

Village of Bergen
Planning Board Meeting
August 18, 2021

Planning Board Attendees:

Rene' Vurraro, Chairperson
David Burke
Todd Cargill
Carol Walker
Barbara Zinter, Secretary

Other Attendees: Mayor Anna Marie Barclay, Grace Gallivan, Edwin Alvard, and Kelly Marsocci.

This meeting was video recorded by the Village of Bergen.

Meeting Opened at 7:01pm by Chairperson Vurraro

Approval of meeting minutes:

A motion to approve the meeting minutes of the Planning Board meeting held July 21, 2021 was made by Carol Walker and seconded by Todd Cargill.
The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke – aye
Carol Walker -- aye
Todd Cargill -- aye

Chairperson Vurraro read Rich Strzelecki's letter of resignation from the Planning Board.

A motion was made to open the Public Hearing for the site plan and special use permit application for Alvamar Healthy Foods by Todd Cargill and seconded by Carol Walker. The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke – aye
Carol Walker -- aye
Todd Cargill -- aye

Edwin Alvard and Kelly Marsocci gave a brief overview of their plans for their healthy freeze-dried foods operation. They plan to use the driveway behind the building for deliveries and shipments to avoid using parking spots up front. Setup is expected to take two to three months after the final approvals. They will begin with shipping product with a plan to add retail later on.

Chairperson Vurraro inquired about the use of the driveway if the building behind them is sold? The garage door is for Chark's Glass but the driveway is part of 11 Buffalo Street. Although there are no plans to sell 11 Buffalo Street, they would look at other options with the possibility of changes with the renewal of the special use permit. Currently they are looking at it being a loading zone specific days and hours to keep from having tenants parked there.

It would be fantastic to get that rear area cleaned up. Alvamar will have to clean it up for the air conditioning units anyway.

Todd Cargill inquired about plans for snow removal. Snow will be plowed up in front of 11 Buffalo Street.

Anna Marie Barclay inquired about the need for ventilation. The process is done with cold and not heat so there won't be a need for ventilation and no odors are expected either. They will be focusing on one product type at a time, currently fruits and vegetables, but there is a wide variety of things that can be done.

A question was raised about the possible noise level. There is a pump that would run about two hours at a time and the freezers would run constantly but there is not expectation of excessive noise.

Carol Walker asked about the number of employees. They expect four but there will be more for construction.

Genesee County Planning Board saw the referral at their meeting on August 12th and has already given their approval for the special use permit as "the proposed uses should pose no significant county-wide or inter-community impact."

Part I of the SEQR was completed with the applicant.

A motion was made to take lead agency on the special use permit application for Alvamar Healthy Foods by Carol Walker and seconded by David Burke. The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke – aye
Carol Walker -- 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 site plan and special use permit application for Alvamar Healthy Foods at 7:36pm by David Burke and seconded by Carol Walker. The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke – aye
Carol Walker -- aye
Todd Cargill -- aye

In discussion, there are three conditions that the Planning Board would like to put on the Special Use Permit. The first being that if the 11 Buffalo Street parcel is not owned by Michael Marsocci or is sold, the special use permit will no longer be valid. A new special use permit would be required. The second is a loading sign will be posted at 11 Buffalo Street along with a “no parking” sign from 8:00am to 4:00pm. The third is cleaning up around the back door of the business.

A motion was made to approve the special use permit application for Alvamar Healthy Foods with the three conditions discussed by Carol Walker and seconded by David Burke. The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke – aye
Carol Walker -- aye
Todd Cargill -- aye

Chairperson Vurraro will get the letter of approval, a letter to the building owner, and the Notice of Final Action to the Genesee County Planning Board tomorrow.

The Open House for the proposed new Zoning Law is tomorrow at 7pm and the Public Hearing is August 25th at 6:30pm both at Sage Pavilion.

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

Adjournment

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

Chairperson Vurraro – aye
David Burke – aye
Carol Walker -- aye
Todd Cargill – aye

The meeting was adjourned at 7:42pm

Respectfully submitted,

Barbara Zinter
Village of Bergen Planning Board Secretary

Completed Training Hours for the year June 2021 through May 2022 as of August 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 + 1.5 = 91.5

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