

**Town of New Berlin Planning Board Agenda
March 3, 2022**

March 3,2022----6:00 pm Open meeting with pledge to the flag

Open discussion with the public

New Business

Presentations

6:00 pm David Brooks estate –Barbara Brooks presenting a Minor Subdivision on Bida Road

6:30 pm Dennis Satneck ----simple subdivision on County 29 and Phase 1 of solar farm

7:00 pm Eric Scott--- finalizing simple subdivision 5552 state highway 23 Norwich NY 13815 presenting for Scott will be his surveyor Todd Jacobs

7:30 pm Tammy Vodvarka simple subdivision 270 Upper Great Brook Road

8:00 pm Bida estate—Bill Lyons presenting a Minor Subdivision

Old Business

Approval of November 4, 2021 minutes

Training for Spring of 2022---County planning is working on this ,will notify me by email w/ dates.

Good of the order

Adjourn

Next meeting April 7, 2022

Town of New Berlin
30 N. Main Street, PO Box 845
New Berlin, NY 13411

Town Clerk & Tax Collector
Deborah A Collins-Barker
(607) 847-8909
(607) 847-6158 Fax

Application for a SIMPLE SUBDIVISION

A SIMPLE SUBDIVISION is a one-time subdivision of land resulting in 2 lots. Any subsequent subdivision previously subdivided as a SIMPLE SUBDIVISION must be approved as a MINOR or MAJOR SUBDIVISION.

Application # SS 01- _____

Date of Application MAY 10, 2018

Land Owner TBR GLOBAL VENTURES, LLC

Address 377 HARVEST DRIVE
WITZ, PA 17543

Phone [REDACTED]

Site Location STATE HWY 23 Tax Map # 083889 125-1-5, 1911 # 5552 STATE HWY 23
(Road Name) NORWICH, NY 13815

Please supply a copy of the Tax Map and/or Sketch Plan of the proposed SUBDIVISION to the New Berlin Planning Board.

The Sketch Plan is a near-scale drawing based on Tax Map information that:

Indicates the relationship within 200 feet of the split to:

- Existing community facilities
- Natural wooded areas
- Quarries, gravel beds, excavations, bedrock outcroppings
- Bodies of water, waterways or wetlands
- Existing and/or proposed structures
- Existing and/or proposed utilities
- Existing and/or proposed roads

Provides a general description of the topography around the subdivision

Provides names of adjoining property land owners

Reports all property restrictions such as easements and covenants

Applicable Regulations for Consideration:

Local Law 135-4:

- All lots have a minimum road frontage of 250 feet

Local Law 135-22:

- Lots to be buildable
- All lots shall front a public or private Street
- The ratio of depth to width should be greater than 3:1
(Special considerations is given to large acreage splits)

A LAND SURVEY IS REQUIRED FOR FINAL APPROVAL

Applicant signature [Signature]

Fee \$10

(Revised May 1, 2014)

239 REVIEW SUBMISSION FORM

Submitted to: Chenango County Department of Planning and Development
 Attention: Donna M. Jones, Director of Planning
 County Office Building
 5 Court Street
 Norwich, New York 13815
 (607) 337-1640 (telephone) (607) 336-6551 (fax)

Project Name: TBR GLOBAL VENTURES, LLC Date Submitted: MAY 10, 2018
 Municipality: TOWN OF NEW BERLIN Zoning District: _____
 (if applicable)

Pursuant to §239-1, -m and -n of General Municipal Law enclosed for your review and recommendation is the application for (check all applicable):

- | | |
|--|--|
| ☐ Site Plan Review | ☐ Rezoning (Map Adoption or Amendment) |
| ☐ Area Variance | ☐ Zoning Text Change (Ordinance or Local Law Adoption or Amendment) |
| ☐ Use Variance | ☐ Comprehensive Plan Adoption or Amendment |
| ☐ Special Use Permit | ☒ Subdivision Review |
| ☐ Planned Development | ☐ Other _____ |

The application qualifies for review because the project tax map parcel is located within 500 feet of the following (check all applicable):

- | | |
|--|---|
| ☐ Municipal Boundary* | ☐ State/County Park or Other Recreation Area |
| ☒ State/County Road | ☐ State/County Drainage-way/Watercourse |
| ☐ Farm located in Agricultural District | ☐ State/County-owned land on which a public building or institution is located |

