

Village of Bergen  
Planning Board Meeting  
December 15, 2021

**Planning Board Attendees:**

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

Other Attendees: Mayor Anna Marie Barclay, CEO/ZEO Gary Cecere, Janet Healy, Patrick Healy, Kathy Smith, Tina Harris, Christina Sardou and Lawrence Bradt.

This meeting was video recorded by the Village of Bergen.

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 November 17, 2021 was made by Todd Cargill and seconded by Kate Milliman. The motion carried by the following vote:

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

Chairperson Vurraro opened the Public Hearing for Preliminary Plat and Final Plat for the Minor Subdivision at 10 Buffalo Road at 7:01pm.

Mr. Bradt had presented the sketch plan at our November 17<sup>th</sup> meeting.

CEO Cecere talked about whether a subdivision with just the accessory buildings were able to be sold off. According to Section 5-4 of the new zoning law, it must have a primary dwelling on the property as well. In discussions with Genesee County Planning and other Code Enforcement Officers, the general interpretation is that it won't be possible. We had also discussed the three accessory structures on the property during the sketch plan presentation. The appeals process would be an interpretation, but the County feels that it would still be deemed not allowable. If the accessory buildings were demolished and then the land subdivided, the first structure built would have to be a primary dwelling.

**A motion was made to close the public hearing for the Minor Subdivision application for 10 Buffalo Street and take no action as CEO Cecere will be denying the final plat at 7:15pm 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  
Carol Walker – aye

CEO Gary Cecere officially denied the final plat.

Our next regular meeting of the Planning Board is scheduled for January 19, 2022 at 7pm.

### **Adjournment**

**A motion to adjourn was made by Kate Milliman and seconded by Carol Walker. The motion carried by the following vote:**

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

The meeting was adjourned at 7:18pm

Respectfully submitted,

Barbara Zinter  
Village of Bergen Planning Board Secretary

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

**Chairman Rene' Vurraro – 24.75 hours carryover + 3 = 27.75**

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

**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 + 13.5 = 103.5**

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  
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