

Village of Bergen
Planning Board Meeting
January 18, 2023

Planning Board Attendees:

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

Other Attendees: Mayor Joseph Chimino, CEO/ZEO Gary Cecere, Lilly Walker, Cameron Carlson and Rich Conte of Conte Auto.

Meeting Opened at 7:00pm by Chairperson Vurraro.

Approval of meeting minutes:

A motion to approve the meeting minutes of the Planning Board meeting held October 19, 2022 was made by Todd Cargill and seconded by Carol Walker. The motion carried by the following vote:

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

Discussion of the special use permit application and site plan for Conte Auto commenced. Mr. Conte brought a notarized letter from Dante' Leasing, the property owner, giving him permission to operate Conte's Auto out of the location at 8121 Buffalo Road, Bergen. "This includes new signs, branding and the site plan presented by Richard Conte."

Chairperson Vurraro provided some background information on the property. There was a Special Use Permit granted in 1993 for a Vehicle Sales, Service, or Repair Shop at the location. Based on our Zoning Law Article 10 Section 6 which states that "the approval of an application shall expire if...the approved use(s) cease operation for more than 12 consecutive months for any reason." Our records indicate no operational use since September 2021.

Mr. Conte' submitted his business plan for a general repair shop with room for up to two cars at a time in the service bays. The addition of New York State inspections will happen sooner than later. Operating hours are planned from 8am to 5pm Monday through Friday and 8am to Noon on Saturdays.

Chairperson Vurraro discussed the recycling and waste plans. A four-yard dumpster has been dropped off but is not currently screened. Mr. Conte has chain-link fencing that he can wrap with black mesh to meet the screening requirements. There was clarification that no automotive parts or dismantled vehicles will be stored outside and no repair or maintenance of vehicles will be done outside of the building. The Board would also like to see some small landscaping to soften the look and be more welcoming. The plan for parking cars to alleviate chaos was discussed.

Mayor Chimino asked about the plan for any waste storage tanks. Mr. Conte has lidded drums where the waste oil will go from the vehicle straight into the drum and then be transported away when they are full. For now, the plan for tires and parts are storage in a shed, possibly an enclosed lean-to off the back of the building.

Chairperson Vurraro requested that Mr. Conte have three items added to the site plan before it is sent to the Genesee County Planning Board for their approval. The screening of the dumpster, light landscaping, and phase two updates discussed.

A motion to move the Special Use Permit Application and Site Plan forward to the County with the three changes was made by Vickie Almquist and seconded by Todd Cargill. The motion carried by the following vote:

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

A motion to hold a public hearing for the Special Use Permit Application and Site Plan on February 15th, 2023, at 7:15pm was made by Carol Walker and seconded by Todd Cargill. The motion carried by the following vote:

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

Chairperson Vurraro explained the advertising that will take place for the public hearing.

Sign Permit #S1-2023 for Conte's Auto was discussed. Because the property is in the area zoned as a General Commercial District, it is permissible for there to be one internally illuminated sign. It will be placed above the garage doors on the front of the building. A second wall sign will be placed on the west side of the building. A window sign taking up less than 25% of the window will be placed on the east side of the building. There will be a sign on the door taking up less than 25% of the window. There

will also be a sign taking up less than 25% of the main window. The registration and inspection signs are exempt from regulation and will be placed on the front of the building when the time comes.

A motion to approve Sign Permit #S1-2023 for Conte's Auto at 8121 Buffalo Road was made by Vickie Almquist and seconded by David Burke. The motion carried by the following vote:

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

Chairperson Vurraro discussed the email received from NYCOM regarding Governor Hochul's New York Housing Compact proposal in the 2023-24 state budget.

Our next regular meeting of the Planning Board is scheduled for February 15th, 2023, at 7pm with the Public Hearing taking place at 7:15pm.

Adjournment

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

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

The meeting was adjourned at 7:45pm

Respectfully submitted,

Barbara Zinter
Village of Bergen Planning Board Secretary

Completed Training Hours for the year June 2022 through May 2023 as of January 2023

Chairman Rene' Vurraro – 23.75 hours carryover + 7 = 30.75

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
1 hour complete – Regulating Cannabis Operations 12/7/2021
1 hour complete – Ethics for ZBA and Planning Board Proceedings 12/9/2021
1 hour complete – Planning and Zoning Hot Topics and Case Law Update 12/14/2021
1 hour complete – Genesee County Smart Growth Plan 2022 Review 8/23/2022
1 hour complete – Understanding New Procedures for Videoconferencing 11/17/2022
1 hour complete – Planning and Zoning Fundamentals 12/1/2022
1 hour complete – Dealing with Airbnb: Permissible and Impermissible 12/8/2022
1 hour complete – An Update on Cannabis Legalization 12/15/2022
2 hours complete – Planning Board Overview 1/11/2023

David Burke – 0 hours carryover + 0 = 0

0 hours complete –

Kate Milliman – 0 hours carryover + 2 = 2

2 hours complete – Planning Board Overview 1/11/2023

Vacant – 0 hours complete

0 hours complete –

Carol Walker – 0 hours carryover + 4 = 4

2 hours complete – State Environmental Quality Review Act Basics 12/21/2022
2 hours complete – Planning Board Overview 1/11/2023

Todd Cargill – **0 hours carryover + 2 = 2**

2 hours complete – Planning Board Overview 1/11/2023

Vickie Almquist – **0 hours carryover + 8.5 = 8.5**

1.5 hours complete – Build Beyond Zero: Ideas for Carbon-Smart Architecture 6/21/22
2 hours complete – The Past, Present, and Future of Electric Bicycling 6/23/2022
1 hour complete – Understanding New Procedures for Videoconferencing 11/17/2022
1 hour complete – Dealing with Airbnb: Permissible and Impermissible 12/8/2022
1 hour complete – An Update on Cannabis Legalization 12/15/2022
2 hours complete – Planning Board Overview 1/11/2023

Barbara Zinter – **102.5 hours carryover + 10.5 = 113**

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
1.5 hours complete – Minute Taking and Other Essential Duties for Board Secretaries and Clerks 12/7/2021
1 hour complete – Regulating Cannabis Operations 12/7/2021
1 hour complete – Ethics for ZBA and Planning Board Proceedings 12/9/2021
1 hour complete – Planning and Zoning Hot Topics and Case Law Update 12/14/2021
2 hours complete – Enforcement of Zoning and Other Local Laws 12/14/2021
4 hours complete – Zoning Board Overview and Skills that Make Great Land Use Board Members 12/15/2021
1 hour complete – Fair Housing Considerations for Municipalities 12/16/2021
2 hours complete – Zoning Board of Appeals Overview 1/11/2022
1 hour complete – Genesee County Smart Growth Plan 2022 Review 8/23/2022
1 hour complete – Understanding New Procedures for Videoconferencing 11/17/2022
1 hour complete – Planning and Zoning Fundamentals 12/1/2022
1 hour complete – Dealing with Airbnb: Permissible and Impermissible 12/8/2022
1.5 hours complete – County Referral 12/14/2022
1 hour complete – An Update on Cannabis Legalization 12/15/2022
2 hours complete – State Environmental Quality Review Act Basics 12/21/2022
2 hours complete – Planning Board Overview 1/11/2023