

**Town of Bergen Planning Board  
Minutes of February 26, 2015  
Bergen Town Hall**

**Present:** Chairman Gary Fink, Norm Pawlak, Dominick Camelio, Mark Gerhardy, Kathi McLaughlin, and Andrew Fink

**Not Present:** Randall Holbrook and Lou Romano, Alt.

**Also Present:** Dave Mason, CEO  
Steve Tibble, Director of Construction for IAA  
David Neran, Rochester Branch Manager  
Jimmy Janulis, MRB Group  
Tom Fromberger, MRB Group  
Ken Neuburger, Area Manager for IAA  
Jodi Laird  
Martin Dilcher  
Brett Wilcox

The meeting was called to order at 7:00 p.m. by Chairman Fink. A motion to approve the January 2015 minutes with corrections was made by Norm Pawlak, seconded by Kathi McLaughlin, voted and carried.

**Insurance Auto Auctions – Site Plan Review.** Steve Tibble addressed the board with a description of Insurance Auto Auctions (IAA) and how it works. There is a total of 165 locations in the United States and Canada, six of which are located in New York. The branch that they are proposing to build in Bergen will be located in Apple Tree Acres in the southeast corner. They have purchased approximately 30 acres but will be disturbing only 20 of that. The building on the site will be approximately 9,000 square feet. Other information about this company was provided in an email to Chairman Fink and Dave Mason from Mr. Tibble and is as follows:

- Normal hours of operation: 8am – 5pm, Monday through Friday
- Expected number of employees will be 8-10
- Volume: Approximately 25-50 buyers on an auction day
- Annual volume of cars is expected to be around 5,000 per year
- Traffic – 100 deliveries per week (20 per day)

Mr. Tibble and Mr. Neuburger stated to the board that there will be no changing oil, no repairs or no draining of fluids on the site. If there is a spill, they will have the proper procedure and equipment in place to take care of any messes. Mr. Janulis of the MRB Group explained the storm water and drainage properties of the area. He also stated that there will be one main light on the property that will light the visitor and employee parking lot. A super sensitive surveillance/camera system will also be put in place. The property will be surrounded by an eight foot wall and will not be open to the public. The goal of the business is to have the cars in and out as quick as possible, with auctions taking place weekly.

Chairman Fink had the Town Engineer review the drawings of the proposal and received an email back stating some items that need to be added to the final maps. Chairman Fink said that he would email the

statement to Mr. Janulis and Mr. Fromberger so they could make the changes needed. This proposal will be further reviewed in March.

The board further discussed what this proposal would be classified as. After reviewing the Town Code/ Special Use Permit requirements, it was decided that it fit best under "***Trucking terminal and distribution centers associated with enclosed wholesale and/or warehouse operations.***" Chairman Fink said that he would discuss this decision with the Town Attorney and the County Planning Board Chairman.

### Old/New Business

- Fee Structure. Norm Pawlak suggested looking over the fees for subdivisions, public hearings, special use permits, etc. since they have not been changed in over seven years. Any change to the fee schedule has to be made through the Town Board. Since Bergen is a small town with not too many yearly changes, it was agreed that the fees will stay the same.
- Norm also informed the board of surveys being sent out by the Comprehensive Plan Committee for residents to complete. There will also be four workshops, the first one being on March 19<sup>th</sup>, for the public to attend and voice their opinion on any changes or ideas they have for the community.

No further business was discussed. A motion to adjourn was made by Dominick Camelio, seconded by Andrew Fink, voted and carried. The meeting ended at 8:35 p.m.

Respectfully Submitted,

Laura Smith, secretary

Cc: Michelle Smith, Town Clerk  
Don Cunningham, Town Supervisor  
Anne Sapienza, Town Assessor  
Bill Waldruff, ZBA Chairman