

**Town of Berne  
Planning Board Meeting Minutes  
October 2, 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, Bremer, Kipper, and Alternate Mahler. A Quorum was declared.
- Board Member Kipper made a motion to accept the minutes from 9/4/25, Board Member Deitz seconded, motion was carried with all members voting AYE.

**Public Hearing:**

- **Home Occupation Application:** (SBL# 81.-2-16.1) Ronda and John Cochran- 256 Elm Dr. East Berne, NY – The Cochran's would like to hold seasonal events such as weddings in their accessory structure(s). No one showed up to the Public Hearing to speak for or against the Home Occupation Application, nor were there any emails or letters sent to the Administrative Assistant or the Planning Board about said Application. The Applicant stated that one of the adjacent neighbors contacted them directly after receiving a certified letter in the mail about the Public Hearing to ask what it was about, the Applicant explained to them what the application was that they were proposing to the Board and the Neighbor had no issues with what the applicant wished to do with their property.
- **Grippin Minor Subdivision:** (SBL# 92.-2-51) Wesley Grippin 35 Pinnacle Rd. East Berne NY – Minor Subdivision consisting of 104.5 +/- acres dividing into 2 parcels. One consisting of 7.92 +/- acres and the other consisting of the remaining 96.58 +/- acres. Creating 1 new parcel. No one showed up for the Public Hearing to speak for or against the Minor subdivision Application, nor were there any emails or letters to the Administrative Assistant or the Planning Board about said Application.
- The Board waited till 7 PM to see if anyone showed up to speak for or against either Application presented at the Public Hearing.

- At 7 PM Board Member Deitz made a motion to close the Public Hearing, Board Member Vincent seconded the motion, 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 NY**

- Chairman Khoury made a motion to approve the Home Occupation Application for Ronda and John Cochran, Board Member Kipper seconded, motion was carried with all members voting AYE.

**Grippin Minor Subdivision Application: (SBL#92.-2-51) Wesley Grippin 35 Pinnacle Rd. East Berne, NY**

- Chairman Khoury made a motion to approve the Minor Subdivision Application for Wesley Grippin, Board Member Kipper seconded, the motion was carried with all members voting AYE.
- Board Member Kipper made a motion to adjourn the meeting, Board Member Deitz seconded the motion, motion was carried with all members voting AYE.

**Other: NONE**

**Respectfully Submitted,**

**Peggy Deitz**

**Administrative Assistant**

