

Village of Bergen
Planning Board Meeting
November 17, 2021

Planning Board Attendees:

Rene' Vurraro, Chairperson
Kate Milliman, Deputy Chairperson
David Burke
Todd Cargill
Barbara Zinter, Secretary

Other Attendees: Mayor Anna Marie Barclay, CEO/ZEO Gary Cecere, Bonnie Nellist, Jan Tingler-Healy, Robin Day, Ted Day, and Lawrence Bradt.

This meeting was video recorded by the Village of Bergen.

Meeting Opened at 7:00pm by Chairperson Vurraro.

Chairperson Vurraro opened the Public Hearing for 64 Rochester Street at 7:01pm.

Approval of meeting minutes:

A motion to approve the meeting minutes of the Planning Board meeting held August 18, 2021 was made by Kate Milliman and seconded by Todd Cargill.
The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke – aye
Kate Milliman -- aye
Todd Cargill -- aye

A motion to approve the meeting minutes of the Planning Board special meeting held November 3, 2021 was made by Kate Milliman and seconded by David Burke.
The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke – aye
Kate Milliman -- aye
Todd Cargill -- aye

Chairperson Vurraro noted that we received the Notice of Final Action from the Genesee County Planning Board Referral for the Special Use Permit for 64 Rochester Street as approved with no modifications.

Chairperson recapped the Special Use Permit from the November 3rd special meeting, postings, letters mailed, and legal ad in the Batavia Daily News.

There was some discussion regarding the sewer hookup and tank needed. Existing unit should be sufficient, but the charges will increase ½ unit as it is with other multifamily dwellings.

Part 1 of the SEQR was delivered to the Village Office by Scott from Thompson Builds.

A motion was made to take lead agency on the special use permit application for 64 Rochester Street by Kate Milliman and seconded by Todd Cargill. The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke – aye
Kate Milliman -- aye
Todd Cargill -- aye

Part 2 of SEQR was completed with the Planning Board with a negative declaration.

A motion was made to close the public hearing for the special use permit application for 64 Rochester Street at 7:15pm by Kate Milliman and seconded by David Burke. The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke – aye
Kate Milliman -- aye
Todd Cargill -- aye

A motion to approve the special use permit application for 64 Rochester Street for the accessory dwelling unit inside the garage structure was made by Kate Milliman and seconded by Todd Cargill. The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke – aye
Kate Milliman -- aye
Todd Cargill -- aye

Chairperson Vurraro will issue the Special Use Permit and get the notarized letter of approval, and the Notice of Final Action to the Genesee County Planning Board tomorrow.

New Business

Mr. Lawrence Bradt brought copies of the proposed subdivision of his property at 10 Buffalo Road for preliminary review.

Chairperson Vurraro asked about the sharing of the driveway. Mr. Bradt said they would even though it's not necessary as there is another way out on the other side.

Chairperson Vurraro asked if Mr. Bradt would remain the owner of both parcels. He is planning to sell off the piece without the house.

Chairperson Vurraro asked if it would then be a non-residential parcel. Mr. Bradt has a potential buyer who has not indicated that he will put a house on it. He believes the buyer just wants it for the storage unit.

Kate Milliman asked about utilities. New electric is not mandatory unless a dwelling unit is erected.

Water service determination would be up to Monroe County Water Authority.

Chairperson Vurraro questioned the three structures and if any of them would be considered primary use or are they all accessory use? It was determined that they must all be accessory structures because none of them meet the requirements for a primary dwelling structure.

This property is a result of two parcels being merged in 1999 but the subdivision is not the same as it was previous to the merge.

Chairperson Vurraro mentioned that if subdivided and the one parcel is sold, a shared driveway agreement will need to be signed because of the one leg of the driveway crossing the new lot line and therefore not meeting the driveway setbacks.

Todd Cargill asked if the new owner wanted to make the barn into a dwelling, would it meet the setbacks for that? Chairperson Vurraro confirmed that it would not.

Kate Milliman asked if they wanted to put a dwelling in the empty area in front, could they and would they need to rezone it residential? It would continue to be zoned residential; it would just be an accessory use on a residential.

Chairperson Vurraro verified there would not be an issue with the number of accessory structures on the parcel because they are already existing and not new builds.

Mr. Bradt asked if there would be a problem with putting a house there? Chairperson Vurraro said there wouldn't be.

10 Buffalo Road will be put on the agenda for the next meeting, but we won't be able to take action on it until January because the Genesee County Planning Board needs to see it which won't be possible until their January meeting.

A motion was made to hold a Public Hearing for a subdivision at 10 Buffalo Road on December 15th pending receipt of all the additional information we need by

Kate Milliman and seconded by David Burke. The motion carried by the following vote:

Chairperson Vurraro – aye
Kate Milliman – aye
David Burke -- aye
Todd Cargill -- aye

Our next regular meeting of the Planning Board is scheduled for December 15th, 2021 at 7pm.

