

**Town of Berne
Planning Board Meeting
September 3, 2026**

Agenda

Public Hearing 6:30 PM: (Lippert subdivision of 30 & 44 Bradt Hollow Road)

Regular Meeting 7 p.m.:

- Call Meeting to Order
- Pledge of Allegiance
- Roll Call
- Acceptance of Minutes from 8/6/26

Old Business:

- (SBL# 113.-1-1.33 & 11.3.-1-3) Timothy Lippert 30 Bradt Hollow Rd, Berne – Minor Subdivision proposal to subdivide two lots of 56.87+/- acres and 63.25 +/- acres to create two new parcels (4 parcels total).
- (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.

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.

Other:

Review and accept public comment packet from Emily Vincent regarding the commercial solar moratorium expiration deadlines.

Adjourn: