

**Town of Bergen Planning Board
Minutes for June 30th, 2011 - DRAFT
Bergen Town Hall**

Present: Gary Fink, Norm Pawlak, Dominick Camelio, Bill Robinson, Scott Householder, Kathi McLaughlin and Mark Gerhardy

Not Present: Belinda Grant, Alt.

Also Present: Jeff Cook, Dave Mason and Don Cunningham

The meeting was called to order by Chairman Fink at 7:00 p.m. A motion to approve the May 2011 minutes was made by Bill Robinson, seconded by Dominick Camelio, voted and carried.

8157 Buffalo Road – Storage Unit Expansion. Jeff Cook, owner of Bergen Self Storage, is interested in adding three new storage units to the property. The expansion will include 36 new units located along the north, west, and east side of the property. The new units will add up to 4,000 square feet and will increase the land coverage from 20% to 26%. Since two of the three units are located on village property, a lead agency, either the Village Planning Board or the Town Planning Board, must be chosen. Gary suggested that Mr. Cook present this project to the Village Board to see if they wanted to take on the role of lead agency. The thought was that since most of the expansion will take place on village property, they would want to have final say. The biggest concerns dealing with the addition of the units was the proximity to Apple Tree Avenue with the addition on the north side and the space between the storage sections for an unloading vehicle and a vehicle passing through. Thirty feet is supposed to be the standard distance between units and as it stands now, there is only 25 feet between units at this facility. Further action can take place after Mr. Cook goes to the Village Planning Board to see what they suggest and if they are willing to take on the role of lead agency.

Old/New Business

● **New Special Use Category** Due to the interest in starting a low-impact business on 7885 Clinton Street Road, a new amendment for the R30 Zone must be written to allow for this to happen. A Special Use Permit is required and since the location does not

comply with any of the six amendments already established, a seventh one has to be made. Since Town approval is needed for this, Supervisor Don Cunningham was present for discussion. Chairman Fink stated that he had been in contact with County Planning Board members for their ideas. After much discussion with them, they came up with an amendment stating this: ***“Adaptive re-use of a pre-existing, non-residential building fronting on a state highway.”*** Board members agreed that this wording would work and had all grounds covered for this particular proposal. After some more discussion, the thought that this amendment should also cover structures in an RA40 Zone was brought up. Members agreed that it would be best to include RA40 Zones for this amendment as well. A motion to propose the new amendment, as written, for both R30 and RA40 Zones, to the Town Board was made by Scott Householder, seconded by Bill Robinson, voted and carried. The town attorney will be notified and the Town Board will review the amendment before further action can take place.

No further business was discussed.

A motion to adjourn was made by Norm Pawlak, seconded by Kathi McLaughlin, voted and carried. The meeting ended at 8:20 p.m.

Respectfully Submitted,

Laura Smith, secretary

Cc: Michelle Smith, Town Clerk