

**Town of Bergen Planning Board
Minutes of August 28th, 2014
Bergen Town Hall**

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

Not Present: Andrew Fink, Alt.

Also Present: Dave Mason; ZEO., Steve Ray; 7-Eleven Project and Richard Hall; 7-Eleven Project

G.C.E.D.C Public Hearing

The public hearing was opened at 7:00 p.m. by Chairman Fink. The hearing was published in the Daily News and posted at the Town Hall and Post Office. No one appeared to speak for or against the subdivision. No one appeared to represent G.C.E.D.C as well. The subdivision went before the county Planning Board for review on August 14th, 2014 and came back with a recommendation of approval.

The subdivision is located on Apple Tree Avenue, south of Liberty Pumps. The plan is to subdivide 30.263 acres for a future business known as Insurance Auto Auctions Inc. Board members reviewed the maps again and noted that no changes had been made since the original consult for this subdivision. The hearing closed at 7:09 p.m. Chairman Fink stated that if anyone appeared at the meeting for the Public Hearing, he would have it re-opened.

The regular meeting was called to order at 7:10 p.m. A motion to classify the G.C.E.D.C subdivision as a major subdivision was made by Kathi McLaughlin, seconded by Dominick Camelio, voted and carried. A motion to approve the subdivision was made by John Skomski, seconded by Norm Pawlak, voted and carried. Chairman Fink signed the maps that will then have to go to Real Tax and the Health Department for further signatures.

A motion to approve the July 2014 minutes with corrections was made by Norm Pawlak, seconded by John Skomski, voted and carried.

7-Eleven: Canopy Changes. Steve Ray, the remodel project manager for the 7-Eleven project as well as Dick Hall, the compliance manager, were present at the meeting to go over new canopy details. Mr. Ray stated that the new plan is to demolish the current canopy that is constructed perpendicular to Buffalo Road. The new canopy will run parallel with Buffalo Road and have the gas dispensers in a single line. The pumps will also be moved closer to the store front. There will still be four dispensers with two

pumping stations at each. They will now offer diesel fuel for automobiles at two of the pumps. It was asked if the gas holding tanks were going to be replaced with new ones. Mr. Ray stated that they will not be replaced since they were built in 1993 and are good for 30 years. They will, however, be upgrading the underground piping. Mr. Hall went over some details for that. He also stated that any petroleum leakage would be detected and sound off an alarm.

The canopy behind the store will not be changed. The only change that was mentioned will be shrinking the space between the dispensers so that a semi-truck can pump fuel from both sides. There will also be an addition of a fourth gas dispenser. The discussion was then turned back to the canopy/dispenser setup in front of the store. Mark Gerhardy questioned the space between the pumps and the store front as well as the overall space in the given area. His concern was the congestion of traffic that might be created if cars were to park in front of the store. There are no designated parking spaces in front of the store so it was suggested to Mr. Ray that he have "fire lane" striping put in front of the store so that it would deter cars from parking there and causing blockages. Mr. Ray was open to this idea. Mark Gerhardy then asked about the lighting on the canopies. Mr. Ray stated that there would be flush mounted, LED lighting.

With the new canopy construction, it will not meet the required 80 foot setback as required in our Zoning law. Therefore it must go before the Zoning Board of Appeals for review and Public Hearing. A motion to recommend approval to the Zoning Board was made Norm Pawlak, seconded by Dominick Camelio, voted and carried. A motion to make the approval contingent on placing the "no parking" lines/signage into place was made by Mark Gerhardy, seconded by Kathi McLaughlin, voted and carried. The proposal will now go before the Zoning Board on September 18th, 2014.

Old/New Business

- Dave Mason stated that the Gillam-Grant needed paperwork showing that they are zoned for child care. Upon looking at our Zoning Law, it showed that they are zoned for "schooling." It was concluded that the Gillam-Grant conformed to our Zoning Laws.

No further discussion took place.

A motion to adjourn was made by Kathi McLaughlin, seconded by John Skomski, voted and carried. The meeting ended at 8:14 p.m.

Respectfully submitted,

Laura Smith, secretary

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