

**Town Of Berne
Planning Board Meeting Minutes
November 7, 2024**

- **Board Member Vincent Called the Meeting to Order**
- **Pledge of Allegiance**
- **Roll Call: The following Board Members were present, Board Member Vincent, Board Member Khoury, Board Member Kipper, and Alternate Warner. Chairman Bremer was absent.**
- **Board Member Kipper made a motion to accept the meeting minutes from October 3, 2024, Board Member Khoury seconded, the motion was carried with all members voting AYE.**

New Business : NONE

Old Business : Robinson -Smith Lot Line Adjustment (SBL# 102.-2-13) 220 Willsie Rd

- **Board Member Khoury read his site visit review that he conducted and found that everything was as described to the board. He talked about the steepness of a portion of the property and the three seasonal streams that go through the property. He also talked about the trees that is found on half of the property, such as young poplar, and young hardwood, the other half is mature Poplar and hardwood He also stated that there could be the possibility of building of a residence if the property owners wanted but it would be very limited space because of the steepness of the property. The Robison's stated that they had no plans to build on this property, it will only be used to add more acreage to their property.**
- **The Conservation Board also did a site visit on the property on October 24, 2024. Board Member Vincent read it to the board. They noted a stream on the property that was dry when they visited but would likely be very full in the spring or after heavy precipitation events. It crosses Willsie Rd on the south side of the property. This stream is also a tributary of the Switzkill and runs South and Southwest through the property. The property lies within "core forest", which provides habitat for many species, especially songbirds, which are sensitive to human disturbance. There is a lot of hardwoods, with some white pine mixed in closer to Willsie Rd.**
- **The Conservation Board has no issues with the proposed lot line adjustment. They do have the following recommendations for the property**

owners

- 1. The parcel does not seem appropriate for a building lot, for the most part, because of the slopes, and because of the stream which is a tributary of the Switzkill. The core forest aspect of the parcel suggests that wildlife habitat should be conserved.**
 - 2. The forest condition would benefit from a forest management plan developed by a consulting forester, who can ascertain the best way to achieve the landowner's ownership objectives.**
- Board Member Vincent made a motion to hold a Public Hearing for the Lot Line Adjustment on December 5, 2024, at 6:30 PM.**
 - Board Member Kipper made a motion to adjourn the meeting, Alternate Board Member Warner seconded, the motion was carried with all members voting AYE.**

Respectfully Submitted,

**Peggy Deitz
Administrative Assistant**