

**Town of Berne
Planning Board Meeting Minutes
September 7, 2023**

Public Hearing : West Woodstock Rd. Minor Subdivision SBL#114.-2-13

- **Chairman Martin called the Public Hearing to order at 6:35 pm**
- **Pledge of Allegiance**
- **Roll Call: Chairman Martin, Board Member Vincent, Board Member Shultes, Board Member Bremer, Board Member Kipper**
- **Chairman Martin then contacted Christopher Broughton the representative for Sunny Acres LLC Subdivision via Facetime as Mr. Broughton was unable to be at the Hearing in person, due to unforeseen circumstances.**
- **Aimee Edwards Relyea was the first neighbor of the proposed Subdivision to speak against the Subdivision. Her main concern was that if the property was separated there would be more traffic on the already narrow road and being a seasonal road she was concerned about that.**
- **James A. Bushnell Jr. was the next neighbor to speak against the Subdivision. Mr. Bushnell brought up concerns of opening up the seasonal road to a full-time road especially with the maintenance of said road and how much it would take for the Town of Berne Highway to widen the road that would then infringe on other peoples property, as well as be an astronomical cost, and the Town has already gotten a half a million dollar grant to replace the bridge on West Woodstock, and also to maintain since there has to be access for emergency personnel.**
- **Jarrett Carl the trail coordinator for the local snowmobile club spoke against the subdivision because C7B is the main State corridor trail for the club which West Woodstock Rd. is the main corridor trail for Westerlo, East Berne and on, and a reroute around West Woodstock Rd would be nearly impossible.**
- **Mr. Spargo also wanted to know if the Subdivision was approved , could the new owners possibly turn around in the future to subdivide these properties**

again in the future, after they are already subdivided if approved.

- Board member Bremer made a statement that was public knowledge that the properties that are listed in the subdivision were listed on Zillow and the listing could be looked up on there for a description on the listing, when a neighboring property owner asked what exactly was planned for these properties.
- Chairman Martin also reirrigated that the Town Highway Superintendent and Highway dept does not intend to take on any more full-time roads.
- Chairman Martin made a Motion to close the Public Hearing for sunny Acres LLC, Board Member Shultes seconded the Motion, The motion was carried with all Board Members voting Aye.
- Public Hearing ended at 6.55 PM

Regular Meeting: 7:05 PM

- Chairman Martin called the meeting to order
- Pledge of Allegiance
- Roll Call: Chairman Martin, Board Member Vincent, Board Member Schultes, Board Member Kipper, Board Member Bremer
- **New Business:**
- Ashley Rubino from Conklin Architecture representatives for Todd Martin 64 Lakeside Lane SBL# 70.13-1-20 is asking a Setback/ Area Variance. This is a full-time residence on Thompsons Lake. They are proposing to build an 1,140 ft addition consisting of a garage, mudroom, art studio and gym with storage above. They are asking for a 60 ft variance.
- The Conservation Board will be activated to do a site visit of the property.
- Board member Bremer and Board Member Kipper will do the Site Visit for the Planning Board. Chairman Maartin asked that we get the contact information

for Todd Martin for the Site Visit.

- Board Member Schultes made a motion to send the Application to the Conservation Board and the ZBA, Chairman Martin seconded the motion, the motion was carried with all members voting AYE.

Old Business:

- Sunny Acres Minor Subdivision
- Board Member Vincent asked the Applicant if anyone had reached out to adjacent land owners about possibly buying any of the property, Mr. Broughton stated that they had only talked to the one neighbor Mr. Gardner back when they first got the listing but nothing ever came of it.
- Board Member Schultes reread the Conservation Board report into the record.
- Chairman Martin made a Motion to deny the Minor Subdivision for Sunny Acres LLC., Board Member Vincent seconded the Motion. The Motion was carried . All Members were asked to take a Roll Call vote.

1. Joe Martin- Yes
2. Mike Vincent- Yes
3. Cathy Shultes- Yes
4. Bob Kipper- Yes
5. Kris Bremer- No

- Sunny Acres LLC Minor Subdivision was Denied.
- Board Member Bremer made a motion to adjourn the meeting, Board Member Kipper seconded the motion, the motion was carried with all members voting AYE.

Meeting was adjourned at 7:45 PM

Respectfully submitted.

Peggy Sue Deitz

Administrative Assistant