

Village of Bergen
Planning Board Meeting
August 19, 2020

Planning Board Attendees:

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

Other Attendees: Mayor Anna Marie Barclay, Joe Cucit representing Westmarsh Properties, and Serge Tsvasman representing Designworks Architecture.

Meeting Opened at 7:05pm by Chairperson Vurraro

Chairperson Vurraro noted that Rich Strzelecki has stepped into the alternate's position and Todd Cargill has stepped up to be a full member of the Planning Board. Carol Walker will also be voting as a full member during this meeting.

Approval of meeting minutes:

A motion to approve the meeting minutes of the Planning Board meeting held July 15, 2020 was made by Kate Milliman and seconded by Todd Cargill.

The motion carried by the following vote:

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

The meeting minutes of the Special Planning Board meeting held July 29, 2020 were presented to the Board for their review.

Joe Cucit representing Westmarsh Properties and Serge Tsvasman representing Designworks Architecture proposed their Special Use Permit #03-2020 and Site Plan #03-2020 to convert the existing commercial use at 83 South Lake Avenue into three apartments.

The proposal will create 2 two bedroom and 1 one bedroom apartments on the first floor of what used to be commercial restaurant space. Discussion about the driveways and curb cuts as well as the addition of more green space and landscaping took place. Chairperson Vurraro did some research prior to the meeting that indicates the existing guardrail is the property of Westmarsh and so it is their responsibility to maintain it. They are interested in making the area look more residential with this project.

There was discussion regarding the sewer tank needs with the additional apartments. Chairperson Vurraro is researching more into the current tank size and water usage

which will determine whether there is a need for an additional tank. There will also need to be additional residential electric meters installed. According to the new May 12, 2020 New York State Fire Code regulations, sprinklers will need to be installed in each apartment as well.

Anna Marie will send the paint color schemes to Serge as ideas to coordinate with the Village's downtown area.

A motion was made for the Village of Bergen Planning Board to refer the #03-2020 application for special use permit for change of use at 83 South Lake Avenue to the Genesee County Planning Board for their recommendations by Todd Cargill and seconded by Kate Milliman. The motion carried by the following vote:

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

A motion was made for the Village of Bergen Planning Board to hold a Public Hearing for #03-2020 application for special use permit for change of use at 83 South Lake Avenue at the next regular meeting on September 16, 2020 by Kate Milliman and seconded by Todd Cargill. The motion carried by the following vote:

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

Chairperson Vurraro distributed copies of the most recent draft of the Zoning Law Update in order for the Board members to review it prior to the upcoming special meeting.

There will be a special meeting of the Planning Board for the Zoning Code update on August 26, 2020 at 6:30pm.

Our next regular meeting of the Planning Board is scheduled for September 16, 2020 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
Carol Walker – aye
Todd Cargill -- aye

The meeting was adjourned at 8:22pm
Respectfully submitted,

Barbara Zinter
Village of Bergen Planning Board Secretary

Completed Training Hours for the year June 2020 through May 2021 as of June 2020

Chairman Rene' Vurraro – 16.25 hours carryover + 0 = 16.25

6 hours complete – Spring 2018 Local Government Workshop 5/18/18
1 hour complete – Comprehensive Plan and Zoning Law Update 10/25/18
7.5 hours complete – Fall 2018 Local Government Workshop 11/14/18
5.75 hours complete – Spring 2019 Local Government Workshop 5/17/19

David Burke – 0 hours carryover + 0 = 0

6 hours complete – Spring 2018 Local Government Workshop 5/18/18
2 hours complete – Zoning Law 101 11/20/19

Kate Milliman – 1.75 hours carryover + 0 = 1.75

5 hours complete – Fall 2016 Local Government Workshop 11/16/16

Heather Painting – 0 hours carryover + 4 = 4

1.5 hours complete – Planning Board Overview 7/16/2020
1 hours complete – Aging in Place 7/16/2020
1.5 hours complete – Historic Preservation 7/16/2020

Rich Strzelecki – 0 hours complete

0 hours complete –

Carol Walker – 2 hours carryover + 0 = 2

2 hours complete – Affordable Housing Webinar 4/15/2020

Todd Cargill – 5 hours carryover + 0 hours = 5

7 hours complete – Spring 2019 Local Government Workshop 5/17/19
2 hours complete – Zoning Law 101 11/20/19

Barbara Zinter – 48.75 hours carryover + 12 = 60.75

8 hours complete – Fall 2015 Local Government Workshop 11/13/15
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