

**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 \_\_\_\_\_

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 \_\_\_\_\_

Fee \$10

(Revised May 1, 2014)

Form # SS 7-99

1 of 1

Author: TNB Planning Board

## 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):

- |  |  |
|--|--|
| <input type="checkbox"/> Site Plan Review    | <input type="checkbox"/> Rezoning (Map Adoption or Amendment)                              |
| <input type="checkbox"/> Area Variance       | <input type="checkbox"/> Zoning Text Change (Ordinance or Local Law Adoption or Amendment) |
| <input type="checkbox"/> Use Variance        | <input type="checkbox"/> Comprehensive Plan Adoption or Amendment                          |
| <input type="checkbox"/> Special Use Permit  | <input checked="" type="checkbox"/> Subdivision Review                                     |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Other _____   |

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

- |  |   |
|--|---|
| <input type="checkbox"/> Municipal Boundary*                   | <input type="checkbox"/> State/County Park or Other Recreation Area                                   |
| <input checked="" type="checkbox"/> State/County Road          | <input type="checkbox"/> State/County Drainage-way/Watercourse  |
| <input type="checkbox"/> Farm located in Agricultural District | <input type="checkbox"/> 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
<input type="checkbox"/> City/Town/Village Board	_____	_____
<input type="checkbox"/> Zoning Board of Appeals	_____	_____
<input checked="" type="checkbox"/> Planning Board	_____	<u>MAY 10, 2018</u>
<input type="checkbox"/> 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

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

### OFFICERS

Paul Thomsen  
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Paul Romahn  
Vice-Chairman

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Secretary

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County Planning Director

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Senior Planner

Corey Katusha  
Planner

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George Seneck, Sup.

Bob Davis

Alex Larsen

Chris Lyons

Sally Chirlin

Ted Guinn

Michael Flanagan

VACANT

### PLANNING BOARD'S 239-REVIEW COMMITTEE

Ted Guinn  
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Bob Davis  
Vice-Chairman

Paul Thomsen  
George Seneck, Sup.  
Perry Owen  
Paul Romahn

### Alternates:

Chris Lyons

Sally Chirlin

Thomas Grace, Sup.

Alex Larsen

Michael Flanagan

VACANT

June 12<sup>th</sup>, 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  
5652 NYS ROUTE 23,  
TOWN OF NEW BERLIN, CHENANGO COUNTY  
NYS DOT 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