

**Town of Berne  
Planning Board Meeting Minutes  
March 7, 2024**

- **Chairman Bremer called the meeting to order at 7 PM**
- **Pledge of Allegiance**
- **Roll Call was taken with the following present: Chairman Bremer, Board Members Vincent, Shultes, Khoury, Kipper and Alternate Warner.**
  
- **Review and Acceptance of minutes from February 8, 2024. Chairman Bremer made a motion to accept the minutes, Board Member Vincent seconded with all members voting Aye.**

**New Business:**

- **Lot Line Adjustment for Angard - Zabinski 1340 Thacher Park Rd (SBL# 70.-1-32.11). Mr. Angard wishes to sell 19.94 acres of vacant land to his adjoining / adjacent neighbor Mr. Zabinski.**
  
- **Board Member Vincent requested that the Conservation Board be asked to do a site visit of the property to see if there are any concerns, the Board should know before any decisions are made.**
  
- **Chairman Bremer and Board Member Khoury will perform the site visit for the property.**
  
- **Board Member Shultes made a motion to schedule a Public Hearing for the Lot Line Adjustment on April 4, 2024, at 6:30 PM, Board Member Vincent seconded, all Members voted AYE.**

**Old Business:**

- **TJA Clean Energy LLC. – (SBL# 78.-3-16.12) Review of project and February 28, 2024, letter to TJA**
  
- **Mike Frateschi from TJA and Bill Perrine from C&S Engineering spoke at the meeting about putting stakes that would be the height of the panels that would be installed. After further discussion it was decided that highly visible balloons would be put along the highest point of the project so the Planning Board could see exactly where it can be seen from in different spots in the community, and how it affects the Scenic View Shed such as Rock Rd, Sickle Hill, Ravine Rd, West Berne, and even Switzkill Rd, where the project is located.**

- **Mike Frateschi went through the list of questions that the Planning Board and the Town Engineer Jason Preisner had emailed TJA on February 28, 2024, and answered them as we went through the meeting.**
- **All questions and concerns the planning Board had from their site visits were answered in person at the meeting and Mr. Frateschi will also provide a written response as well.**
- **Chairman Bremer made a motion to adjourn the meeting, Board Member Shultes seconded, motion carried with all members voting AYE.**
- **Meeting Adjourned 8PM**

**Respectfully Submitted,**

**Peggy Sue Deitz  
Administrative Assistant**