

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

Date: April 19, 2007

Present: Gerard Chartier (G.C.), Michael Vincent(M.V.), Timothy Lippert(T.L.), Alan Rockmore(A.R.)(Absent), Planning Board Members; Carol Crouse, Town Board Liaison

Guests:

The meeting was called to order by Gerard Chartier. Meeting called to order at 7:35 pm.

REGULAR MEETING:

The vacancies for the Planning board and secretary have not been filled at this time. If anyone knows of interested parties please contact Pat Favreau.

PARIS:

-Subdivision Minor (Glen Paris Subdivision)

- Site visit on 04/14/07 4 board members present and the consulting Engineer from Buckman & Whitbeck (Mr. Bill Berdett).
- The board members were shown around the property Mr. Berdett. The lines were evident and the physical land markers were located that divide the lots. M.V. provided photos for the file. The base parcel of parcel 1 needs to be revised (Main house parcel) on the survey sheets.
- This application is on hold at this time per applicants attorney.

G. ANTHONY: East Hill Road

- Written results of the perk test have not been received yet – notify applicant in writing that this has not been received.
- The public hearing is set for Thursday, May 3, at 7:30 pm
- M.V. – lot 3 care takers house marked building on survey
 - What will happen if this is no longer an agricultural application for this property?
- Base parcel not distinguishable on the maps.
- M.V. -The existing shale road that is to be abandoned what is the intent of the applicant?
- T.L. - The applicant agreed to restore back to trees if recommended by us.
- What about the parcel that will remain across the road? There are excess tires and garbage on this site.
- G.C.- Please contact the conservation board about there site visit.

ESTATE OF EDWARD PITCHER: Pitcher Lane

- Minor subdivision application on Pitcher Lane.
- T.L. Has the file been sent to the town's attorney to review.
- G.C. No the attorney was out of the country.
- G.C. would the planning board like to go ahead and do a site visit? This could give you a better idea of where we stand with this application.
- T.L. Get permission for the planning board to do a site visit from the attorney.
- Tentative date April 28th at 9 am.

J. ABELE: 2015 Switzkill Road, Berne, New York

-Application for a special use permit for a quilters retreat.

Secretary is to inform applicant to come in and pay the fee and pick up approval letter.

M. FRALEY: 20 Pine Knoll Lane- Application for a variance.

The applicant would like to partially enclose an existing deck at her home.

The existing floor plan of deck will be used, the applicant provided sketches and pictures of site.

Individual site reviews were done by the planning board.

The planning board did not see any issue with this application based on the site visits.

-G.C. went over the process with applicants. At this time the file will be sent to the zoning board of appeals for review. The application will be set for review by the zoning board of appeals on May 16 at 7:00 pm.

STEMPEL: Main Street, East Berne

Special use permits to operate a beauty salon.

The applicants would like to operate a beauty salon. The end unit of the building next to Jerseys would be used. The owner Spencer Sisson was going to meet the applicants at the planning board meeting to go over the requirements with the board.

- Can the second door go thru the bathroom for emergency exit or does it need to go directly to the outside of the building?

- G.C. –Asked the code enforcement officer Paul Jeffers some questions regarding this file.

P.J. agreed to look at application and make some recommendations to the applicants.

- The applicant brought a letter from the health department regarding septic requirements for beauty salon. A beauty salon can use a conventional septic.

Additional information needed:

-sketch of the whole building

-information on septic tank

- Pre treatment facilities requirements (Dept. of Health)

- written permission from owner of building to perform site visits etc/ and or the owner to be present at a planning board meeting to answer questions.

Boards suggestions:

- second door for access/ emergency exit

- sign/ placement for business

- Fire extinguishers etc.

- hours of operations

P. RUFA: Helderberg Trail

A site review was preformed on 04/14/07 at 9:00 am by the planning board.

- Information on site visit.

1. The planning board noted that the building is concrete block. If the building is renovated it should be covered with a neutral color siding.

2. The shed in the rear of the property should be removed.

3. The drainage is non existent on the property. The existing culvert pipe is in need of repair and a major overhaul is needed on piping.

M.V. – a new culvert pipe will be needed.

T.L. – Most properties adjacent to site bridge the water across property and let it run off to the next.

4. The drive should be shale or gravel

5. The lights should point down

6. The window openings should stay the same or be kept as they are

7. The roof line should be left as is – the building is historic.

8. The bus should be removed from the property.
9. Fencing should be removed on the property line.
10. New fencing should be installed around the property. Applicant mentioned doing the whole property.
11. A sewer would needed to be installed if unable to hook into the sewer district.

Discussion:

- T.L. Identify the lot lines and site plan with neighboring lots identified also.
 - G.C. The sketch is missing the sanitary facilities. This will make a difference in plans.
 - G.C. Give the Hamlet Design Guidelines to applicants attorney.
 - G.C. The site plan review guidelines are in the zoning ordinance on page 49. Make sure the applicant has a copy of these guidelines.
- James Carsten – from the zoning board of appeals. As a board we would like to see a more complete business plan from the applicant.

ANDERSON: Willsey Road

Will be filling out an application for a minor subdivision on Willsey Road. The existing approx. 29 acres will be divided into three lots. The three future lots will be building sites for family members. The parcels will be laid out with an internal road that will be used for driveways and will be maintained by the residents of the three lots.

SENIOR HOUSING PROJECT:

Mr. Thompson canceled his presentation and has rescheduled for the May 3rd planning board meeting.

ADDITIONAL TOPICS:

JOINT MEETING:

WEDNESDAY, MAY 2 AT 7:30 PM TOWN HALL

Regular Meeting, Thursday, May 3rd at 7:30pm

The town board has received an application for the secretary's position and an interview will be done shortly.

No other business before the board at this time, motion for adjournment made by Michael Vincent and seconded by Tim Lippert all were in favor.

Submitted by:

Andrea G. Cornwell, Secretary