

Town of Berne
Planning Board Meeting Minutes
September 3, 2026

Public Hearing:

- Chairman Khoury called the meeting to order
- Pledge of allegiance
- Mike located at 312 Peasley rd. east of Tim Lipperts property. He was concerned with water flowing to his property if something is potentially built above him.
- Tim Lippert responds and explains his exact lot line adjustment goals. He explains that the water issue has been that way for over 200 years.
- John Gifford was concerned about the amount of road frontage but noticed there was enough.
- Board member Vincent asks for clarification on Tim Lippert's driveway by where the shed is from the house where does the water flow. Lippert responds that if you're facing down the drive it is the 20 ft brush.
- Board member Vincent mentions the pole, possibly telephone pole, why it is there. The neighbor's house gets its power from the pole.
- Board member Vincent asks how the water pressure is, Tim Lippert responds that it is great.
- Marika Romero questions whether lot 4 will still be zoned as agriculture land. She was also concerned about someone possibly buying it and sub diving again and building more, but due to the road frontage as the board mentions that will not be able to happen.
- Chairman Khoury states that they may have to table Tim Lippert's application to get some more information from town attorney in order to make a determination on the application.
- Chairman Khoury tables Tim Lippert's application
- Chairman Khoury considers a deed restriction.
- Board member Vincent makes a motion to the deed restriction with a second with all present members voting aye.
- Chairman Khoury closes the public hearing.

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, Kipper, Bremer, and alternate member Mahler. A Quorum was established.**
- **Board Member Vincent made a motion to accept the meeting minutes from 8/6/26. Board Member Deitz seconded, all members voted AYE.**

Old Business:

- **(SBL# 100.-1-23) Gilbert lot line adjustment proposal at 598 High Point Rd., Berne to consolidate Lot 16 (SBL# 100.00-1-16 and Lot 21 (SBL# 100.00-1-21) and adjust the common boundary with Lot 23 to increase the road frontage requirements (300 ft) for future construction of a manufactured home.**
- **Board member Kipper had no complaints or discussions after his site visit. He states there is no reason why the adjustment would not be able to happen.**
- **Board member Vincents confirms that the driveway was already there. Resident Gilbert confirms.**
- **Board member Deitz mentions there are also no drainage issues near the driveway.**
- **Board member Deitz makes a motion to approve Gilbert's lot line adjustment seconded by board member Vincent. All members voting aye.**

New Business:

- **(SBL# 78.-2-1-21) Approve or Deny proposed change to Certificate of Occupancy for 1753 Helderberg Trl, Berne in the Historic District (Zone TN/MU2) from Group U (garage) to Group B (art studio) for owners Stephen and Thedra Cullar-Ledford.**
- **Thedra Cullar-Ledford was present to talk about her plans for 1753 Helderberg Trl. She is an artist and just looking to get insulation and heat at the moment in the garage.**
- **Building Inspector Carroll states they just want the usage changed from a parking garage to an art studio.**
- **The property is located in the Historic District.**
- **Chairman Khoury makes a motion to Approve Gilbert application seconded by board member kipper, all members voting aye.**

Other:

- **Chairman Khoury mentions that the board members should review the public comment packet from Emily Vincent regarding the commercial solar moratorium expiration deadlines.**
- **Chairman Khoury makes a motion to accept to review for decision on the comment packet seconded by board member Kipper. All members voting aye.**

Adjourn: Board member Bremer made a motion to Adjourn the meeting and Board Member Deitz seconded, all present members voted AYE.

**Respectfully Submitted,
Rosita Herrera**