

**Town of Bergen Planning Board
Minutes of April 24th, 2014
Bergen Town Hall**

Present: Chairman Gary Fink, Mark Gergardy, Kathi McLaughlin, Norm Pawlak, John Skomski, Dominick Camelio, and Andrew Fink Alt.

Not Present: Randall Holbrook

Also Present: Dave Mason, ZEO and Dan Seider of Concord Clean Power

The meeting was called to order at 7:00 p.m. by Chairman Fink. Due to the absence of Randall Holbrook, it was stated that Andrew Fink would be counted as a voting member. A motion to approve the March 2014 minutes was made by Norm Pawlak, seconded by Kathi McLaughlin, voted and carried.

Gerard Burge – Special Use Permit Dan Seider of Concord Clean Power, came to the board meeting representing Jerry Burge of Autumn Moon Farm and Winery. The proposal is to install a 140 ft. wind powered “Bergey” turbine on Mr. Burge’s property located on 7575 West Bergen Road. Mr. Burge runs the small winery but it is not his full time occupation at the moment. The zoning law states that a wind generating structure cannot exceed 80 ft without a variance, so it was the initial thought that this proposal would have to go to the Zoning Board of Appeals. Board members had other questions that Mr. Seider was unable to answer, so they thought it best to speak directly to Mr. Burge himself. Mr. Burge was put on the phone so that board members could ask what was needed. Chairman Fink asked him if he was listed under Ag. and Markets because this would not require him to get a variance. There is no restriction on height to any structure located on farm property therefore Mr. Burge would not need a variance if this was the case. Mr. Burge stated that he was listed under Ag. and Markets. Mr. Burge was also asked if he had his Farm Winery License to which he replied yes. He also stated that he is producing some wine and has a tasting room. Mr. Burge was told that he would more than likely have to have two Public Hearings, one through the Zoning Board of Appeals for the variance and one through the Planning Board for the Special Use Permit, to get the proposal approved. It was also strongly recommended to Mr. Burge that he talk to his neighbors about the wind turbine. Chairman Fink stated that he would talk to Felipe of the County Planning Board to make sure every needed action was being taken seeing as how this would be the first wind turbine in the town. This proposal will also have to be reviewed by the county due to it’s location on a county road. A motion to recommend approval to the Zoning Board of Appeals for the height variance was made by John Skomski, seconded by Andrew Fink, voted and carried with Mark Gerhardy abstaining. Chairman Fink stated that he would let everyone know what the county concluded after he spoke with them.

Bill Buell – Subdivision. Mr. Buell was not present at the meeting so Dave Mason explained to the board what he would like to propose. Mr. Buell would like to subdivide off a house located on his property at 7556 Townline Road. Board members reviewed the map and didn't see any problems. Dave Mason said he would give Mr. Buell the go ahead to continue the process and that he would more than likely be returning to a meeting with the official survey.

Old/New Business

- Firing Pin: Dave Mason stated that the Firing Pin would like to extend their parking about 150 feet to the south. They wanted to know if this was something that they needed to attend a meeting for or if they could just go ahead with the extension. Board members did not see any problems with extending the parking, for they would still be a fair distance within their property line.
- Clyde Bianchi may be coming in to next months meeting for a proposal on putting in a used car lot at the corner of Route 33 and Route 19.

No further business was discussed.

A motion to adjourn was made by Mark Gerhardy, 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
Don Cunningham, Town Supervisor
Anne Sapienza, Town Assessor
Bill Waldruff, ZBA Chairman