

Village of Bergen
Planning Board Meeting
April 20, 2016

Planning Board Attendees:

Rene' Vurraro, Chairperson
Kate Milliman
David Burke
Rich Strzelecki
Heather Piper, Alternate
Barbara Zinter, Secretary

Other attendees: Kevin Donovan, Paul Cooper, Ed Martin (LandTech), Kam Sembhi (Bergen Car Wash), Krista Lewis, Nancy Bailey, Anna Marie Barclay (Mayor), Ralph Marsocci, Sandy Naas.

Meeting Opened at 7:00 pm

Approval of meeting minutes:

We are not able to approve the meeting minutes of the Planning Board meeting held March 20, 2016 as Heather Piper is the only one present tonight that was present for that meeting as well.

Reports

Chairperson Vurraro

She is very excited to be attending this meeting as the new Chairperson. She introduced Rich Strzelecki as the newest member of our Planning Board as well. She mentioned the Spring 2016 Regional Local Government Workshop taking place Thursday, May 19th at the Burgundy Basin Inn. We need to know by April 25th if you would like to go. This is a good opportunity to get the yearly four hour training requirement taken care of. Since she is now the Chairperson of this Board, we need to recommend someone for Deputy Chairperson. Kate Milliman has asked if she is interested and she agreed. We also have two public hearings that will take place tonight.

A motion was made by David Burke and seconded by Heather Piper to recommend to the Village Board that Kate Milliman be named Deputy Chairperson of the Planning Board. The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke - aye
Rich Strzelecki – aye
Heather Piper-aye

Chairperson Vurraro opened the first Public Hearing for the #02-2016 application for minor subdivision of parcels 1.-1-19 and 1.-1-20

The Public Hearing was opened at 7:15pm.

A letter from the property owner's representative, Jim Newcomb, which grants permission for the Village to act on their behalf for the transaction and minor subdivision, was read by Chairperson Vurraro. Mayor Barclay is here to represent the Village.

The application is for the minor subdivision of the two parcels. Then they will become one parcel. It was established that the Planning Board will take lead agency. We received Part 1 of the SEQR that was completed by Cortney Gale, Village of Bergen Administrator. The Board completed Part 2, noting that part of the site does include a wetland but it isn't believed to be affected in this transaction. There are no large or moderate impacts noted so no explanations are necessary.

There was public comment regarding the future use of the property after the transaction takes place. Clarification was made by Chairperson Vurraro. Bonduelle owns the two parcels. They are going to sell a portion of it to the Village of Bergen so now we will own the property that our electric substation sits on. The mayor further commented that it was to ensure the Village is protected in the future in case of changes in ownership.

Chairperson Vurraro closed the Public Hearing for the #02-2016 application for minor subdivision of parcels 1.-1-19 and 1.-1-20.

The Public Hearing was closed at 7:26pm

A motion to approve the Bonduelle USA, Inc minor subdivision of parcels 1.-1-19 and 1.-1-20 and the approximate acreage of 7.881 per the submitted map was made by Kate Milliman and seconded by Heather Piper. The motion carried by the following vote:

Chairperson Vurraro – aye
Kate Milliman - aye
David Burke – aye
Rich Strzelecki-aye
Heather Piper-aye

Chairperson Vurraro opened the second Public Hearing for the #01-2016 application for minor subdivision of parcels 4.-1-49.1 and 4.-1-49.2 and the site plan review for the Bergen Car Wash

The Public Hearing was opened at 7:28pm.

This public hearing is the continuation of a public hearing that we left open previously. This is the final submission of the Bergen C-Store for the Bergen Car Wash. The submission was read by Chairperson Vurraro for those members who had not been at the previous meetings. Ed Martin from LandTech made a final presentation sharing updates and changes that had been made to the original plans as well as suggestions regarding end treatment of the waste water to avoid any possible issues with our Wastewater Treatment Plant.

