

**Town of Berne
Planning Board Meeting Minutes
August 7, 2025**

Public Hearing: 6:30 PM

- Chairman Khoury called the meeting to Order
- Pledge of Allegiance
- Roll Call: The following Board Members were present, Chairman Khoury, Board Member Vincent, Board Member Bremer, Board Member Deitz, Alternant Mahler, Board Member Kipper was absent.
- Chairman Khoury made a motion to accept the meeting minutes from 7/10/25, Board Member Vincent seconded the motion, the motion was carried with all members voting AYE.

Anita Martin and Partick Hannan: Anita Drink Liquor Store (SBL# 91.-1-13). 65 Main Street East Berne, NY

- The Board had no additional questions for the applicants
- No one showed up for the Public Hearing nor did anyone send in any letters or emails to speak for or against the Special Use permit for the proposed liquor store at 65 Main Street.
- Chairman Khoury made a motion at 7 PM to close the Public Hearing for the Special Use permit, Board Member Bremer seconded, the motion was carried with all members voting AYE.

Regular Meeting:

Anita Martin and Patrick Hannan: Anita Drink Liquor Store (SBL# 91.-1-13). 65 Main Street East Berne, NY

- Chairman Khoury made a motion to Approve the Special Use Permit for Anita Drink Liquor Store, Board Member Deitz seconded, the motion was carried with a unanimous roll call vote.

- **Roll Call Vote:**
Board Member Bremer- AYE
Board Member Vincent- AYE
Board Member Deitz- AYE
Chairman Khoury- AYE

New Business:

- **Ronda and John Cochran:** Home Occupation Application (SBL# 81.-2-16.1) 256 Elm Dr. East Berne NY- The applicants would like to host events in their accessory structures. They will not be using the house or the septic on the property, porta potty's will be on premises as well as parking for all events, and all events will be catered. The events will be seasonal.
- Chairman Khoury made a motion to accept and review the application, Board Member Deitz seconded, motion was carried with all members voting AYE.
- Board Members Deitz and Mahler will perform the site visit for this application.
- **Grippin Minor Subdivision:** (SBL# 92.-2-51) 35 Pinnacle Rd East Berne NY- The applicant wants to do a Minor Subdivision of 104.5+/- acres into two parcels. One consisting of 7.92 +/- acres which will be used to build a single-family residence on the parcel. The remaining 96.58+/- acres will stay as the original parcel. This will create one new lot.
- Chairman Khoury made a motion to accept the Application for review, Board Member Vincent seconded, the motion was carried with all members voting AYE.
- Board Member Bremer will perform the site visit for the Subdivision Application.
- **Special Use Permit/ Site Development Plan Review:** (SBL# 80.-2-29) Jason King 64 Main Street East Berne, NY – Mr. King wants to host private community events (invite only) and outside events in the backyard of his residence. After multiple questions from the board members about the type of event and because of cannabis/ hemp-based products being traded

or sold, which needs certification/ regulation from New York State. The applicant would have to find out what they need to do to follow State regulations first before we would be able to review or accept the application for special use permit to have cannabis/ hemp-based events. Chairman Khoury stated that he would speak with the Town attorney as well, so the board knows what their responsibilities are concerning events like this.

- Chairman Khoury made a motion to deny the review/ acceptance of the application for Special Use Permit because of an incomplete application, Board Member Vincent seconded, the motion was carried with all members voting AYE.

Old Business:

- **Review of Minor Subdivision:** (SBL# 80.-1-5.100) Brad Rockmore/ Windemere Farm 17 Strevell Lane East Berne, NY –
 - Mr. Rockmore gave a brief presentation of the intended project, also this was discussed in the July meeting. Chairman Khoury told the applicant that unfortunately after reviewing the application, the board was notified of open violations and open permits on this property. At this time no further action can be taken on this matter and was tabled.
 - The applicant was advised these items must be addressed and satisfied with the building department.
 - Mr. Rockmore was also asked by the board for more documentation that needs to be added to the subdivision packet before it goes back to the board after all issues are completed with the building department.

Other:

- Chairman Khoury reminded everyone to continue to gather their questions for changes to the Towns Solar Code.
- Chairman Khoury made a motion to adjourn, Board Member Deitz seconded, the motion was carried with all members voting AYE.

Respectfully Submitted,

Peggy Deitz

Administrative Assistant