens.

**Regular Meeting:**

- Mike Vincent, Planning Board Chair called the meeting to order at 7:00 pm.
- Review of Minutes from December 3, 2020.
  1. ***Motion:*** *Larry Zimmerman made a motion, seconded by Joe Martin to accept the minutes from December 3, 2020 as amended by Mark Sengenberger. Motion carried with the following members voting aye: Mike Vincent, Mark Sengenberger, Emily Vincent, Larry Zimmerman and Joe Martin.*

**New Business:**

- Subdivision: Henry Whipple (Lands formerly owned by Carr)  
Henry Whipple  
325 Old Stage Road  
Altamont, NY 12009-3310  
SBL: 102.-1-15 and 102.-1-16 (Properties located on Gifford Hollow Road)
  1. Site visits were completed by Joe Martin, Mike Vincent and Emily Vincent.
  2. The Conservation Board completed their visit and provided a written report that was read by Joe Martin.
  3. Currently everyone is in agreement that Lot 1 is not suitable for a building lot. Mr. Whipple will provide an update/rework on this lot.
  4. Both Mark Sengenberger and the Conservation Board suggested a Building Envelope be added to the survey map, which Mr. Whipple will provide updated survey maps for the next meeting. The building envelope will include proposed house, well, septic, and driveway.
  5. ***Motion:*** *Emily Vincent made a motion seconded by Mark Sengenberger that a Building Envelope be added to survey map for each of the four lots. Motion carried with the following members voting aye: Mike Vincent, Mark Sengenberger, Emily Vincent, and Larry Zimmerman. Joe Martin voted Nay.*
  6. ***Motion:*** *Emily Vincent made a motion seconded by Larry Zimmerman to send this back to the Conservation Board for review once new survey maps including the Building Envelope are made available. Motion carried with the following members voting aye: Mike Vincent, Mark Sengenberger, Emily Vincent, and Larry Zimmerman. Joe Martin voted Nay.*

## Old Business:

### Other

- Local Law # 7
  1. The draft of Local Law #7 was discussed in great detail.
  2. Larry Zimmerman drafted a report outlining concerns, including Planning Board review, public hearings and the overall process.
  3. **Motion:** *Larry Zimmerman made a motion seconded by Emily Vincent that the Planning Board adopt the report and send to the Town Board for consideration before the Public Hearing. Motion carried with the following*
  
- Comprehensive Plan
  1. Larry Zimmerman drafted a resolution to be forwarded to the Town Board regarding instituting the Comprehensive Plan.
  2. **Motion:** *Larry Zimmerman made a motion seconded by Emily Vincent to send the said resolution to the Town Board. Motion carried with the following members voting aye: Mike Vincent, Mark Sengenberger, Emily Vincent, and Larry Zimmerman. Joe Martin voted Nay.*
  
- NYPF December 8 Training
  1. Mike Vincent spoke about his difficulties to join the webinar and that he called NYPF and received his certificate.
  2. Additional training is on the schedule.

### Adjourn

**Motion:** *Larry Zimmerman made a motion, seconded by Mark Sengenberger to adjourn the meeting at 8:20pm. Motion carried with the following members voting aye: Mike Vincent, Mark Sengenberger, Emily Vincent, Larry Zimmerman and Joe Martin.*

Respectfully submitted,  
Cathy Shultes, Administrative Assistant