

**Town Of Berne  
Planning Board Meeting Minutes  
November 30, 2023**

- **Chairman Martin called the meeting to order at 7 PM, Pledge of Allegiance, and roll call with Chairman Martin, and Board Members Vincent, Shultes, Kipper, Bremer, and Alternant Members Khoury, and Warner all present.**
- **Review of meeting minutes from September 7, 2023. Chairman Martin made a motion to accept the minutes, Board Member Kipper seconded the motion, the motion carried with all members voting AYE.**
- **Review of meeting minutes from November 2, 2023. Chairman Martin made a motion to accept the minutes with the correction of the spelling error of Board Member Shultes last name, Board member Shultes seconded the motion, the Motion was carried with all Members voting AYE.**

**New Business:**

1. **Hilltown Healthcare/ Anthony Martin: 1705 Helderberg Trail (SBL# 78.2-1-10) Business Sign Approval / Historic Review**
  - **Sarah Martin explained that they want to put up a sign for the Dr. office that is 30"x48" with the posts for the sign to match the color of the office building.**
  - **Chairman Martin referred the Hilltown Healthcare Application to the ZBA for an Area Variance, as the dimensions of the sign they proposed exceeded the 6 Sq. ft that are allowed for the Historic District. Chairman Martin gave the Applicant the option to keep the 10 sq ft. sign and go through the process with the ZBA or reduce the sign dimensions and continue with the Planning Board and the Historic Review.**
  - **Chairman Martin made a Motion to send the Application for Hilltown Healthcare Sign to the ZBA for a Variance, the motion was seconded by Board Member Vincent. The Motion was carried with all members voting Aye.**

**Old Business:**

1. **Douglas and Amy Matheson: 1640 Helderberg Trial (SBL# 79.1-1-11) 6.075 KW DC Compliant Roof Mounted Solar Array.**

- **Chairman Martin and Board Member Kipper did the Site Visit for the Planning Board pictures were taken.**
- **There were no additional questions or concerns from any of the Board Members.**
- **Chairman Martin made a motion to approve the Historic Review for roof mounted solar array for 1640 Helderberg Trail, Board Member Kipper Seconded the motion, the motion was carried with all members voting Aye.**

**2. JMW Estates INC Justin Wallace : 631 Irish Hill Rd (SBL 79.-3-7.2) Minor Subdivision**

- **Chairman Martin and Board Member Kipper did the site visit for the Planning Board.**
- **One of the points that was brought up about the site visit was the tarp that is being used as a buffer to shield their camp on the Irish Hill side and it is a concern because it will get raggedy and won't be pleasing aesthetically. It was said that it is only temporary because of winter for privacy.**
- **The Conservation Board went to do a site visit as well and while there the conservation board was speaking with the applicant on the phone and he expressed that he wanted to keep a portion of the proposed subdivision "Forever Green" the Conservation Board agreed that was a good idea. The Conservation Board suggested that it be put in the deed for the property.**
- **Chairman Martin Made a motion to hold a Public Hearing for the Minor Subdivision Application for JMW Estates. INC 631 Irish Hill Rd. (SBL # 79.-3-7.2) on December 7, 2023 at 6:30 PM. Board Member Kipper seconded the motion, with all Board Members voting Aye.**
- **Chairman Martin let the Planning Board know that on December 20, 2023 that there will be a ZBA meeting for initial review of the application for TJA Clean Energy LLC. Large Scale Solar Project, if members of the Planning Board would like to attend. Chairman Martin also let the board know that with this project unlike others that the ZBA is the lead agency for the project, but that the Planning Board will still be involved because it will require site visits.**
- **Board Member Kipper made a motion to adjourn, Board Member Bremer seconded , the motion was carried with all members voting**

**Aye.**

**Meeting Adjourned at 7:37PM**

**Respectfully Submitted,**

**Peggy Sue Deitz  
Administrative Assistant**