

PLANNING BOARD
TOWN OF BERNE
PO Box 57
Berne NY 12023

Date: November 1, 2018

Present:

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

Guests Present: Caryn Mlodzianowski (Bohler Engineering), Jason Preisner (Lamont Engineers), Chance Townsend, Town Building and Zoning Administrator and (12) other concerned citizens

Public Meeting regarding Houlihan / Primemax Subdivision:

Mike Vincent called to Public Meeting to order at 7:00pm and proceeded to outline the details of the subdivision. The area to be subdivided is zoned Neighborhood/Commercial, and retail is an allowed use with the Site Plan Review.

Board members (including the Conservation Board, NYDOT, NYDEC, Albany County Planning Board, Town of Berne Planning Board, Town of Berne Zoning Board of Appeals, and Lamont Engineers (Town of Berne engineers) have been working on this project since May 2018.

Caryn Mlodzianowski (Bohler Engineering) presented a project narrative on behalf of Primemax Properties LLC for the 2.1 acre subdivision, including the following:

- proposed building of a 9,100 sq. ft. building to house a Dollar General retail store
- access to Rt. 443
- meets yard setback requirements
- 32 parking space / 3 ADA parking spaces
- Full site design plans
- storm water will be mitigated from the southern portion of the site
- privat septic
- on-site well
- landscaping
- signage
- lighting
- discussed Dollar General literacy program and affiliation with the school
- tax revenue generated

Mike Vincent opened the floor for public comment:

- Thomas Houlihan inquired about how much the Dollar General would contribute to the tax base, Caryn Mlodzianowski's was not able to provide an estimate.

- Dennis Houlihan had a question regarding the gooseneck lighting.
- Chance Townsend, Town of Berne Building and Zoning Administrator thanked the Planning Board, Caryn Mlodzianowski and the residents for their interest in this proposal.
- Mark Sengenberger asked to please incorporate the changes that have been made to the project as we progress through the dialog with the applicant. and stated this will be positive project for the community
- Todd Schwendeman seconded M. Sengenberger's comments regarding the changes, and is optimistic about the project.
- Mike Vincent concluded the comments with a summarization regarding the efforts of many since May 2018, ZBA variance reducing of required parking spaces, landscaping, water, wastewater, run-off, culverts have been checked, lighting, energy conservancy (not including solar),
- There were no written comments submitted.
- Mike Vincent requested that Caryn Mlodzianowski speak about the Dollar General Store operations: hours are typically 8am to 10pm, and will employ 8 to 12 employees. Some lights will remain on for security purposes after store hours. The remaining lightning on the signage will come on within an hour before the store opens and within an hour of the store closing. For deliveries, this site has been designed so the trucks will not need to back in from the road, and site distances have been reviewed with DOT. Waste removal and recycling have been reviewed – Dollar General will not have access to the Town of Berne's Transfer Station, dumpster space has been reviewed for the cardboard, and the store will maintain the front, culvert and driveway landscaping,
- Options for signage was discussed. A simulation was not run for the gooseneck lighting. Gooseneck lighting is desired for the monument sign. Signage is not being approved this evening - this will be through another vendor. It was requested that the signage match the look of the building, including landscaping.
- Parking lot lighting – if using gooseneck lighting, 2 more poles will be required. The lighting simulation has been run, but results are not available. It was also requested that they look into the possibility of putting two goosenecks per pole (added expense and energy use).
- Caryn Mlodzianowski will provide the details for the gooseneck lighting and both of the simulations.

Emily 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.

Regular Meeting:

Mike Vincent called the meeting to order at 7:35 pm.

Minutes:

Todd Schwendeman made a motion, seconded by Emily Vincent to approve the minutes from October 4, 2018. Motion carried with the following members voting aye: Todd Schwendeman, Mark Sengenberger, Emily Vincent and Mike Vincent.

