

**Town of Bergen Planning Board
Minutes of Thursday, November 29th, 2012
Bergen Town Hall**

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

Not Present: Bill Robinson

Also Present: Dave Mason, David Kent, Richard Fink, Martin Dilcher, Luann Dilcher, and Carl Schoenfeld

Richard Fink II Public Hearing

The hearing was opened at 7:00 p.m. by Chairman Fink. John Skomski was counted as a voting member. The hearing was published in the Daily News and posted at the Town Hall. No one appeared to speak for or against the subdivision. The son of Richard Fink II, was present to represent his father. The subdivision is for 6385 Lake Road in which 4.142 acres of land will be subdivided from 50.5 acres of land. Mr. Fink's son will be using the lot to build a house on in the near future. Due to no appearances of people against the proposition a motion to waive the fifteen minute waiting time was made by Mark Gerhardy, seconded by Dominick Camelio, voted and carried. Chairman Fink abstained. The hearing closed at 7:05 p.m.

Mr. Fink was asked if anything had changed with the proposition since the last meeting to which he replied there was no changes. A motion to approve the minor subdivision was made by Norm Pawlak, seconded by Kathi McLaughlin, voted and carried with Chairman Gary Fink abstaining. The maps were then signed and fees of \$200 were collected (subdivision and recreation fees).

The regular meeting was called to order at 7:10 p.m. Approval of the October 2012 minutes with corrections was made by Kathi McLaughlin, seconded by John Skomski, voted and carried.

Kent/Hugelmaier Subdivision. David Kent presented the board with a subdivision for Creamery Road (Tax # 8-1-13.111). Jerry Hugelmaier, owner of the property, would like to separate his farmland into two parcels. The plan is to divide the barn with seven acres from the remaining 44.5 acres. Mr. Kent stated that the barn will remain for storage use. After some discussion and review of the maps, a motion to classify the proposal as a bulk land transfer was made by Dominick Camelio, seconded by Randall Holbrook, voted and carried. The maps also contain the building specifications on them in case there is a decision to build on the lots in the future. A motion to waive the public hearing was made by Norm Pawlak, seconded by Kathi McLaughlin, voted and carried. A motion to approve the subdivision was made by Dominic Camelio, seconded by John Skomski, voted and carried. Maps were signed by Chairman Fink and fees of \$150 were collected (bulk land transfer and recreation fees).

Sugar Creek Remodel Site Plan (Draft). Dave Mason presented the board with a site plan for a 7/11 remodel of the Sugar Creek gas station on Route 33. The basic idea of the plan is to tear down the old trucking lodge building and add more parking along with adding a 900 square foot addition to the current convenience store building. Board members seemed to like the overall plan but found it necessary to have a more detailed site plan showing lighting, landscaping, elevations, etc. Mark Gerhardy suggested getting “Not for Construction Use” document to show a more detailed plan. Norm Pawlak also raised the question of Nick’s old restaurant, which is also located on the lot. The building has been vacant for quite some time and is beginning to look worn down. He thought it would be necessary for it to be addressed, whether it be tearing it down or improving the look of it. Board members agreed and Dave Mason stated that he would discuss these items with the 7/11 representative to see what they can come up with for the next meeting.

Martin Dilcher – Coffee Shop Site Plan (Draft). Martin Dilcher and Carl Schoenfeld presented the board with a site plan to build a drive thru coffee/ice cream shop at the corner of Route 33 and Route 19. The lot is approximately 1.14 acres and owned by Mary Bissell. The site plan showed a 1400 square foot building, 14 parking spaces, some landscaping, and the drive thru. There were also two entrances off of Route 33 (already existing) and one off of Route 19. Board members did not like the second enter/exit off of 33 due to its near proximity to the intersection. Also, the setbacks of the building to the road did not meet zoning code. There was the thought of getting rid of the second enter/exit on Route 33 and moving the building west so that it met required setback specifications. Board Members suggested that Martin talk with D.O.T. before taking any further steps.

The next meeting will be on Thursday, December 20th at 7:00 p.m. due to conflicts with the holiday.

A motion to adjourn was made by Kathi McLaughlin, seconded by John Skomski, voted and carried. The meeting ended at 9:25 p.m.

Respectfully Submitted,

Laura Smith, secretary

Cc: Michelle Smith, Town Clerk

Anne Sapienza, Town Assessor

Don Cunningham, Superviso

Bill Waldruff, ZBA Chairman