

**Town of Bergen Planning Board
Minutes for Thursday, February 28th, 2013
Bergen Town Hall**

Present: Gary Fink, Norm Pawlak, Mark Gerhardy, Kathi McLaughlin, Dominick Camelio, Randall Holbrook and John Skomski, Alt.

Not Present: Bill Robinson

Also Present: Dave Mason, Paul A. Lewis, Brandon P. Lewis, Linda D. Lewis, Rob Freud, Chad Martin, Don Cunningham and Mark Masse

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

Chad Martin – Subdivision. Chad Martin brought in the survey maps to be reviewed for his subdivision proposal located slightly east of 8260 Peachey Road. After reviewing the maps, it was noticed that there was incorrect information in the “notes” section of the survey. Instead of dimensions for *only* Lot 2 (the proposed site) being recorded, there were dimensions given for both Lot 1 *and* Lot 2. Due to this error, Chairman Fink was unable to sign the maps until the engineer corrects them. The map portion of the survey was correct showing setbacks, dimensions, and location of the house and barn. A motion to approve the subdivision was made by Dominick Camelio, seconded by Kathi McLaughlin, voted and carried. The Subdivision and recreation fees were collected. Chad will bring the map to Gary to sign after it is corrected.

7-Eleven Inc.: Continued Site Plan Review. Rob Freud of Insite Engineering came to the board meeting to further review the site plan for 8132 Buffalo Road. The site plan and area variance needed for the 900 square foot addition were reviewed and approved by the County Planning Board. The area variance was brought to the Zoning Board of Appeals on February 21st 2013 where it was approved as well. Planning Board members requested at the last meeting that lease lines be present on the map, however, Mr. Freud stated that there are no actual lease “lines” of the area that is being leased. 7-Eleven is leasing the building and the pumps. Any maintenance, upkeep, or improvements for either of these will be the responsibility of 7-Eleven. Mark Gerhardy asked if there were any comments from D.O.T. to which Mr. Freud replied there has not been yet. Board members further reviewed maps showing landscaping, lighting and decal images. No changes will be made to the canopy or the sign besides the decaling. Mr. Freud was asked if there was going to be any upgrades to the pumps to which he replied there will not be. Mark Gerhardy stated that there may be laws passed in March regarding pump upgrades and that Mr. Freud be advised if the changes get passed. Lastly, Chairman Fink asked about enhancement of the existing building. Mr. Freud stated that some

improvements will be made such as clean up and paint. A motion to approve the site plan was made by Dominick Camelio, seconded by John Skomski, voted and carried. After further discussion, it was concluded that the site plan could not be entirely approved until the D.O.T. approved it first. A motion to approve the site plan contingent upon D.O.T. approval was made by Norm Pawlak, seconded by Randall Holbrook, voted and carried.

Firing Pin LLC – Preliminary Plan Discussion. Ralph Garnish, Brandon Lewis and the parents of Mr. Lewis, Paul and Linda Lewis, presented the board with plans to construct and open a gun retail store and indoor shooting range. The location of the proposal is in Appletree Acres across from Liberty Pumps. Along with the retail store and shooting range, they want to offer educational courses covering everything from firearm safety and responsibility to how to clean a firearm. Brandon Lewis also stated that there would be a full service gunsmith on site as well. The total square footage of the facility would be around 9,000 square feet. The indoor range would be approximately 110ft. x 25ft. consisting of a 75 foot shooting distance. Mr. Lewis stated that there would be two feet of rubber over a steel wall in the range and that there would be a 0% chance of any bullet leaving the building. Mr. Lewis assured members that the facility would be built to NRA regulations. Chairman Fink had contacted the County Planning Board for input and it was concluded that a firearm facility with an indoor shooting range fit under the zoning regulations of “indoor recreation.” Mr. Lewis was asked about the hours of operation and number of employees he would maintain. He stated that he would start out with 9am-9pm Monday through Saturday with shortened hours on Sunday and that four full time employees are budgeted to start out with. He stated that two employees would be on site at all times. The next step will be to have an engineered drawing showing setbacks, lighting, landscaping, etc. and to attend a board meeting for a site plan review.

Old/New Business

- Norm Pawlak asked supervisor Don Cunningham about the Steve Hawley Conference and if it was an event that Planning Board members should attend. Mr. Cunningham stated that he would email Hawley’s secretary for an agenda of events and topics that will be discussed at the conference and that it would be at the discretion of board members if they want to attend or not.

No further discussion took place.

Respectfully Submitted,

Laura Smith, secretary

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

