

Town Of Berne
ZBA Meeting Minutes
December 20, 2023

Regular Meeting:

- **Chairman Spargo Called the Meeting to order at 7 PM**
- **ZBA Members Present- Chairman Spargo, Board Member Ryan, Board Member Kisselback, Board Member Bauer, Board Member Godin also Town Attorney Javid Afzali.**
- **Quorum was established.**
- **Pledge of Allegiance**
- **Board Member**

New Business:

1. **Hilltown Healthcare / Anthony Martin (SBL# 78.2-1-10) 1705 Helderberg Trail**
 - **Chairman Spargo suggested that the applicant should think about lighting and work it into the variance application if they were at some point going to put lights on the sign so they didn't have to come back to the ZBA again for a variance, Sarah and Anthony Martin spoke about the 30"x 48" Sign that they are proposing to put up in front of the Dr's office. There is a small temporary fold out sign in front of the office at this time, but it isn't that big and is very easy to miss when driving down the road. The applicants spoke of the importance of a bigger permanent sign being put up, as an example they had an emergency at the Dr. office to where an ambulance had to be called and because there was no sign the ambulance went past the building multiple times, The posts for the sign are already in place as per the Building Inspector giving permission before the frost sets in since it's winter time.**
 - **Since it was the last meeting of the year for the ZBA a Public Hearing will be scheduled in the new year.**
 - **Chairman Spargo made a motion to schedule a Public Hearing January 17, 2024 at 6:30 PM for Hilltown Healthcare Area Variance, Board Member Kisselback seconded the motion, the motion was carried with all members voting AYE.**

- **Review and Acceptance of Minutes from November 15, 2023. BoardMember Godin made a motion to accept the meeting minutes, Board Member Bauer seconded the motion, the motion carried with all members voting Aye.**

2. TJA Clean Energy LLC. (SBL# 78.-3-16.12) 2198 Switzkill Rd

- **Hyde Clarke Esq. from Young/ Sommer LLC attorneys for TJA Clean Energy Solar Farm Project, Eric Kenna, the Engineer of the project gave an overview of the proposed Solar Project. The lead project Engineer Michael Frateschi was unable to be at the meeting.**
- **The Applicants are looking to put a Tier 3 Solar Energy System consisting of 4.25 MW AC on a parcel of land that is 49.94 acres and located at 2198 Switzkill Rd.**
- **The Applicant is proposing the installation of a solar facility encompassing the site. A 20 ft wide gravel access road will enter from Switzkill Rd, and a utility pole line will connect the facility to the distribution system. Solar racking will be installed with driven piles, the facility will be surrounded by an 8 ft security fence and landscaping will be provided all the north and west side of the facility. Sheep will be used to maintain the vegetation. There is a lease agreement with a neighboring landowner, Mr. Becker that allows Mr. Becker to still hay the property portion that is not being used for the solar panels.**
- **Jason Preisner, the Town of Berne Engineer will do his site visit and give feedback.**
- **Chairman Spargo made a motion that the ZBA is the lead agency for the Solar Application, All Board Members voted Aye.**
- **Kathleen Moore Chairman of Town of Berne Conservation Board will be notified of the application so site visits can be done.**
- **Chairman Spargo made a motion to Adjourn the meeting, Board Member Klsselback seconded, the motion carried with all members voting Aye.**

Respectfully Submitted,

**Peggy Sue Deitz
Administrative Assistant**