

**Town of Berne  
Planning Board Meeting Minutes  
February 8, 2024**

**Regular Meeting:**

- Chairman Bremer called the meeting to order at 7 pm
- Pledge of Allegiance
  
- Roll Call: Chairman Bremer Board Members Vincent, Shultes, Khoury, and Alternant Warner, Board Member Kipper was absent.
  
- Review of minutes from 1/11/24. Board Member Shultes made a motion to accept the minutes Board Member Vincent seconded the motion, motion was carried with all members voting AYE.
  
- There was no new business.

**Old Business: Hilltown Healthcare/Anthony Martin 1705 Helderberg Trail (SBL# 78.2-1-10) Historic Review for 38"x30" sign.**

- Board Member Vincent did the site visit at Hilltown Healthcare, He took pictures of the posts that were already approved by the building department to be put in before the frost set in for the winter, with the stipulation that the Variance from the ZBA that was needed for the size of the sign and the historic review from the Planning Board was approved for the sign.
  
- Board Member Shultes made the motion to approve the sign for Hilltown Healthcare with the stipulation of there being no major stipulations from the Albany County Planning Board. Board Member Khoury seconded the motion, the motion was carried with all Members voting AYE.

**TJA Solar Project Site Reviews:**

- Site Visits were done by the Planning Board Members and the following is some, not all of the concerns and questions that will be compiled and sent to TJA Solar for answers or clarification so we can continue the Review of the Site Plan Approval Process.
  1. Sheep- Members are skeptical that the proposed fence to keep the sheep in a certain area in not enough to protect said sheep. Durning a site visit it was observed that there were 3 coyotes roaming the property durning the day. They did not seem to mind that there was

humans around. It was suggested that Berne resident Emily Vincent be asked to come and talk to the Board about the sheep, and what it requires to shelter and take care of them such as fencing and other needs.

2. Members would like to see the site in the spring and do a couple more site visits
  3. The Vista- Referred to as the scenic viewshed in the Town Code needs to be reviewed because you can see the site from places that are not listed (Ex. Rock Road is not listed on the Viewshed list provided.)
  4. In the Berne Town Code this project is listed as a Tier 3 Project which means the land is not to be disturbed, we need to find out exactly how much of the ground is going to be disturbed.
  5. A lot of water was observed in the Northwest corner of the property.
- At the end of our meeting Chairman Bremer informed the Board that a email was received from the TJA lawyer Hyde Clarke letting the Board Chairs know that they responded to the engineering review letter, with a response letter and several exhibits. TJA requested a date to be set up that a joint Public Hearing could take place at the end of February beginning of March, and Chairman Bemer told them that that this is not possible right now as we are still in the Site Review Process in the Planning Board.
  - Next Planning Board Meeting is scheduled for March 7, 2024 at 7 PM.
  - Chairman Bremer made a motion to Adjourn the meeting, Board Member Shultes seconded, motion was carried with all members voting AYE.
  - Adjourned at 8:05 PM

Respectfully Submitted,

Peggy Deitz  
Administrative Assistant