**Berkshire Planning Board Meeting Notes**

**July 6, 2021**

**6:30 pm**

Members with term expirations:

Adrian Biscontini- Chair 2023

Ken Ceurter- Vice Chair 2025

Nancy Lohmann- Secretary 2022

Tim Pollard- County Planning Board Rep. 2024

David Salak 2021

Jim Lacey- Alternate 2021

Dana Ouellette-Alternate 2021

**Meeting was called to order at 6:35 p.m.**

* **Roll Call**: Biscontini, Ceurter, Lohmann, and Pollard met at the Town Hall; Lacey, Ouellette and Salak were excused.
* 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 Biscontini. All members present were in favor.

**Meetings and Updates-Town Board** – Ceurter attended the June Town Board meeting and reported on the following:

* A cell tower is now up on West Hill.
* Keith covered the information from the 239-county review for May that Tim provided. The
proposed Local Site Plan for Berkshire was a 239 review for the county the same night.
* Ceurter reported that he updated the Planning Board’s Local Law book as well as the court’s copy. He noted the Town Clerk can make a copy for their use. Once the Site Plan and Subdivision Local Laws are filed with the DOS, Ceurter will update the Library’s Local Laws book.
* Ceurter reported that the Planning Board is working to complete the Subdivision Local Law.
* The Site Plan public hearing will be scheduled for July.
* Biscontini, as well as other participants, will be meeting to discuss ways to improve the Town website.

**County Planning Board Meeting** –Pollard reported on the following 239 activities:

* A proposed amended and updated Town of Berkshire Site Plan Review Law was reviewed. It was suggested that the wording used in the County’s Farmland Preservation law be used when referring to the prioritizing of farm land in the Berkshire Site Plan Local Law. The proposal was approved.
* Nikos Automotive requested a Special Use Permit for 567 Main Street in the Town of Owego. They requested this permit to expand their existing automobile sales and detail garage business. They expect this expansion would allow them to increase their customers, as well as increase their employees from 3 to 7. The Special Use Permit was approved. It will come back for a Site Plan Review once more detailed drawings are available.

**Unfinished Business-**

* Local Law Review- The Planning Board revised the wording on the Site Plan Law to reflect the suggestion given by the County Planning Board but will drop the low, medium and large statement and the 2015 year of the ag plan. Biscontini will send the revised law to Flesher so it can be reviewed and then presented at the Public Hearing in July.
* The Planning Board finished editing the Subdivision draft. Lohmann will send it to the PB for a final review before the August meeting.

**New Business-**

* The Planning Board will begin the discussion and creation of a local Solar Law during the August meeting. Proposed areas to be addressed will include, but not be limited to, fencing, glare, set back requirements, decommissioning plans, visibility, and use of farm land. NYSERDA template and local laws from Candor and Nichols and others will be used as a reference.

Pollard made a motion to adjourn at 8:25pm. It was seconded by Lohmann. All members present were in favor.