

Village of Bergen  
Planning Board Meeting  
October 17, 2012

**Planning Board Attendees:**

Vickie Almquist, Chairperson  
Vicky Truax  
Cyndi Payne Utter  
David Burke  
Mike Fleming  
Ken Steinmetz, Alternate  
Rene' Vurraro, Secretary

Other attendees: Mayor Ralph Marsocci, Kristopher Vurraro (Village Attorney), Ken Kuter (Code Enforcement Officer), Kam Sembhi, Carl Schoenthal

Meeting Opened at 7:37 pm

**Approval of meeting minutes:**

With correction to Chairperson Almquist's name

A motion to approve the meeting minutes of the Planning Board meeting held September 21, 2011, 2011 was made by Cyndi Utter Payne and seconded by Vicky Truax. The motion carried by the following vote:

Chairperson Almquist - aye  
David Burke – aye

**Reports**

**Mayor Marsocci**

The Mayor thanked all the Planning Board members for serving the Village of Bergen. He encouraged all members to take advantage of all the training opportunities available to fulfill the required 4 hours per year. Mayor Marsocci also asked that the Planning Board meet at least 4 times throughout the year, even when there is no business on the agenda.

**Village Attorney**

Kris Vurraro introduced himself to the Planning Board and discussed how he could support the Board.

**Chairperson Almquist**

Introductions of the new members and upcoming training opportunities were discussed.

### **Privilege of the Floor**

Kam Sembhi and Carl Schoenthal, BWM Group representing Bergen Country Deli distributed preliminary sketch plans to the board.

Mr. Sembhi discussed the general concept of the Bergen Country Deli with the Planning Board. He intends to make significant improvements to the property located at 8073 Clinton Street Road. These enhancements will improve the look of the property while offering customers additional services. The new and improved facility will also create jobs in the community.

Mr. Schoenthal, project engineer, reviewed the preliminary concept plans with the group and answered questions about the plan.

General comments and issues that were addressed included:

- Need confirmation of zoning – is it a C1 or C2? This will make a difference in determining the dimensional criteria for the project
- The plans include an increase in the diesel tank size – will need to check with the DEC and building codes to ensure that all requirements are met
- Storm Water laws – Dry swale and hot spots were discussed
- Parking spaces – 1 space for every 200 square feet
- Special Use Permit – A gasoline station/market is a permitted use in C-2 zoned property with a Special Use Permit
- Curb cut may need to be approved by the Department of Transportation
- Septic Tanks placement
- Lighting Plans will include canopy lighting
- Hours of Operation will need to be addressed
- The Site Plan and Special Use permit will need to go to Genesee County Planning Board referral based upon the proximity to the County Road.

The next Planning Board meeting was set for Tuesday, November 27<sup>th</sup>.

### **Adjournment**

A motion to adjourn was made by Vicky Truax and seconded by Cyndi Payne Utter. The motion carried by the following vote:

Chairperson Vickie Almquist – aye  
David Burke - aye

The meeting was adjourned at 8:35 pm

Respectfully submitted,

René Vurraro  
Village of Bergen Planning Board Secretary

**Completed Training Hours (June 2012 – May 2013)**

Chairman Vickie Almquist

Vicky Truax

Cyndi Utter Payne

David Burke

Mike Fleming

Ken Steinmetz

Christina Bergeron