

Village of Bergen
Planning Board Meeting
February 15, 2023

Planning Board Attendees:

Rene' Vurraro, Chairperson

David Burke

Todd Cargill

Carol Walker

Vickie Almquist

Barbara Zinter, Secretary

Other Attendees: Mayor Joseph Chimino, Lilly Walker, Cameron Carlson, Tim Klafehn 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 January 18, 2023 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

Mayor Chimino provided an update on things going on in the Village. Paving of the track in Hickory Park from the Parkview Drive entrance and all the way around the park is scheduled to be completed prior to Park Day this year. Renovations continue on the bathrooms in Hickory Park which are also scheduled to be completed by Park Day as well.

There was discussion regarding the rope lighting and signage on Ralph and Rosie's. Todd had been asked by a resident if that was in compliance with the Sign Law. The sign itself is in compliance as a wall sign. The rope lighting should probably not be outlining the sign but it isn't internally lit either.

Chairperson Vurraro gave a quick update on some of the local properties of interest. Studio 817 is still in the process of opening. 83 South Lake is moving along; all new windows, new electric. Alvamar Foods is still working at their location. There has been some activity at the vacant property at 27 Leroy Street. It was sold and they were trying to figure out what they can put there. It has just been listed for sale again. There is activity at 20 South Lake, it is listed as sale pending on the real estate website. Nothing

on the property that burned years ago at 46 South Lake. Things at the industrial park just keep growing.

Mayor Chimino recently spoke to Chris Suozzi who has developers who may be interested in the Parkview land if we happen to hear anything on it becoming available.

A motion to open the public hearing for the Special Use Permit Application for Conte Auto at 8121 Buffalo Road was made by Carol Walker and seconded by Vickie Almquist. The motion carried by the following vote:

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

Rich Conte gave a brief overview of the plans and the three changes that were agreed on for those attending this evening that hadn't been at the January 18th Planning Board meeting.

Chairperson Vurraro received the Notice of Final Action from the Genesee County Planning Board referral that was sent. It was approved with modifications. She also contacted Dan Stahley of the NYSDOT to discuss the recommended modifications. Because this was previously a vehicle repair shop and no changes are being made to the access points, there is no modification necessary for that. As far as the proposed flower bed in the State right-of-way, it would have to be less than three feet high but the preference is to eliminate the flower bed altogether. Vickie, Carol, and Todd would still like to see some flowers there as long as they are under the required three feet.

A motion for the Village of Bergen Planning Board to take lead agency for Special Use Permit Application for Conte Auto at 8121 Buffalo Road was made by Carol Walker and seconded by Vickie Almquist. The motion carried by the following vote:

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

Chairperson Vurraro together with the Planning Board completed Part II of the SEQR with a negative declaration.

A motion to approve the Special Use Permit for Conte Auto at 8121 Buffalo Road with the modification that the flowers in the front portion are not to be any higher than three feet 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

A motion to close the public hearing for the Special Use Permit Application for Conte Auto at 8121 Buffalo Road 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

Chairperson Vurraro will complete the remaining paperwork and send out the letters of approval.

Our next regular meeting of the Planning Board is scheduled for March 15th, 2023, at 7pm.

Adjournment

A motion to adjourn was made by Vickie Almquist 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 7:30pm

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