

Village of Bergen
Planning Board Meeting
May 20, 2015

Planning Board Attendees:

Vickie Almquist, Chairperson
Rene' Vurraro, Deputy Chairperson
Dave Burke
Kate Milliman
Heather Piper, Alternate
Barbara Zinter, Secretary

Other attendees: Mayor Anna Marie Barclay, Ken Kuter (CEO/ZEO), Kam Sembhi, and Adam Freeman.

Meeting Opened at 7:20 pm

Approval of meeting minutes:

A motion to approve the meeting minutes of the Planning Board meeting held March 18, 2015 was made by Kate Milliman and seconded by Dave Burke. The motion carried by the following vote:

Chairperson Almquist – aye
Rene' Vurraro – aye
Dave Burke – aye
Kate Milliman – aye
Heather Piper – aye

Reports

Chairperson Almquist

Tonight's previously scheduled training will be postponed to the June 17th meeting as we will be spending time discussing the engineered design drawings for the proposed Bergen Car Wash at 8073 Clinton Street Road.

Privilege of the Floor

Ken Kuter suggests that the Planning Board wants to see this as a conceptual plan meeting so that we can have a discussion about what we want to see on the plan. It would be premature to take this as a formal application at this time. Chairperson Almquist agrees.

The original site plan for the Bergen C-Store was approved based on a special use permit issued back in 2008.

The minor subdivision would probably not want to move forward until they are sure this other part would also move forward.

Adam Freeman, engineer with LandTech Surveying and Planning presented the site plan in more detail. The car wash is proposed as an accessory use to the existing C-Store. They are looking for a slight adjustment to the lot line. There will be an easement needed but there is not a problem with that due to ownership. They will need a new water service. They have included two parking spots for the pet wash and no others should be necessary. Runoff drainage will be mostly to the west but some to the east.

Ken pointed out that the original design plan was for a dry swale area where the grassy area is by the dumpster.

Adam was not able to access the original plans but may have to look at a slight change to the current plan.

Ken asked if moving forward the need was to do the minor subdivision combined with the site plan. Kam Sembhi agrees.

Kam should be able to get the original maps from the first designer.

Ken is unclear on what type of use the pet wash would be considered.

Adam's understanding of the pet wash is an elevated table with a wash wand and traps for hair to keep it from entering the sewer system. Design is an open room with a wall separating the two areas.

Rene' Vurraro had questions after reviewing the drawings:

- Parking spots are not reflected on the map along route 33.
- There is one less spot in reality than what is reflected on the map at the C-Store doors
- She would like to see where the current lot line is on the plans.
 - Adam replied that he had not shown it on the plan just for clarity.
- Where exactly is the sewer line? She is concerned that it may not be where it is reflected.
 - Adam based it off the "as build" design.
- Is the light pole staying out there in the middle of the lot?
 - Adam didn't realize it was actually there.
 - Kam said it could be moved.
 - Adam thinks it may need to be moved closer to the building.

Ken remembers a change that was approved by the Village engineer but is unclear on what it was.

The curb cut-ins by the Farm Market onto route 33 are not shown well. We would like to see a traffic flow overlay.

Chairperson Almquist was thinking some sort of planter type barrier to control the traffic direction would be helpful.

Pedestrian traffic needs to be defined on the plan.

Ken said the parking spots along route 33 were never on the original plans. They may have just been painted there after the asphalt was laid.

The Genesee County Referral for the original Bergen C-Store was asking for a traffic study and DOT review. This was overridden for the C-Store but with the additional traffic expected, Ken encouraged that it should be required now.

Adam expects 20 to 30 additional patrons a day at peak with the addition of the car wash. Ken thinks this may be a conservative number based on the demographics of the area.

Rene' questioned where the employees would be parking. Kam has a plan for extra parking in the grassy area currently by the dumpster. Parking along the dumpster will be changed and not there anymore. It needs to be revised on the plan.

Vickie wants to know where they envision the trucks parking when the car wash goes in as that appears to be where they park currently. Ken sees this as a cross easement for that and maybe some access from the one entrance on route 33.

In Kam's opinion, the C-Store has exceeded his expectations.

Disposal of the water was questioned. Adam said that recycled water for this type of system is not very popular. For the most part, the water would be fairly clean. The oil separator would act as a septic system.

Ken would like to be provided the gallons per day estimate of disposal. He has heard estimates of 3,000 gallons per day per bay from others that he has talked to.

The Village's Sewer Law should be reviewed for issues pertaining to this plan. We will need to know the flow rate at peak usage. What kind of soap will be used? Is it a phosphate-type soap? If the soap is changed, we should be notified to ensure compatibility with the sewer system. Ken thinks we may need the MSDS sheets so we can tell what it is.