Project Sponsor/Applicant: TBR GLOBAL VENTURES, LLC
 Project Sponsor/Applicant Mailing Address: 377 HARVEST DRIVE, LITITZ PA 17543
 Location of Project/Property: 5552 STATE HWY 23, NORWICH NY 13815
 Tax Map Number(s): 083889 125-1-5.1
 Description of Proposed Action: SIMPLE SUBDIVISION

Other Pertinent Information: _____

The following public hearings and/or meetings are scheduled by the following board(s) (check all applicable):

	Public Hearing Date/Time	Meeting Date/Time
☐ City/Town/Village Board	_____	_____
☐ Zoning Board of Appeals	_____	_____
☒ Planning Board	_____	<u>MAY 10, 2018</u>
☐ Other	_____	_____

* Pursuant to General Municipal Law §239-m, the legislative body or reviewing board of a municipality shall give notice of a public hearing for a proposed *Special Use Permit, Use Variance, Site Plan Review or Subdivision Review* to the Clerk of an adjacent municipality at least 10 days prior to the public hearing when the subject property is located within 500 feet of the adjacent municipality:

☐ Notice has been given to the Clerk of the _____
 Adjacent Municipality(s)
 on _____
 Date

Application submitted by: [Signature]
 Signature

Note: In order for the 239 Committee to evaluate your submission to the fullest, make sure to include a site plan or at least a sketch showing important aspects, relevant dimensions, and other important information about the project that will help the Committee in their evaluation.

The site plan should include: north arrow, scale designation, tax map ID number, location and description of site features such as water, drainage, wetlands, septic systems (new/proposed), wells (new/proposed), drives, roads, parking, structures (new/proposed), floodplain information and other manmade objects. Topographic data is required for commercial/industrial projects.

For Office use only:

Date received: _____

Chenango County Department of Planning and Development will have 30 days from the date received to provide comments.



CHENANGO COUNTY PLANNING & DEVELOPMENT BOARD

County Office Bldg., 5 Court Street, Norwich, New York 13815 Tel. (607) 337-1640 Fax. (607) 336-6551

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Michael Flanagan
VACANT

PLANNING BOARD'S 239-REVIEW COMMITTEE

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Alternates:
Chris Lyons
Sally Chirlin
Thomas Grace, Sup.
Alex Larsen
Michael Flanagan
VACANT

June 12th, 2018

Ms. Teresa Clarke
Town of New Berlin Planning Board

SUBJECT: Results of 239-Review / Conditions / Return for Local Determination

18-28 (Town of New Berlin) TBR Global Subdivision

Dear Ms. Clarke:

The Chenango County Planning Board's 239-Review Committee has completed the review of the above referenced proposal, per your request.

The Committee has approved the application with the following recommendations or concerns:

- Comply with NYSDOT

Please send the Chenango County Department of Planning & Development a copy of your Board's decision.

Respectfully,

Corey Katusha, For;
Ted Guinn, Chairman
239 Review Committee
Chenango County Planning & Development Board



Department of
Transportation

ANDREW M. CUOMO
Governor

PAUL A. KARAS
Acting Commissioner

JOHN R. WILLIAMS, P.E.
Regional Director

May 29, 2018

Mr. Shane Butler, Planning Director
Chenango County Planning & Development
5 Court Street
Norwich, New York 13815

Dear Mr. Butler:

**RE: SUBDIVISION REVIEW – TBR GLOBAL VENTURES, LLC
5552 NYS ROUTE 23,
TOWN OF NEW BERLIN, CHENANGO COUNTY
NYSDOT CASE #18-067**

We have reviewed the materials for the above-referenced proposal. Please note the following comments:

- For any work to be conducted within the State right-of-way, such as for the construction of a new driveway to the site, the applicant will be required to obtain a Highway Work Permit from the Region prior to the commencement of this work. The applicant may contact the NYSDOT Chenango Residency at (607) 843-6884 for more information;
- Please note that the location of the proposed driveway to the remainder of the parcel, as shown on the subdivision plan, should only be considered an approximate location. Any proposed driveway location is subject to Regional concurrence in consideration of sight distance and other factors;

If you have any other questions, or need further assistance, please contact Sean Murphy at (607) 772-7335.

Sincerely,

for Tony Signorelli, P.E.
Regional Traffic Engineer