

**TOWN OF BERNE
PLANNING BOARD
P.O. Box 57
Berne, New York 12023
REGULAR MEETING**

Date: April 5, 2007

Present: Gerard Chartier, Michael Vincent, Timothy Lippert, Alan Rockmore, Planning Board Members; Carol Crouse, Town Board Liaison

Guests: Wendy Anthony, Anne Marie Fragley, Heather Schwenk, Melanie Stempel

The meeting was called to order by Gerard Chartier. The minutes from the last meeting of March 22, 2007 were reviewed. A motion to accept the minutes was made by A.R. and seconded by M.V. All were in favor.

REGULAR MEETING:

The vacancies for the Planning board and secretary have not been filled at this time. If anyone knows of interested parties please contact Pat Favreau. Andrea Cornwell has agreed to stay on and attend as many meetings as she can until the vacancy is filled.

JOINT MEETING:

WEDNESDAY, MAY 2 AT 7:30 PM TOWN HALL

Mr. Fallon the new chair person of the zoning board of appeals would like to go over some procedural matters at the meeting.

Any other items for review can be added to agenda.

P. RUFA: 1753 Helderberg Trail, Parcel id no.78.2-1-21

File sent on to the zoning board of appeals for a dual tracking with both boards, the dual tracking was requested by the applicants attorney.

A public hearing is set for 04/18/2007 at the Town Hall in Berne.

Site review scheduled by planning board for 04/14/07 at 9:00 am, the planning board will provide information for review before the zoning board.

ESTATE OF EDWARD PITCHER: 55 Pitcher Lane, Parcel id no.

Minor subdivision application on Pitcher Lane.

The wood road is not a town road and is un-likely that the town would take on any additional roads.

Options discussed by the board:

- The right of way could be surveyed and a paper street made?
- Subdivision approval with a private road maintained by property owners in a written agreement?

The planning board would like the town's attorney to review this application and advise them of some options.

PARIS: 1174 Bradt Hollow Road, Parcel id no. 77-1-12,77-1-11.1,77-1-11.2,78-2-21.1

-Subdivision Minor (Glen Paris Subdivision)

Site visit set for 04/14/07 at 10:00 am.

Secretary is to inform Buckman & Whitbeck of the time and date of site visit.

- **also inform the conservation board of site visit**

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J. ABELE: 2015 Switzkill Road, Parcel id no. 89-2-19

-Application for a special use permit for a quilters retreat.

Site visit done and application accepted by planning board.

Secretary is to inform applicant to come in and pay the fee and pick up approval letter.

G. ANTHONY: 124 East Hill Road, Parcel id no. 112-1-27

Wendy Anthony came before the board with revised surveys with the changes that the planning board requested. (Not changed the notation for care taker house)

- Set the public hearing for Thursday, May 3, at 7:30 pm
- Notify the adjacent landowners and the next set of landowners of public hearing.
 - notify the conservation board of public hearing
- Notify the neighboring town of the applicant and of the public hearing
- perk test information has not been received by the health department

EVANGEL CHURCH: 1425 Helderberg Trail Parcel Id no. 79.00-3-27

Special use permits to use the grounds for a church summer retreat.

- Planning board received a letter form AOH in regards to the application.
- The conservation board/planning board questions answered by letter from Buckman & Whitbeck
- Send copies of letters to the conservation board for their records.

M. FRALEY: 20 Pine Knoll Lane Parcel id no. 80.14-2-51

Application for a variance.

The applicant would like to partially enclose an existing deck at her home.

The existing floor plan of deck will be used, the applicant provided sketches and pictures of site.

- Send a copy of application to the conservation board for review.
- Individual site reviews will be done by the planning board- information will be provided at the next meeting of April 19, 2007

STEMPEL/SCHWENK: 67 Main Street, East Berne, Parcel id no. 91-1-12.100

Special use permits to operate a beauty saloon.

The applicants would like to operate a beauty saloon. The end unit of the building next to Jerseys would be used. The owner Spencer Sisson has agreed to let the applicants rent this unit and renovate the structure to specifications. Some of the services that the applicants would provide would be regulated by the Health Department. A sketch of the space was provided to the board.

Additional information needed:

- guidelines from the state to beauty saloon regulations
- sketch of the whole building
- information on septic tank
 - Pre treatment facilities requirements (Dept. of Health)
- written permission from owner of building to perform site visits etc.

Boards suggestions:

- second door for access/ emergency exit
- sign/ placement for business
- Fire extinguishers etc.
- hours of operations

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SENIOR HOUSING PROJECT:

Mr. Thomas canceled his presentation and has not rescheduled with the board at this time.

A formal request has been made by the Town Board to the planning board to review this application.

- Planning board needs a presentation by Mr. Thomas in order to review Canceled presentation several times.
 - Review of new zoning and additional parcels that are adjacent to site.
 - Units are 1 – 2 bedroom – how many actual units
 - Water supply test – recommended on other projects in the past.
 - Planning board need to look at the site
 - Need to check with Town Supervisor to make sure planning board has all available information

ADDITIONAL TOPICS:

Regular Meeting, Thursday, April 19 at 7:30pm

No other business before the board at this time, motion for adjournment made by Michael Vincent and seconded by Alan Rockmore, all were in favor.

Submitted by:

Andrea G. Cornwell, Secretary