

PLANNING BOARD
TOWN OF BERNE
PO BOX 57
BERNE NY 12023

Date: April 7, 2022

Present:

Joe Martin Chair, Mike Vincent, Pat Safford, and Cathy Shultes

Regular Meeting 7:05 PM

Minutes Review from March 17, 2022

1. *Motion, Pat Safford made a motion, seconded by Mike Vincent to accept the minutes from March 17, 2022. Motion carried with the following members voting aye: Joe Martin, Mike Vincent, Pat Safford and Cathy Shultes.*

New Business:

1. Preliminary Meeting for Variance Application from Steward Morrison for his deck replacement. The property is zoned RAF. Mr. Morrison is wanting to replace his existing deck. He will be making the new deck wider than the old one. The need for the Variance is due to the setbacks. The Planning Board is asking if he has a survey beside the plans of the house and old deck, vs, the plans of the house and the new deck. Joe Martin suggested there be a site visit done. Mike Vincent said he will do the site visit and reach out to Mr, Morrison to schedule a date and time. Cheryl Rudolph previously gave Mr. Morrison the site visit consent form to sign. It was returned to Mike Vincent.
2. *Motion, Mike Vincent made a motion, seconded by Joe Martin to have the Planning Board do a site visit to the property. Motion Carried with the following members voting aye: Joe Martin, Mike Vincent, Pat Safford and Cathy Shultes.*
3. Mike Vincent suggested we notify the Conservation Board of the Variance application due to the fact that the property is located on Helderberg Lake. Cheryl Rudolph will notify the Conservation Board.

Old Business:

1. Lot Line Variance granted to Paula Leonard based on the Letter from the Zoning Board of Appeals sent to the Planning Board. Pat Safford read the letter to the Planning Board. There is no public hearing needed for the Lot Line Adjustment as the Zoning Board of Appeals had the public hearing. The Planning Board also agreed to approve the Lot Line Adjustment Application based on the requirements of the Zoning Board of Appeals not to exceed the 45 feet based on the plans that were submitted.
2. *Motion, Mike Vincent made a motion, seconded by Pat Safford to approve the Lot Line Adjustment application for Paula Leonard. Motion Carried with the following members voting aye: Joe Martin, Mike Vincent, Pat Safford and Cathy Shultes.*

3. Discussion was had over Anthony Campo's roof replacement without a Building Permit of Historic Review Plan. Which is to be submitted to the Building Department prior to any starting of a roof replacement. The Building Department application was received and sent over to the Planning Board to review with the Historic Review Plan if received. Grace Roofing after contacted by Jon Heigel and Cheryl Rudolph did submit the Permit/Plan after stating that they did not know those were required. Cheryl Rudolph informed Grace Roofing that any home in the town would need to have a Building Permit application submitted to the department prior to starting a roof replacement after approved/disapproved. Grace roofing did also submit payment for the Historical Review Plan, but not the building permit. The building department will follow up with them for the Building Permit Application fee. It is suggested to approve the Historic Review Plan based on a Post HOC approval. Further discussion was had on Zoning fee's that should be applied to Mr. Campo's application/plan for not being approved to put on a new roof prior to installation.
4. *Motion, Joe Martin made a motion, seconded by Pat Safford to approve the Historical Review and Building Permit based on a Post HOC approval. Motion carried with the following members voting aye: Joe Martin, Mike Vincent, Pat Safford and Cathy Shultes. This Motion will be contingent on Fee's to be paid to the Building Department, once a letter has been sent to Mr. Campo for fines due to the fact that he was building without permits. These are to be paid in full within 30 days after the notice has been sent to Mr. Campo.*

Other:

Further discussion on the Planning Board's Land Use workshop to start at the April 21st meeting.

1. Motion, Joe Martin made a motion, seconded by Pat Safford to Adjourn the meeting at 8:18PM.

