

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

**PUBLIC HEARING &
REGULAR MEETING**

Date: June 22, 2006

Present: John Crosier, Gerard Chartier, Mildred Johansson and Michael Vincent, Planning Board Members; Carol Crouse, Town Board Liaison and Jim Hamilton Town Board Member. **Absent:** Daniel Burns

Guests: Please find attached a copy of the official sign in sheet from the June 22, 2006 meeting.

John Crosier called the public hearing meeting to order.

PUBLIC HEARING:

SNYDER: 1293 Helderberg Trail, Parcel ID NO. 79-3-46

Mr. Crosier opened the public hearing for the Snyder minor subdivision: Mr. and Mrs. Snyder were in attendance. The meeting was opened for public comment; the audience stated no objections. The board reviewed the application for minor subdivision and made some recommendations for the site. The recommendations are as follows; the drainage ditch on the left side of property: 1) ditch next to and under Route 443 be altered slightly to keep the erosion down, 2) that the same ditch be diverted in a way that the ditch will not over flow near the well and septic. The board is in agreement that the site is beautiful and the house location is feasible. Motion made to approve the subdivision by Mildred Johansson, seconded by Mike Vincent. All in favor of the subdivision, application approved by board and stamped by John Crosier.

Well log received for the town records, and copies of site survey map accepted for planning board records and for Brian Crawford the Assessor for the Town of Berne.

HENS: Elm Drive, Parcel ID No. 81-2-16

Mr. Crosier opened the public hearing for Hens minor subdivision: Mr. and Mrs. Hens were in attendance along with Mr. James Snyder the surveyor of the above property. The meeting was opened for public comment.

Mr. Richard Rapp offered comments in regards to the subdivision of the Hens property. Mr. Rapp is not a direct adjacent landowner but is concerned about the preservation of open space. Mr. Rapp questioned the need for the 273-acre lot to be cut off from the above parcel. Per the response from the owners and the surveyor the land is divided in a way that is feasible due to bank restraints, town regulations on lot size and location of parcel as determined by roads and current landmarks.

Mr. Rapp also stated concerns about future subdivision of this property. The planning board at this time has no adverse reason not to subdivide the lot based on site inspections, and reports given to the planning board. Mr. Crosier stated that yes the topic of conservation subdivision has been discussed and is a continuing topic with the planning board. The landowner Mr. Hens, stated that he would like this lot to remain as an open space and would not want a housing development there, also Mr. Hens stated that he has been in contact about Lot no. 3 being donated at some future date for open space land conservation.

Reviewed the conservation boards report and noted that the conservation board approved the site plan. The conservation board made the recommendation that in the future a professional logger or forester be consulted about any logging that may be done on the property. The planning board site visits were complete and the board asked Mr. Hens about the walking nature trail. Mr. Hens stated that he is looking into a possible off street parking area on the current logging road, so that no one would need to park in the street in order to get the current trail.

The planning board had no objections to the subdivision. Motion made to approve the subdivision by Mildred Johansson, seconded by Mike Vincent. All in favor of the subdivision, application approved by board and stamped by John Crosier.

Well log received for the town records, and copies of site survey map accepted for planning board records and for Brian Crawford the Assessor for the Town of Berne.

REGULAR MEETING:

The minutes from the previous meeting were reviewed; minutes should be amended under Pratt (no public hearing scheduled). Gerard Chartier made a motion to approve the minutes, seconded by Mike Vincent; all were in favor.

SCHOLZ: 55 Warner-Hayden Road, Parcel ID NO. 80-2-4.1

Mr. Scholz was in attendance and submitted the revised site plans for subdivision from four lots to two lots. Lot number one will be 41.05 acres and lot two will be 22.47 acres (combines lot 1, 2,3 on original application together). The planning board has no objections to the revised application and specifications. Gerard Chartier made a motion to approve the revised application for subdivision; all were in favor. The planning board approved the application. Mr. Scholz shall provide additional copies of maps for the planning board records and the assessor's records.

PRATT: 370 Woodstock Road, Parcel ID NO. 103-1-27

Ms. Peguero was in attendance for the review of the application for the wind turbine. The conservation board has made a site visit at this time, and reviewed the EAF application with the planning board. The planning board and conservation board found no adverse environmental impacts at this time, therefore the planning board made a resolution to accept the EAF application as submitted by Mr. Pratt to the planning board on March 9, 2006.

WAGONER: 450 Long Road, Parcel ID No. 80-2-44

No new business.

KLIEN: 6 Ridge Lane, Parcel ID No. 80.10-1-4

No new business.

DIBLLE: Car Repair Garage Proposed

No new business.
Information forwarded the Paul Jeffers.

BRYAN: Stewart Road, Parcel ID NO.

No new business.
Letter/memo sent to Mr. Storm in regards to the seasonal road issue in regards to this subdivision.

ADDITIONAL TOPICS:

Mr. Crosier asked if Kathy Moore would be interested in helping design the guidelines for wind turbine energy. Also discussed the issue of sprawl, conservation subdivision, and owner property/ownership rights. This planning board will be reviewing some of the tools available to towns about preserving property. Mr. Crosier will discuss Peter Vance's letter with the town attorney.

They're being no further business before the Board the meeting was adjourned. The motion for adjournment made by Mildred Johannson, and seconded Mike Vincent, all in favor.