Old Business:

Houlihan / Primax Properties, LLC– SBL #80.-2-40

- There was no motion for the Subdivision approval this evening. The Subdivision approval will be made simultaneously with the Site Plan approval. The Planning Board is requesting all changes (including signage and lighting) be in place, documented, prior to the Planning Board granting approval.

Chris Smith: SBL#7931-1-35 / 1651 Helderberg Trail, Berne, NY 12023

- The resident, Chris Smith has a current building permit and has run into structural issues with the back portion of the house, and will require a Historic Review Application.
- Chris has indicated the footprint will not change.
- The roof also needs review as it currently has 3 mediums (metal, asphalt and cedar shakes), Chris has stated he would prefer shingles.
- Additionally, the rear roof run-off needs to be changed. A culvert has already been dug to help with basement flooding.
- For the remodel, the desired siding would be vinyl D4 with woodgrain
- The PB is requesting schematic of trusses and a drawing of the proposed deck.
- In the matter of windows, it was discussed windows with or without grids – the surrounding houses in the historic district are a mix. Chris would prefer to not install gridded windows.

Helderberg Christian School

- Tom Collins will be contacted, and we will arrange time(s) convenient to him and the school for our site plan visit(s). Cathy Shultes will coordinate the schedule(s).
- A Site Plan Visit form was completed on September 11, 2018.
- Please see letter dated August 22, 2018 from Chance Townsend to the Helderberg Christian School stating issues to be addressed within 30 days.

New Business

Albany County Planning Board – Recommendation(s) for Houlihan / Primax Subdivision and Site Plan

- Mike Vincent read through the document from the Albany County Planning Board
- Todd Schwendeman read the ACPB recommendations.

Phoebe Schirpf and Evan O'Donnell: SBL#92.-2-20.1 119 Pinnacle Rd, East Berne, NY 12059

- Phoebe Schirpf and Evan O'Donnell are requesting a subdivision of the property which currently is two parcels. Lot 1 is 16 acres and Lot 2 is .8 acres. They would prefer the subdivision as requested but are open to other suggestions.
- Albany County Department of Health has reviewed the existing sites for water supply and sewage facility. Per a October 23 correspondence, Percolation test results indicate that the subsoil is suitable for the installation of a conventional in ground sewage disposal system for both lots. However, it has been stated in a October 23 correspondence that “no building permits for residential dwellings can be issued until such time as this Department has reviewed and/or inspected and approved the water supply system for Lot 2.
- A survey has not been completed.
- Sketches of the property and proposed septic were presented. A Site Plan sketch will be prepared and presented at the December 6, 2018 meeting. They need to be submitted two weeks prior to the meeting (Nov. 22).
- Per Todd Schwendeman’s suggestion, Phoebe Schirpf and Evan O'Donnell will check to see if the zoning of the lot is Medium Density Residential (MDR).

Jeff Alexander: SBL#791.-1-1-23 / 1608 Helderberg Trail, Berne, NY 12023

- Jeff Alexander is looking to replace the front porch on his residence including the columns. The original footprint will not change as the porch supports the second story of the house. Building materials will be vinyl. The Planning Board has requested that a sketch/pictures be submitted.

Mark Sengenberger: Update of Permit Application Permits and Associated Guidance Materials

- Mark has volunteered to review the applications and process to give all documents the same language and branding. He will work with Cathy and Chance so that there is not a duplication of efforts.
- A numbering system is designated by our database.

Planning Board Recommendation for Alexis Goldsmith to Fill Empty Board Position:

- The Planning Board recommendation has been sent to the Town Board for the approval of the appointment.

Other Business / Public Comment

Building Zoning Report

- It was requested that Building and Zoning provide a monthly report. Chance Townsend will provide as requested.

Second meeting for November:

- Due to availability, our second meeting for the month of November will be scheduled for November 29. The public notice will appear in the November 15 issue of the Altamont Enterprise.

Adjourn:

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

Respectfully submitted
Cathy Shultes, Planning Board Secretary