

**Town of Berne
ZBA Meeting Minutes
August 20, 2025**

Public Hearing:

- Board Member Godin called the meeting to order.
- Pledge of Allegiance
- Board Member Kisselback made a motion to have Board Member Godin as acting Chairman, Board Member Lyons seconded, the motion was carried with all Members voting AYE.
- Roll Call: The following Board Members were present – Acting Chairman Godin, Board Members Kisselback and Lyons. Absent was Chairman Bauer. A Quorum was established.
- Board Member Kisselback made a motion to accept the meeting minutes from 7/16/25, Board Member Lyons seconded, the motion carried with all members voting AYE.
- The Applicant William Gordon gave a quick recap of his project for a 24x36 roof over the existing camper and deck.
- None of the Board Member had any further questions about the project, and no neighbors of the applicant showed up to speak for or against the variance, nor were there any emails or letters sent for or against the variance application.
- Acting Chairman Godin closed the Public Hearing.

Regular Meeting:

New Business:

- Grace Ferri: (SBL# 100.-1-9.800) 585 Highpoint Rd. Middleburg, N.Y. Setback Variance Application- The applicant wants to put up a 12x24 shed on a 11.49-acre vacant property but does not meet the side yard offsets because of where they also want to put a future home on the property, they have limited flat terrain on the property to do so.
- A site visit will be conducted to physically see the topography of the

property, and to see why this is the only spot that is buildable on and why the variance is required.

- Acting Chairman Godin gave permission for the applicant to teleconference with the Board for the next meeting, as they live about 3 ½ hours away.
- A phone meeting has been set up for the next meeting on September 17, 2025.

Old Business:

- William Gordon – (SBL# 103.1-34) 783 Woodstock Rd. Lot 33 East Berne, N.Y. Setback Variance
- The ZBA Members filled out their Variance Decision Worksheets, the following five questions were answered by each Board Member for William Gordon.

Setback Variance Decision

1. NO
2. NO
3. NO
4. NO
5. NO

- A roll call vote to grant or deny the Setback Variance Application for William Gordon are as follows:
Acting Chairman Godin – Grant
Board Member Kisselback – Grant
Board Member Lyons – Grant

Board Member Kisselback made a motion to Grant the Variance, Board Member Lyons seconded, motion was carried with all members voting AYE.

- Acting Chairman Godin made a motion to adjourn the meeting, Board Member Lyons seconded, the motion was carried with all members voting AYE.

Respectfully Submitted,

Peggy Deitz

Administrative Assistant