Vickie questioned the wax usage. Adam said there would be some but the oil separator may not provide much filtering of that.

Would the current size of the septic be sufficient at 2,500 gallons? Adam said that no solid wastes are really removed by the septic so it would be up to the plant to say if that would be acceptable.

Ken asked about a lighting plan. The original plan was primarily in the canopy.

Rene' asked about signage. Kam was thinking there would be one neon sign at the bottom of the current sign with an additional sign on the building itself.

Rene' asked if there would be any additional electric needed. Ken wants to know if it would be overhead or underground. Kam is not sure.

Looking at the setbacks and such on the drawings, where the gravel area is shown currently, it appears that the grey area is new asphalt. What happens on it? Adam said it is just an access/waiting area. The bays would have concrete aprons. Is there enough room to maneuver a car around?

Ken asked if the parking for the pet wash would conflict with the automatic wash bays. Adam can look at moving those around; he may flip the pet wash to entrance side for better visibility.

Vickie wanted to know if the parking moves to where the drainage is what happens to the drainage then? Kam says the drainage and snow deposit can be moved further out on the property.

Ken mentioned that the Village's engineers will send written comments. The Village's legal counsel will also be taking a look at this.

Will outdoor storage be needed? Adam doesn't see the need for it at this time.

Sight improvements? What can be put in place to divert the "expressway" through the parking lot?

Kate's concerned about what happens when the line of drive thru patrons are waiting long enough to cause a backup of traffic across the parking spaces as this is the issue currently? Ken wants them to show the changes in the parking spaces on the drawing as that may alleviate the current issue. Emergency and Fire Zones also need to be shown on the plans.

What type of construction is expected? Kam is planning on doing a block building with a foundation, no basement.

The system will definitely need backflow preventers.

Boring under route 33. A 2-inch line will make it easier to go through.

Adam said the meter and backflow would be in the utility room.

Ken requested that Adam change the Town approvals on the plan to be Village approvals when making the final application.

We may have comments coming from the Town based on the zoning.

Barb Zinter, Planning Board Secretary will wait to hear from Adam.

The resubmission would then set the timeframes in motion.

Adjournment

**A motion to adjourn was made by Dave Burke and seconded by Heather Piper.
The motion carried by the following vote:**

- Chairman Almquist – aye
- Rene' Vurraro – aye
- Dave Burke – aye
- Heather Piper – aye
- Kate Milliman – aye

The meeting was adjourned at 8:35pm

Respectfully submitted,

Barbara Zinter
Village of Bergen Planning Board Secretary

Completed Training Hours for the year June 2014 through May 2015 as of May 2015

Chairman Vickie Almquist - 4 hours carryover + 5 hours = 9

8 hours complete – Spring Local Government Workshop 5/16/13
2 hours complete – Comprehensive Planning 8/12/13
? hours complete – Fall Local Government Workshop 11/14/14
1 hour complete – Basics of Zoning 11/19/14
1 hour complete – Comprehensive Planning 1/21/15
1 hour complete – Subdivision Approval 2/18/15
1 hour complete – Site Plan Approvals and Conditions 3/18/15
1 hour complete – Variances 4/15/15

David Burke – 4 hours complete

1 hour complete – Comprehensive Planning 1/21/15
1 hour complete – Subdivision Approval 2/18/15
1 hour complete – Site Plan Approvals and Conditions 3/18/15
1 hour complete – Variances 4/15/15

Christina Bergeron – 5.5 hours carryover + 5 hours = 10.5

7.5 hours – Fall Local Government Workshop 11/15/13
3 hours complete – Fall Local Government Workshop 11/14/14
1 hour complete – Comprehensive Planning 1/21/15
1 hour complete – Site Plan Approvals and Conditions 3/18/15

Rene' Vurraro – 2 hours carryover + 8 hours = 10

2 hours complete – Comprehensive Planning 8/12/13
6 hours complete – Fall Local Government Workshop 11/14/14
1 hour complete – Basics of Zoning 11/19/14
1 hour complete – Subdivision Approval 2/18/15

Heather Piper – 15.5 hours complete

6 hours complete – Fall Local Government Workshop 11/14/14
1 hour complete – Basics of Zoning 11/19/14
1 hour complete – Comprehensive Planning 1/21/15
1 hour complete – Site Plan Approvals and Conditions 3/18/15
6.5 hours complete – Spring Local Government Workshop 5/14/15

Kate Milliman – 10 hours complete

6 hours complete – Fall Local Government Workshop 11/14/14
1 hour complete – Basics of Zoning 11/19/14
1 hour complete – Comprehensive Planning 1/21/15
1 hour complete – Site Plan Approvals and Conditions 3/18/15
1 hour complete – Variances 4/15/15