

**Town Of Berne  
Planning Board Meeting Minutes  
December 7, 2023**

**Public Hearing: 6:35 PM**

- **JMW Estates INC. Minor Subdivision 631 Irish Hill Rd (SBL# 79.-3-7.2)**
- **Chairman Martin made a motion to open the Public Hearing with Board Member Seconding the motion, motion was carried with all members voting Aye.**
- **No one showed up to speak for or against the minor subdivision.**
- **Nichlos Daniels from Hershberg and Hershberg the representative for JMW Estates INC. Minor Subdivision stated that as requested by the Planning Board that he spoke with Mr. Wallace and that the applicant no longer wishes to proceed with the restricted “Forever Green” area.**
- **Chairman Martin asked when the driveway could be moved because where it is now located was on private property, Matt Lounsbury who has a lease agreement and will be the new owner of the 5-acre lot if the Subdivision is approved stated that it wont be able to be moved till Spring.**
- **Chairman Martin made a motion to close the Public Hearing, Board Member Shultes seconded, the motion was carried with all members voting Aye.**
- **Board Member Vincent requested that even though it is not the Subdivision property but the same property owner that there has been a problem with water coming down the hill and into town. It has been discussed with the property owner already that if anything is to be done with the other property then an engineer would have to be called in as to not disturb any of the already soil erosion.**

**Regular Meeting:**

- **Pledge of Allegiance**
- **Roll Call: Chairman Martin, Board Member Vincent, Board Member Shultes, Board Member Bremer, Alternant Member Khoury, Alternant Member Warner, Board Member Kipper was absent.**

- **Chairman Martin thinks that the buffer / screening on one part of the property owner's other part of the property be monitored and see what it looks like in the Spring and proceed from there as to whether to make them take it down or get a fence permit.**
- **Chairman Martin requested that the driveway be located entirely on Lot 2 of the subdivision, as well as it should be clearly marked on the final plat map**
- **Chairman Martin made a motion to approve the Minor Subdivision for JMW Estates INC. 631 Irish Hill Rd. (SBL# 79.-3-7.2) with the stipulation that the driveway dimensions be clearly marked for lot 2. Board Member Bremer seconded. A Roll call Vote as follows:**

**Roll Call Vote**

- 1. Joe Martin- Yes**
- 2. Cathy Shultes- Yes**
- 3. Kris Bremer-Yes**
- 4. Mike Vincent- Yes**

**Chairman Martin made a motion to adjourn the meeting, Board Member Bremer seconded, vote was carried with all members voting Aye.**

**Meeting Adjourned at 7PM**

**Respectfully Submitted,**

**Peggy Sue Deitz  
Administrative Assistant**