**Berkshire Planning Board Meeting Notes**

**October 5, 2021**

**6:30 pm**

Members with term expirations:

Adrian Biscontini- Chair 2023

Ken Ceurter- Vice Chair 2025

Nancy Lohmann- Secretary 2022

David Salak 2021

Jim Lacey- Alternate 2021

Dana Ouellette-Alternate 2021

Tim Pollard- County Planning Board Rep.

**Meeting was called to order at 6:45 p.m.**

* **Roll Call**: Biscontini, Ceurter, Lohmann Ouellette, and Lacey met at the Town Hall. Salak was absent.
* **Secretary minutes** were provided and amended by email prior to the meeting. Ceurter made a motion to accept the minutes. The motion was seconded by Lacey. All members present were in favor.

**Meetings and Updates-**

* **Town Board** – Biscontini attended the September Town Board meeting and sent a summary of the meeting to the Planning Board in an email prior to the PB meeting. Biscontini reported the following:
  + Canizio, the Town lawyer, reported that according to the Association of Towns, the town does not have to fill out the SEQR reports for new laws, thus the Town Board approved the Site Plan Review Law.
  + The Highway Dept. has started to receive funds from FEMA.
  + The CEO report stated that several notices were issued for maintenance and unregistered vehicles. Fletcher stated he would contact the police regarding the owner of a house who has ignored citations concerning a house which has been deemed unsafe and uninhabitable. Four building permits were issued.
  + The BRC has planted seed around the pavilion. Electricity is now in the gazebo, and a $5,000 grant has been award to the BRC from the Tioga County Senior Citizens Foundation. It will be applied toward the last loop of the walkway.
* **County Planning Board Meeting** – Pollard emailed a summary of the County meeting that highlighted the following:
  + An applicant, Nikos Automotive, who and previously obtained a Special Use Permit to expand their existing automobile sales and detailing garage business requested a site plan review to construct a 30 x 30’ addition on the northern end of the current structure at the corner of Main Street and Pennsylvania Avenue in Apalachin. It was approved.
  + The Ithaca Neighborhood Housing Services (INHS) requested a site plan approval, a floodplain special use permit, and four area variances to redevelop the majority of northern block of Liberty Street and a majority of the adjacent northern side of Temple Street in a 6-unit multi-family housing development. The Tioga County Property Development Corporation (land bank) has been working over the past year to acquire properties in the project area and demolish the current dilapidated rental structures in anticipation of this redevelopment project. All of the new building will be located within FEMA’s 1% annual chance Special Flood Hazard Area, which requires that all new residential structures be at least two feet above Base Flood Elevation. The location is the block immediately south of Home Central’s location. There was some discussion about flood mitigation steps that will be taken as well as # parking spaces that will be provided. There was some opposition from the Village Board. All requests were approved.
* **Unfinished Business-** 
  + Biscontini will contact Fletcher regarding the status of the Subdivision Law that was on hold until the approval of the Site Plan Review Law.
  + The Planning Board reviewed the Marijuana Regulation Local Law that was requested by the Town Board. It was drafted by Lohmann and Ceurter and emailed to Planning Board members so they could review it prior to the October meeting. After minor modifications, Lohmann made a motion to accept the Local Law and send it to the Town Board for their review. Ceurter seconded the motion. All members present were in favor of the motion.
  + Having completed the Marijuana Law, the Planning Board continued to work on a Solar Energy Local Law using a draft Biscontini started from the NYSERDA guidelines.
* **New Business-**
  + Ouellette announced that she has been asked to join another organizational board and will only be continuing as a member of the Planning Board until the end of 2021. She stated, however, that her husband, Charles Ouellette, would be interested in joining the Planning Board in January 2022.
  + Biscontini reminded Planning Board member of the in-service training opportunities he emailed to members.

Biscontini made a motion to adjourn at 8:40 pm. It was seconded by Lacey. All members present were in favor.