

**Town of Bergen Planning Board  
Minutes for April 28<sup>th</sup>, 2011  
Bergen Town Hall**

Present: Gary Fink, Norm Pawlak, Mark Gerhardy, Dominick Camelio, Scott Householder, and Belinda Grant, Alt.

Not Present: Bill Robinson and Kathi McLaughlin

Also Present: Dave Mason, Stephen Starowitz, Brendan Bystrak of LaBella Associates, Steve Lawlor of RG&E, Robert Skomski and Christine Skomski

The meeting was called to order by Chairman Fink at 7:00 p.m. A motion to approve the March 31<sup>st</sup>, 2011 minutes was made by Dominick Camelio, seconded by Scott Householder, voted and carried. Norm Pawlak abstained. Alternate member Belinda Grant will count as a voting member.

**Stephen Starowitz Subdivision.** Approval came from the county planning board for the subdivision on 7545 Creamery Road. Steve Starowitz came with all the maps ready to be signed, however they were missing signatures from the Health Department and Real Tax. After those signatures are obtained, Chairman Fink can proceed to sign them and collect the fees needed from Mr. Starowitz.

**Robert and Christine Skomski Variance.** Mr. and Mrs. Skomski are applying for an area variance for 7419 Townline Road. They are planning to build an 18x21ft. family room off the east end of their home. The variance is needed for the east lot line which is only 22.5 feet instead of the required 25 feet. A motion to recommend approval by the Zoning Board of Appeals was made by Norm Pawlak, seconded by Dominick Camelio, voted and carried. A public hearing will take place on May 19<sup>th</sup>, 2011 at 7:30 p.m. Fees were collected from the Skomskis for the appeal and public hearing.

**RG&E – Site Plan and Special Use Permit.** Steve Lawlor from RG&E and Brendan Bystrak from LaBella Associates presented the board with a site plan for 7035 W. Bergen Road – Gate Station (Tax # 15-1-3.1). The plan involves installation of a four inch gas main to supply Byron-Bergen School District. RG&E has secured an easement from Warren and Susan Hunt for this natural gas station. The gas main will be created from the Empire Pipeline owned and operated by National Fuel and Gas Corporation. An 8x16 pre-manufactured structure to house the natural gas equipment will be installed on the site. Electric and communication lines will be running to the structure. The project

will comply with Town of Bergen regulations: **Section 408-RA40 and Section 512 – Public Utility Facility.** Such regulations include: Site has to be fenced in, landscape buffering, all equipment kept inside the building and the use of low profile equipment. Minimal traffic will be in and out of this site. The hope is to have construction start on July 1<sup>st</sup>, 2011 and have it complete by the beginning of the next school year. A public hearing will take place on May 26<sup>th</sup>, 2011 at 7:00 p.m. These plans will also be sent to the county planning board for review.

### Old/New Business

- Dave Mason presented the board with possible future proposals that people had called him about. He wanted the opinion of board members for each proposal and the procedures that needed to be taken for each.
  - The possibility of the corner of Route 19 and Peachey Road becoming a used car lot. Members questioned the lot size and the location.
  - Interest in “mini houses” consisting of only 300 square feet. Members agreed that basically no requirements are met with these.
  - Interest in opening a small business on Clinton St. Rd. in an existing structure. The building isn’t being used for anything at the moment and the interest is in starting a motorcycle repair shop. Before any action can take place with the planning board it was agreed upon that a septic layout would be needed.
  - Expansion of storage units on Buffalo Road. Members agreed that a site plan would be needed and what percentage of the lot would be used.
  - Belinda Grant is interested in opening an Alpaca store. Discussion took place weighing the pros and cons of either opening one on her own property or purchasing the lot next to hers and opening one on that.
  
- Norm Pawlak attended planning board training and relayed some of the information he got from it. After some discussion, it was concluded that a draft of the minutes needed to be filed with the Town Clerk within five days of the meeting.

No further discussion took place. A motion to adjourn was made by Norm Pawlak, seconded by Dominick Camelio, voted and carried. The meeting ended at 9:15 p.m.

Respectfully Submitted,

Laura Smith, secretary

Cc: Michelle Smith, Town Clerk  
Paul List, ZBA Chairman