

**TOWN OF BERNE
PLANNING BOARD
P.O. Box 57
Berne, New York 12023
REGULAR MEETING**

Date: March 1, 2007

Present: Gerard Chartier, Michael Vincent, Daniel Burns, Timothy Lippert, Alan Rockmore, Planning Board Members; Carol Crouse, Town Board Liaison

Guests: Milan Jackson (Lamont Engineers), Mr. Peter Rufa, Wendy Anthony, Brian Crawford, Amy Goodrich (Buckman & Whitbeck), Roy Lamberton, Al Raymond (Conservation Board)

The meeting was called to order by Gerard Chartier. The minutes from the last meeting of February 15, 2007 were reviewed. The following items were added to the minutes:

-Rufa section:

The purchase agreement is contingent upon the approval of the special use permit.

-Library section:

A condition of the grant approval is that the library obtains a survey of the site.

A motion to accept the minutes with the above additions was made by Mike Vincent and seconded by Daniel Burns. All were in favor.

REGULAR MEETING:

WASTE WATER: Milan Jackson (Lamont Engineers)

Milan Jackson of Lamont Engineers made a presentation to the planning board of the proposed waste water facility in the Town of Berne. The site plan has been drawn up by Mr. Jackson based on the test holes and data collection done on the site. The building will have an agricultural style structure with a control building approximate size will be 160' by 94'. The preliminary work has been done with the school for an easement on their property. The site will be accessible from the road that goes to the track and athletic complex west of the school.

Site plans include:

- A possible sign on the fence.
- External flood light in the eaves of the building, for security on at night.
- A swing gate or slide gate.
- No outside storage.
- Low traffic only the operator once a day. (parking for two cars near entrance door)
- Large turn around or area for tractor trailers to back up to facility.
- Capacity 30,000-40,000 gallons per day
- No well on site(run off holding area only)
- No potable water on site.
- Small restroom for operator on site
- Option of having translucent panels for siding.

The current lay out of the building does not meet set back rules. The planning board will need to discuss this issue with Kevin Crosier the Supervisor of the town.

PETER RUFA: 1753 Helderberg Trail, Berne, New York
Parcel Id No. 78.2-1-21

Mr. Rufa submitted additional sketches for his application for a special use permit. The applicant also provided the board with soil test results and asbestos tests from the building; both test showed the site to be fine.

Mr. Rufa would like to open a take out pizza and ice cream business. The existing building would be renovated, parking in the rear of the lot, perimeter fence all the way around property. The allowable use was covered by the board, site plan review based on sketches, and further requirements for special use.

Several issues were identified by the planning board:

- no sewer facility and no toilet/sanitary facilities identified on sketch
- Currently no well on property. (Mr. Rufa discussed the option of drilling the well himself to make sure water is available)

The planning board advised the applicant to have a plan drawn up by an engineer that meet the new requirements for zoning, due to the fact that there is an architectural design standard for commercial buildings. When the board reviews the additional plans they can do an official site visit and send the application on to the zoning board of appeals. The earliest possible date for a site visit is 03/24/07.

**- GLEN PARIS: 1174 Bradt Hollow Road
-Subdivision Minor (Glen Paris Subdivision)**

**Proposed Area 1 5.16 acres (portion of plot 77-1-12) Willow Lane Lands, Inc.
Proposed Area 2 64.64 acres (portion of plot 77-1-11.1) Willow Lane Lands, Inc.
Parcel 1 Area 5.01 acres (tax map 77-1-11.2) Glen Paris
Parcel 2 Area 7.31 acres(tax map 78-2-21.1 portion)Glen Paris Farms, Inc.**

Amy Goodrich of Buckman & Whitbeck submitted a revised survey for the Paris Subdivision and also a letter from Mr. Paris stating his intentions. The revised application shall include a 99 restriction on development of the property. The board advised that the applicant may seek some assistance with the restriction from the Hudson Mohawk Land Conservatory. A tentative site visit is set for 03/24/07 at which time Bill Berdan of Buckman & Whitbeck has offered to assist the board with their visit.

ANTHONY: East Hill Road, Parcel Id No. 112-1-27

Wendy Anthony spoke with the planning board about her past application for a subdivision. Ms. Anthony had been advised by Buckman & Whitbeck to seek assistance from the planning board on how to divide the existing property up to make it conform more to current zoning standards. The planning board advised her that to divide the property based on some of the existing borders of each residence. One option would be to keep the two log cabins and caretaker house on one lot. A second lot for a started proposed structure could be made into a five acre lot. Ms. Anthony sat with the board and made some pencil sketches on the old survey. The planning board advised Ms. Anthony to get a new survey based on her pencil sketches, submit and application for subdivision. At that time the board could set up a site visit and review her plans, and site visit could be done as early as 03/24/07 if her plans are brought to the board at the 03/22/07 meeting. The planning board asked the Assessor Mr. Crawford about the current buildings on the site, identification of houses, barns, etc. were made. If an application for a subdivision is made by Ms. Anthony the adjacent town of Broome and Mr. Bill Whitten should both be notified.

EDWARD PITCHER: 55 Pitcher Lane

An application for a minor subdivision was submitted by Aline Galgay the attorney for the estate of Edward Pitcher. The subdivision is being requested due to the deceased last will and testament. The board reviewed the preliminary survey for this site. The following questions in regard to this site were discussed:

- Pitcher Lane ends and goes into Wood Road
- Wood Road is not a town road
- The road could need possible upgrades to meet standards for a subdivision
- The current survey does not include the remaining lot acreage in detail on the survey.
- The proposed well and septic locations\
- No Albany county perk tests done at this time.

SCOTT PITCHER: Pitcher Lane

-The planning board secretary advised the board that no new information has come in for this application. The requirements have not been meet for this application.

JOYCE ABELE: 2015 Switzkill Road, Berne, New York
-Application for a special use permit for a quilter's retreat.
Site visit set for 3/3/07.

ADDITIONAL TOPICS:

**SPECIAL MEETING ZONING, PLANNING, CONSERVATION, TOWN BOARD MARCH 8,
7:00pm canceled will be rescheduled.**
Not a good date for many people!!!!

Regular Meeting, Thursday, March 22, 2007 at 7:30pm
Site visit Abele on 03/03/07 starting at 10:00 am.
Site tentatively set for 03/24/07 -Paris

Gerry Chartier handed out the Stream Processes "A Guide to Living in Harmony with Streams"

Resource maps- We need additional copies, please check with the Town clerk.
The web page needs to be changed to two meetings
No other business before the board at this time, motion for adjournment made by Michael Vincent and seconded by Alan Rockmore, all were in favor.

Submitted by:

Andrea G. Cornwell, Secretary