

**Town of Berne**  
**Planning Board Meeting Minutes**  
**September 4, 2025 @ 7 PM**

**Regular Meeting:**

- Chairman Khoury called the meeting to order
- Pledge of Allegiance
- Roll Call: The following Board Members were present - Chairman Khoury, Board Members Vincent, Deitz, Bremer, Kipper and Alternate Mahler. A Quorum was declared.
- Chairman Khoury made a motion to accept the minutes from 8/7/25, Board Member Vincent seconded, motion was carried with all members voting AYE.

**New Business:** NONE

**Old Business:**

- **Home Occupation Application:** (SBL# 81.-2-16.1) Ronda and John Cochran 256 Elm Dr. East Berne
- Board Member Deitz and Alternate Mahler performed a site visit to the property, everything was as shown in the plans for this property. It was suggested to the applicant by Board Member Deitz such as Exit signs, smoke detectors, pull fire alarm, fire extinguishers, land line phone, defibrillator, and a fire lane outside the venue, and possible signage by the pond area, and where there is a slight drop off on the concrete by where the parking will be on the property.
- Chairman Khoury made a motion to accept the complete application, and set the Public Hearing for October 2, 2025, at 6:30 PM, Board Member Deitz seconded, Motion was carried with all members voting AYE.
- **Grippin Minor Subdivision:** (SBL# 92.-2-51) 35 Pinnacle Rd. East Berne
- Board Member Bremer and Alternate Mahler performed a site visit to the property; everything was as presented on the survey map for the

subdivision. The only thing on the proposed 7.92 +/- acres that will be divided from the existing 104.5 +/- acre property as of now is an existing driveway. The land is currently used as hayfields on the existing farm property.

- Chairman Khoury made a motion to accept the completed application, and set the Public Hearing for October 2, 2025, at 6:30 PM, Board Member Vincent seconded, motion was carried with all members voting AYE.

**Other:**

- Chairman Khoury made a motion to go into Executive session at 7:45 PM to discuss Application procedures presented to the Board, Board Member Deitz seconded, all members voted Aye.
- Executive session ended at 8:03 PM. Chairman Khoury made a motion to call the regular meeting back to session, Board Member Vincent seconded, all Members voted AYE.
- Board Member Vincent made a motion to contact the Town Attorney, and Code Enforcement Officer Heigel to have them reach out to the Rockmore's to get the open violations and outstanding open building permits closed like they were asked to do at the Board meeting in August, in order to be able to move forward with their recent application that was presented to the Board at the August meeting. Board Member Deitz seconded the motion, the motion was carried with all members voting AYE.
- Chairman Khoury reminded all Board Members to continue to get their questions together for the Solar Code.
- Chairman Khoury made a motion to adjourn the meeting, Board Member Kipper seconded the motion, motion was carried with all members voting AYE.

**Respectfully Submitted,**

**Peggy Deitz**

**Administrative Assistant**

