

**Town of Bergen Planning Board
Minutes of Thursday, April 25th 2013
Bergen Town Hall**

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

Not Present: John Skomski

Also Present: Dave Mason, Ralph Garnish, Linda Lewis, Brandon Lewis, and Paul Lewis

The meeting was called to order at 7:00 p.m. by Chairman Fink. A motion to approve the March 2013 minutes with corrections was made by Norm Pawlak, seconded by Kathi McLaughlin, voted and carried. Introductions of two new alternate members, Anne Sapienza and Andrew Fink were made by Chairman Fink.

7-Eleven Site Plan Approval. At the last meeting, board members were informed of the Department of Transportation (DOT) feedback to 7-Eleven's site plan on 8132 Buffalo Road. The recommendations made by the D.O.T were to remove the westerly driveway on Route 33 and to update the remaining Route 19 and Route 33 driveways to current standards. These requests were enough to make 7-Eleven withdraw from the project if these recommendations were enforced. The question of the Planning Board overriding D.O.T recommendations was brought to the table. Upon Chairman Fink talking to the Town Supervisor, the County, the Town Lawyer and the Town Engineer, it was concluded that the Planning Board is able to override the D.O.T but with slight liability at stake. According to the Town Lawyer, Dan Bryson, there is very limited liability with this proposal. Chairman Fink stated that his opinion was to move forward with this proposal and approve the site plan without enforcing D.O.T recommendations. He then asked fellow board members what their thoughts were and they unanimously agreed that the upgrade and enhancement to the site would be a positive change that is needed. A motion to approve the site plan was made by Dominick Camelio, seconded by Kathi McLaughlin, voted and carried.

The Firing Pin, LLC. – Subdivision and Site Plan Review. Firing Pin's original location at Apple Tree Acres has now changed to 8240 Buffalo Road. The Lewis family was again present to go over subdivision and site plan details. The new location plan is to purchase two acres north of Pavilion Gift Company. Only .894 acres will be used for the shooting range building and parking lot. After review of the map, board members concluded that all zoning requirements were met. Mark Gerhardy stated that the Lewis' would have to go through the Department of Transportation for a curb cut. A perc test has yet to be done on the property as well. A motion to classify the subdivision as minor was made by Kathi McLaughlin, seconded by Randall Holbrook, voted and carried. A motion to approve the subdivision contingent on county approval was made by Dominick

Camelio, seconded by Kathi McLaughlin, voted and carried. The subdivision will now be sent to the county for review.

The Lewis' then presented the board with their official site plan. The plan showed twelve customer parking spaces one of which was handicap, and three spaces designated for employees. Some board members did not like the idea of having a wheelchair going across the gravel, so it was suggested moving the handicap spot up against the walkway that led into the building. The dumpster was located at the end of the last parking space bringing up the issue of garbage truck accessibility. It was recommended by Mark Gerhardy to put the dumpster at a slight angle and move the last two parking spaces back so that garbage trucks could maneuver in and out without a problem. Brandon Lewis was asked if he was going to have gravel or an asphalt driveway to which he replied gravel. His hopes are to have asphalt in the future. Since the site plan had the word "asphalt" recorded, board members thought it best to be changed to "gravel." Lighting was the next area reviewed. The plan showed lighting mounted on all sides of the building. Board members did not seem to think it would be sufficient enough to light the whole parking lot. Mark Gerhardy suggested that getting one pole with lighting would be sufficient enough to light the entire parking lot. The last suggested change to the site plan was having the exterior dimensions for the building recorded. The Lewis' were asked about noise outside of the range. They replied stating that it would be minimal, if any. The NRA specifications were requested of Brandon Lewis at the last meeting. Since he did not have them with him, he said that he would email them to Gary Fink. He also stated that out of the all the specifications, there was only 2-3 sentences on how to build a shooting range. The site plan will go to the county for review, but will need to have the changes suggested by board members made first. A public hearing will also take place on Thursday, May 30th at 7:00 p.m. Fees of \$200 were collected (Subdivision, recreation and public hearing are included in those fees).

Old/New Business

- Dave Mason stated that he received a call with someone interested in opening an RV Park at the Robinson Golf Course on Buffalo Road.

No further discussion took place.

A motion to adjourn was made by Kathi McLaughlin, seconded by Norm Pawlak, voted and carried. The meeting ended at 8:53 p.m.

Respectfully Submitted,

Laura Smith, secretary

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