There was Board and public comment regarding the traffic concerns, discharge volume and contents of the waste water. Mayor Barclay explained that our system is very sensitive and issues can be very expensive so we are being very cautious with this, checking all the MSDS and other information that is coming through.

The planning board will take lead agency on the #01-2016 application for minor subdivision of parcels 4.-1-49.1 and 4.-1-49.2. This places the farm market on one parcel and the C-store and Car Wash on the other. Part 1 of the SEQR was completed by LandTech upon the initial application. We completed Part 2 with a negative declaration. The parcels are in the company names Sigian LLC owns 4.-1-49.1 and Jagur Enterprises owns 4.1-49.2.

A motion to approve the #01-2016 application for minor subdivision of parcels 4.-1-49.1 and 4.-1-49.2 was made by Kate Milliman and seconded by Heather Piper. The motion carried by the following vote:

Chairperson Vurraro – aye
Kate Milliman - aye
David Burke – aye
Rich Strzelecki-aye
Heather Piper-aye

The planning board agreed to move forward with the approval of the site plan for 4.-1-49.1 with the following contingencies:

1. A crossover easements for parcels 4.-1.49.1 and 4.-1-49.2
2. Village engineer approval of the plan for discharging to the Wastewater Treatment Plant and the Village Board's creation of a sewer district if that is the route we take.
3. Concrete barriers are to be completed before a Certificate of Occupancy will be issued. This is an important piece to keep traffic flowing properly.

A motion to approve the site plan for the Bergen car wash on parcel 4.-1-49.1 with the three contingencies listed was made by David Burke and seconded by Rich Strzelecki. The motion carried by the following vote:

Chairperson Vurraro – aye
Kate Milliman - aye
David Burke – aye
Rich Strzelecki-aye
Heather Piper-aye

Chairperson Vurraro closed the Public Hearing for the #01-2016 application for minor subdivision of parcels 4.-1-49.1 and 4.-1-49.2 and the site plan review for the Bergen Car Wash.

The Public Hearing was closed at 8:05pm

Adjournment

A motion to adjourn was made by Kate Milliman and seconded by Rich Strzelecki. The motion carried by the following vote:

Chairperson Vurraro – aye
Kate Milliman - aye
David Burke – aye
Rich Strzelecki-aye
Heather Piper-aye

The meeting was adjourned at 8:05pm

Respectfully submitted,

Barbara Zinter
Village of Bergen Planning Board Secretary

Completed Training Hours for the year June 2015 through May 2016 as of April 2016

Chairman Vickie Almquist - 5 hours carryover + 10 hours = 15

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
6 hours complete – Fall Local Government Workshop 11/13/15
4 hours complete – NYCOM Training Tuesdays 11/10, 17, 24/2015 and 12/1/2015

David Burke – 6 hours complete

6 hours complete – Fall Local Government Workshop 11/13/15

Christina Bergeron – 6.5 hours carryover = 6.5

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 – 6 hours carryover + 4 hours = 10

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
4 hours complete – NYCOM Training Tuesdays 11/10, 17, 24/2015 and 12/1/2015

Heather Piper – 11.5 hours carryover + 4 hours = 15.5

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
4 hours complete – Spring 2016 Land Use Decision-Making Training Program 3/1/16

Kate Milliman – 6 hours carryover + 10.75 hours = 16.75

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
6.75 hours complete – Fall Local Government Workshop 11/13/15
4 hours complete – Spring 2016 Land Use Decision-Making Training Program 3/1/16

Barbara Zinter - 15 hours carryover + 17 hours = 31

8 hours complete – Fall Local Government Workshop 11/15/13
8 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
8 hours complete – Fall Local Government Workshop 11/13/15
4 hours complete – NYCOM Training Tuesdays 11/10, 17, 24/2015 and 12/1/2015
4 hours complete – Spring 2016 Land Use Decision-Making Training Program 3/1/16