Adjournment

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

Chairperson Vurraro – aye
David Burke – aye
Kate Milliman -- aye
Todd Cargill – aye

The meeting was adjourned at 7:38pm

Respectfully submitted,

Barbara Zinter
Village of Bergen Planning Board Secretary

Completed Training Hours for the year June 2021 through May 2022 as of November 2021

Chairman Rene' Vurraro – 24.75 hours carryover + 0 = 24.75

7.5 hours complete – Fall 2018 Local Government Workshop 11/14/18
5.75 hours complete – Spring 2019 Local Government Workshop 5/17/19
1.5 hours complete – Helping Communities Manage COVID-19 8/27/2020
1 hour complete – Bring Back Main Street with Small-Scale Manufacturing 9/1/2020
1 hour complete – CDRPC Spring 2021 Webinar 4/6/2021
1 hour complete – Clean Energy Communities 2.0 4/13/2021
1.5 hours complete – Solar, Zoning, and Comprehensive Plans 4/20/2021
1.5 hours complete – From Dutch Charters to Village Dissolutions 4/22/2021
2 hours complete – Planning Board Overview 5/4/2021
1.5 hours complete – Intermunicipal Planning for Local Efficiency 5/6/2021
1 hour complete – Intermunicipal Cooperation: Building Code Enforcement 5/11/2021
1.5 hours complete – Hot Topics in Planning from A to Z 5/18/2021

David Burke – 0 hours carryover + 0 = 0

0 hours complete –

Kate Milliman – 0 hours carryover + 0 = 0

0 hours complete –

Rich Strzelecki – 0 hours complete

0 hours complete –

Carol Walker – 0 hours carryover + 0 = 0

0 hours complete –

Todd Cargill – 4 hours carryover + 0 = 4

2 hours complete – Zoning Law 101 11/20/19
1.5 hours complete – Access Management Principles and Land Use 3/29/2021
1.5 hours complete – A New Approach to Parks and Rec System Planning 4/16/2021

Barbara Zinter – 90 hours carryover + 3 = 93

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
8 hours complete – Fall 2016 Local Government Workshop 11/16/16
8 hours complete – Spring 2018 Local Government Workshop 5/18/18

1 hour complete – Powers and Duties of the ZBA 6/28/18
1 hour complete – Comprehensive Plan and Zoning Law Update 10/25/18
8 hours complete – Fall 2018 Local Government Workshop 11/14/18
1 hour complete – Variances 1/24/2019
1 hour complete – The Village Attorney’s Role 4/25/19
6.75 hours complete -- Spring 2019 Local Government Workshop 5/17/19
2 hours complete – Zoning Law 101 11/20/19
2 hours complete – Comprehensive Planning 5/27/2020
2 hours complete – Blight: Strategies and Tools for Local Governments 6/10/2020
1.5 hours complete – Walkability and Health Part I 6/11/2020
2 hours complete – Short Environmental Assessment Form Walkthrough 6/16/2020
1.5 hours complete – Walkability and Health Part II 6/25/2020
1.5 hours complete – Missing Middle Housing 7/28/2020
1.5 hours complete – Parking Reform Made Easy 8/4/2020
1.5 hours complete – Helping Communities Manage COVID-19 8/27/2020
1 hour complete – Bring Back Main Street with Small-Scale Manufacturing 9/1/2020
2 hours complete – Zoning Board of Appeals Overview 10/22/2020
1 hour complete – Climate Change and Community Resilience 4/2/2021
1 hour complete – Agriculture and Climate Resiliency 4/9/2021
1 hour complete – Clean Energy Communities 2.0 4/13/2021
1 hour complete – Changing Climate and Infrastructure 4/16/2021
1.5 hours complete – A New Approach to Parks and Rec System Planning 4/16/2021
1.5 hours complete – Solar, Zoning, and Comprehensive Plans 4/20/2021
1.5 hours complete – From Dutch Charters to Village Dissolutions 4/22/2021
1 hour complete – Resilient Landscapes 4/23/2021
1 hour complete – Finger Lakes National Heritage Area 4/27/2021
1.5 hours complete – On Haudenosaunee Land in Our Region 4/29/2021
1 hour complete – Open Government Issues in Planning and Zoning 4/29/2021
2 hours complete – Planning Board Overview 5/4/2021
1.25 hours complete – Battery Energy Storage Systems 101 5/5/2021
1.5 hours complete – Intermunicipal Planning for Local Efficiency 5/6/2021
1 hour complete – Intermunicipal Cooperation: Building Code Enforcement 5/11/2021
0.5 hours complete – Marijuana Regulation for Local Governments 5/11/2021
1 hour complete – NYSDEC Giant Hogweed Control Program 5/13/2021
1.5 hours complete – Hot Topics in Planning from A to Z 5/18/2021
2 hours complete – Hot Button Land Uses 5/18/2021
1.25 hours complete – Battery Energy Storage Systems: Fire Safety 5/19/2021
1.25 hours complete – Battery Energy Storage Systems: Zoning & Permitting 6/2/2021
1.25 hours complete – Battery Energy Storage Systems: Decommissioning 6/16/2021
1.25 hours complete – Battery Energy Storage Systems: Taxation & Assess 6/30/2021
1.5 hours complete – The Evolving World of ADU Regulations 7/7/2021
1.5 hours complete – Parks as Community Infrastructure 9/9/2021