

**Town of Berne
Planning Board Meeting Minutes
July 10, 2025**

- Chairman Khoury called the meeting to order
- Pledge of Allegiance
- Roll Call: The following Board Members were present, Chairman Khoury, Board Members Vincent, Deitz and Alternate Mahler. Board Members Kipper and Bremer were absent. A Quorum was declared.
- Chairman Khoury made a motion to accept the minutes from 6/5/25, Board Member Deitz seconded, motion was carried with all members voting AYE.

New Business:

- **Site Development Plan Review for Anita Drink Liquor Store – 65 Main Street East Berne (SBL # 91.-1-13)**
- Chairman Khoury and Board Member Deitz performed the site visit for the Planning Board to the site of the proposed liquor store and found that there were no problems with the sight layout. The property is already zoned commercial. Half of the existing structure is a 2-bay garage/ workshop, and they want to turn the front half into a liquor store. Parking seemed to be sufficient and is exactly as it was proposed; the handicapped parking would be next to the entrance of the building.
- Chairman Khoury made a motion to set a Public Hearing for August 7, 2025, at 6:30, Board Member Vincent seconded, the Motion was carried with all voting AYE.
- **Review of Minor Subdivision for Windemere Farm- 17 Strevell Lane East Berne (SBL # 80.-1-5.100)**
- Brad Rockmore explained to the Board why they were requesting to do a Subdivision.
- Chairman Khoury explained to the applicant that since there was a lot of information that the board would review the application and that it would be back before the board at the August meeting.

Old Business:

- Chairman Khoury reminded the Board Members to continue gathering their comments and additional questions for the review of the Solar code

moratorium. The board is to do so in writing by the September 4, 2025 meeting, at which time they will be sent to the Town Board for their review.

Other: NONE

- **Chairman Khoury made a motion to adjourn the meeting, Board Member Vincent seconded the motion, the motion was carried with all members voting AYE.**

Respectfully Submitted,

Peggy Deitz

Administrative Assistant