

Village of Bergen
Planning Board Meeting
July 16, 2025

Planning Board Attendees:

Rene' Vurraro, Chairperson
David Burke
Carol Walker
Tim Quirk
Katie Rumble
Barbara Zinter, Secretary

Other Attendees: Gary Miller of GVM Properties, Krista Lewis of The Laundry Lounge, and Joan Kulikowski, Realtor.

Meeting Opened at 6:00pm by Chairperson Vurraro.

With the absence of John Schuck and Vickie Almquist, two full members of the Planning Board, Chairperson Vurraro gave Tim Quirk, alternate member of the Planning Board, full voting rights for this meeting in order to have a quorum.

Approval of meeting minutes:

A motion to approve the meeting minutes of the Planning Board meeting held on March 19, 2025 was made by Carol Walker and seconded by David Burke.

The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke – aye
Carol Walker – aye

Mr. Miller asked to table Sign Permit #02-2025 for now because there may be changes to the sign based on the outcome of Special Use Permit #01-2025.

Gary Miller of GVM Properties spoke about his plans for Special Use Permit #01-2025. For 15 North Lake Avenue he is looking to change the use from general purpose to retail in front with a studio apartment in the rear. For 17 North Lake Avenue, the plan is to purchase the laundromat/beauty salon/massage business and relocate it from 12 South Lake Avenue. It is a permitted use with the Special Use Permit.

Chairperson Vurraro reminded Mr. Miller that everything will need to meet all of the regulations found in Section 9-8 on page 73 and 74 of the Zoning Law as this is a building in the historic district. This is in addition to the New York State building code regulations subject to inspection and approval by the Village's Code Enforcement Officer.

Parking may be a concern for the laundromat with limited spaces out front. Mr. Miller could move parking to the rear lot with signage.

Joan Kulikowski, as the realtor, spoke about the sale and relocation of the laundromat. Krista Lewis spoke about her reasons for selling the business.

There were no further questions from the Board at this time. A public hearing will be set for 6pm at the August 20th meeting.

A motion to refer Special Use Permit #01-2025 to the Genesee County Planning Board was made by David Burke and seconded by Carolyn Walker. The motion carried by the following vote:

Chairperson Vurraro – aye
David Burke – aye
Carol Walker – aye
Tim Quirk – aye

Our next regular meeting of the Planning Board is scheduled for August 20, 2025, at 6pm due to the concert in Hickory Park at 6:30. The deadline for submissions is August 11th.

Adjournment

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

Chairperson Vurraro – aye
David Burke – aye
Carol Walker – aye
Tim Quirk – aye

The meeting was adjourned at 6:37pm

Respectfully submitted,

Barbara Zinter
Village of Bergen Planning Board Secretary

Completed Training Hours for the year June 2025 through May 2026 as of July 2025

Chairman Rene' Vurraro – 25.75 hours carryover + 0 = 25.75

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
1 hour complete – Planning and Zoning Primer 11/30/2023
1 hour complete – SEQRA: Demystifying the State's Environmental Review 12/7/2023
1 hour complete – Pre-Existing Nonconforming Uses 12/14/2023
1 hour complete—The Open Meetings Law 11/19/2024
1 hour complete—Understanding Article 78: Drafting Decisions That Will Withstand a Legal Challenge 12/3/2024
1 hour complete—Ethics for ZBA and Planning Board Proceedings 12/10/2024
1 hour complete—Parking: How It Impacts Community Development and How to Do It Right 12/17/2024

Vickie Almquist – 5 hours carryover + 0 = 5

6.5 hours complete – Livingston County 2nd Annual Solar Tour 9/22/2023
1 hour complete – SEQRA: Demystifying the State's Environmental Review 12/7/2023
1 hour complete – Pre-Existing Nonconforming Uses 12/14/2023

David Burke – 0 hours carryover + 5.5 = 5.5

5.5 hours complete – Spring 2025 Local Government Workshop 5/30/2025

Tim Quirk – 0 hours carryover + 0 hours = 0

0 hours complete –

John Schuck – **5 hours carryover + 0 hours = 5**

5 hours complete – Spring Local Government Workshop 5/16/2024
4 hours complete—Introduction to Land Use Law and NYS Environmental Quality Review Act 10/30/2024

Carol Walker – **0 hours carryover + 5.5 = 5.5**

5.5 hours complete – Spring 2025 Local Government Workshop 5/30/2025

Barbara Zinter – **123 hours carryover + 0 hours = 123**

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
1 hour complete – The Roles of Planning and Zoning Boards in Community 2/23/2023
1 hour complete – Making a Good Record: Minutes, Findings, and Decisions 9/22/2023
1 hour complete – Planning and Zoning Primer 11/30/2023
1 hour complete – SEQRA: Demystifying the State’s Environmental Review 12/7/2023
1.5 hours complete – Site Plan Review 12/13/2023
1 hour complete – Pre-Existing Nonconforming Uses 12/14/2023
1.5 hours complete – Amending Zoning 12/20/2023
2 hours complete – Planning Board Overview 1/10/2024
2 hours complete – Zoning Board of Appeals Overview 1/17/2024
1 hour complete—The Open Meetings Law 11/19/2024
1 hour complete—Understanding Article 78: Drafting Decisions That Will Withstand a Legal Challenge 12/3/2024
2 hours complete—Farmland Protection and Agricultural Viability 12/9/2024
1 hour complete—Ethics for ZBA and Planning Board Proceedings 12/10/2024
2 hours complete—Floodplain Regulation for Local Review Boards 12/16/2024
1 hour complete—Parking: How It Impacts Community Development and How to Do It Right 12/17/2024
2 hours complete – Zoning Board of Appeals Overview 1/24/2025

Vacant – **0 hours complete**

0 hours complete –