

**Town of Bergen Planning Board
Minutes for Thursday, October 31st 2013
Bergen Town Hall**

Present: Gary Fink, Norm Pawlak, Mark Gerhardy, Dominick Camelio, Randall Holbrook, and Andrew Fink, Alt.

Not Present: Kathi McLaughlin and John Skomski

Also Present: Stephen Hohn, James Freeman, Lee Player and James Corbett

The meeting was called to order by Chairman Fink at 7:00 p.m. Mr. Fink stated that Andrew Fink would be counted as a voting member. A motion to approve the September 2013 minutes with corrections was made by Norm Pawlak, seconded by Randall Holbrook, voted and carried.

Stephen Hohn – Bulkland Transfer for 7161 Townline Road. Mr. Hohn of Hohn Farms Inc. presented the board with plans to separate approximately three acres of land off of a 71 acre lot. The three acres of land contain three barns which are currently being used. The remaining 68 acres of land is farmland and will continue to be farmed according to Mr. Hohn. Board members reviewed the map and didn't see any problems. Due to the number of acres being over 40, the proposal can be classified as a bulkland transfer. A motion to classify it as such was made by Norm Pawlak, seconded by Dominick Camelio, voted and carried. Due to it's location on a County road, it must go to the County Planning Board for review. A motion to approve the bulkland transfer pending county review was made by Dominick Camelio, seconded by Andrew Fink, voted and carried. Fees of \$150 were collected and Chairman Fink will sign the maps after County review.

James Freeman – Area Variance for 6076 Sautell Road. Mr. Freeman presented the board with plans to add a 20 x 33ft carport to the front of his garage. The addition will be a typical wide open carport. Upon reviewing Mr. Freeman's drawing, it was noticed there was an error with one of his measurements. Board members concluded that Mr. Freeman needed a more accurate drawing before sending it to the County. With the addition of the carport, the total distance would be 36 feet from the road instead of the required 50 feet. An area variance is needed before this project can take place. A Public Hearing and final approval through the Zoning Board of Appeals will take place on November 21st 2013. A motion to recommend approval was made by Mark Gerhardy, seconded by Andrew Fink,

voted and carried. Mr. Freeman tossed around the idea of extending the side of the carport to 24 feet instead of 20 feet. Board members didn't see a problem with that if that's what he decided to do. Mr. Freeman stated that he would make another drawing with his final measurements. After Mr. Freeman left the meeting, board members discussed if they should go ahead and approve Mr. Freeman the 24 feet in case he decided to go with that change. A motion to allow a maximum of 24 feet was made by Andrew Fink, seconded by Mark Gerhardy voted and carried. Norm Pawlak voted no stating that 20 feet was Mr. Freeman's original intent and approvals shouldn't be made as an after thought. This proposal does not have to be sent to the county because it is not within 500 feet of a county road.

Doug Cullum – Area Variance for 7735 Creamery Road. James Corbett was present at the meeting representing Doug Cullum. Mr. Corbett is the contractor in charge of the project. The proposal is to construct a five foot bump out to the existing living area in the front of the house and add two covered porches to tie in the previous additions. Since the addition will be approximately 22.25 feet from the road instead of the required 50 feet, an area variance is needed. Board members reviewed the addition plans and didn't see any problems. The proposal has to be reviewed by the County due to its location on a County road. A Public Hearing and final approval will take place through the Zoning Board of Appeals on November 21st 2013 at 7:15 p.m. A motion to recommend approval was made by Andrew Fink, seconded by Dominick Camelio, voted and carried.

Old/New Business

- With the holidays coming up, there was discussion on changing the dates of the November and December meetings. It was concluded that November's meeting would be held on Monday, November 25th and December's meeting would be held on Monday, December 30th.

No further discussion took place.

A motion to adjourn was made by Norm Pawlak, seconded by Andrew Fink, voted and carried. The meeting ended at 8:00 p.m.

Respectfully Submitted,

Laura Smith, secretary

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