

Berkshire Planning Board  
Meeting Notes  
Feb 2, 2016 6:30-8:30 pm

Members with term expirations:

Ken Ceurter Chair	2020
Tim Pollard Secretary & Co. Planning Board Rep. (through 2016)	2019
Frank Kunik	2016
Marty Mattrazzo	2017
Keith Flesher	2018
Jim Lacey - Alternate	
Vacant - Alternate	

A) Meeting called to order 6:35 pm

- 1) Meeting opened with the Pledge of Allegiance.
- 2) Roll call/Status – Kunik, Pollard, Ceurter , Lacey, and Flesher present, Mattrazzo absent.
- 3) Secretary’s minutes for December regular meeting and Organizational meetings were shared and reviewed previously by e-mail. Kunik moved to approve, Flesher seconded, Carried.

B) Meetings and Updates

1) TB Mtg. Notes

Ceurter shared summary of the January Town Board meeting. Of primary importance was the approval of Keith Flesher as a regular member through 2018. There were a few code enforcement issues, a new Clerk and a new Justice. Nick is still working on the Railroad Ave building issue. Also, Ceurter has presented the intro section of the Comp Plan to the Town Board and indicated we will send drafts to them one section at a time and will meet with them as necessary.

2) TCPB meeting notes presented by Pollard

County Planning Board met in January – there were four 239 reviews:

- Case 2016-001 from the Village of Owego was a zoning amendment to repeal the Architectural Review Board. They want to delete all references in their zoning codes to this board, and where appropriate, replace with a reference to the Owego Historic Preservation Commission. This was a housekeeping change that was needed to keep their codes accurate and up to date. It was approved with very limited discussion.
- Case 2016-002 was a review of the Town of Candor Comprehensive Plan. County staff recommended several organization changes as well as using the 2015 updated Tioga County Ag & Farmland Protection Board's map of ag land to be protected for Candor's ag preservation efforts. The plan was approved, with recommendations that the Candor Town Board consider the suggestions for improvement. There were no representatives present from Candor.

- Case 2016-003 from the Village of Waverly was a site plan review and special permit for the Waverly Pharmacy to tear down a house on an adjoining lot and turn the space into parking and better access to the store. This change would get the store to the required number of parking spots based on its square footage. After brief discussion, both items were approved.
- Case 2016-004 was a special use permit for a developer who wants to build 9 duplexes in and near the floodplain on the west end of Marshland Rd in the Town of Owego. 3 of the 9 sites proposed are in the 1% chance of flood area (formerly the 100yr floodplain). There was a great deal of discussion and back and forth between the board the engineer representing the developer. County staff recommendations were to approve the plan, but only for the 6 sites outside of the flood plain. Marshland Rd and the entrance to all the sites are in the floodplain. A motion to disapprove the entire plan was voted on, 2 yes, 5 no. A motion to accept staff recommendations was voted on, 1 yes, 6 no. It was clear that 2 of us felt nothing should be built on that parcel, and at least 2 others apparently felt all 9 sites should be approved. So the official outcome was no decision, and the Town of Owego Planning Board will have to decide what to do without any input from our board. They will receive notes on the motions made and voted upon, and the results. This was a very interesting case, and it is clear that the members of our board have quite different opinions on flood plain development.

#### C) Unfinished Business

- 1) Berkshire Comprehensive plan update. The Town Board has the Foreword and Vision sections for review.
- 2) The board discussed the next section in the plan, Natural Resources, and agreed to work on this individually for the next meeting.

#### D) New Business

- 1) Ceurter welcomed new members Flesher and Lacey. He noted that one more resident had expressed interest but has not attended a meeting yet. He also talked with Marty Matrazzo about his attendance.
- 2) Newsletter article was sent to all by e-mail and made the deadline for inclusion in the next newsletter.
- 3) An updated year end training spreadsheet was sent to Ron McEwen as Ken and Frank took December webinars. Frank also took more web classes in January and Ken another one as well that NYS offered. Ken will send Keith a Planning Board online training link.
- 4) Ceurter provided the new town clerk with the list of local laws and asked to meet with her in the future to review them.
- 5) Lacey mentioned an article from the Pennysaver that mentioned the importance of a comprehensive plan when municipalities seek grant funds for improvements.
- 6) Ceurter noted that Lacey and Flesher need to see the Town Clerk and sign the oath of office form.

Pollard made a motion to adjourn at 8:50. Flesher seconded, and all were in favor.

