GENESEE COUNTY PLANNING BOARD REFERRALS
NOTICE OF FINAL ACTION

GCDP Referral ID	**V-02-BER-9-19**
Review Date	**9/12/2019**

Municipality	**BERGEN, V.**
Board Name	**PLANNING BOARD**
Applicant's Name	**AMDB Properties**
Referral Type	**Special Use Permit**
Variance(s)	
Description:	**Special Use Permit to convert the second story of a historic Main Street mixed-used building to two one-bedroom apartments.**
Location	**10 S. Lake Ave. (NYS Rt. 19), Bergen**
Zoning District	**Central Commercial (C-2) District**

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The proposed apartments should pose no significant county-wide or inter-community impact.

Felice A. Altman

Director

September 12, 2019

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:
GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, N.Y. 14020-9404

DEPARTMENT USE ONLY:
G.C.D.P. Referral # V-02-BER-9-19
Date Received _____

RECEIVED
SEP 04 2019
Genesee County
Department of Planning

* GENESEE COUNTY * PLANNING BOARD REFERRAL

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTIONS 239 L,M,N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD AND ADDRESS
Village of Bergen Planning Board
PO Box 100 - 11 N Lake Ave
Bergen, NY 14416

2. APPLICANT'S NAME, ADDRESS & PHONE #
AMDB Properties
10 South Lake Avenue
Bergen, NY 14416

MUNICIPALITY : CITY ☐ TOWN ☐ VILLAGE ☒ : of Bergen

3. TYPE OF REFERRAL: (Check all applicable items)

- ☐ Area Variance
- ☐ Use Variance
- ☒ Special Use Permit
- ☒ Site Plan Review
- ☐ Map Change
- ☐ Text Amendments
- ☐ New Zoning Ordinance
- ☐ Other: _____
- ☐ Subdivision Proposal
  - ☐ Preliminary
  - ☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Road name Route 19 - South Lake Avenue
B. Nearest intersection Buffalo St / Rochester St and Route 19
C. Tax Map Parcel # (T.M.P.) 30.-1-45
D. Dimensions of the property Frnt 27.0 Depth 90.0 Area of the property 0.06 acres
E. Present zoning district C2 - Central Commercial

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?
NO ☐ YES ☒ If Yes, give date and action taken change of use 9/13/18 V-03-BER-9-18 for lower level from church to professional use

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law
Section 311 - B Permitted Uses page 53

C. Please describe the nature of this request change building to mixed use by converting second level to two one bedroom apartments, as part of the Main Street grant

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Copy of local application
- ☒ Sketch of proposal
- ☐ Subdivision plot plans
- ☐ Maps
- ☐ Copy of text amendments
- ☐ Copy of new Ordinance/Law
- ☒ Site Plan
- ☐ Agricultural Data Statement
- ☒ Other: SEQR, text of plan, exterior view

Name, Address and Phone # of the person representing the community in filling out this form
Rene' Vurraro - 11 N Lake Avenue (PO Box 100) Bergen, NY 14416 585-494-1513
Planning Board Chair

Village of Bergen

Application to the
Planning Board

Special Use Permit

Special Use Number: 01-2019

Date: 8-2-19

RECEIVED
AUG 02 2019
BY: .....

1. Request to the Planning Board to overturn the Zoning Enforcement Officer's decision to Deny ☐ Grant ☐ an application for a Zoning Permit application Number _____ Dated _____

2. APPLICATION FOR: Special Use Permit ☒

Other ☐ Please Specify Change of Use

3. Address of Project Site: 10 S. Lake Ave. Bergen
Tax Map Number: 3.-1-45 Zoning District: _____

4. Has a previous appeal been filed pertaining to this parcel: No ☑ Yes ☐
if yes list Appeal No._____ Date_____ Purpose of Request: _____

5. Justification for request: General Response Change of use request from church to commercial was approved. This request is to add 2 apartments to 2nd floor of building making the building mixed use; residential and commercial.

A more SPECIFIC RESPONSE should accompany this application on separate sheet(s) of paper. Address each of the statements listed on the back of this sheet which pertain to you specific appeal.

The Applicant shall submit with this request, appropriate supporting materials including, but not limited to, site plans, elevation, traffic circulation diagrams, neighborhood land use maps and any other materials that will assist the Board in making a determination regarding this request.

CERTIFICATION: I hereby certify that I have read and examined this application and supporting attachments and know the same to be true and correct. All provisions of laws and ordinances covering this type of work or use will be complied with whether specified herein or not. The granting of an appeal does not presume to give authority to violate or cancel the provisions of any other state or local ordinance or law regulating or performance of construction and/or use.

Applicant's Signature — Date 8/2/19

Owner's Signature (if other than applicant) — Date

Office Use Only

Provisions of Zoning Law for Special Use:

☐ Article _____ Section _____
Subsection _____ Paragraph _____
State Reason: _____

Fees waived per Main Street Grant and Board Resolution

Fee Collected Check# _____

Special Use Fee $ _____

Public Hearing Fee $ _____

Total Fee $ _____

_____
Signature – Zoning Enforcement Officer

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BY: .....

Short Environmental Assessment Form

Part 1 - Project Information

Special Use Permit 01-2019

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
10 S. Lake Commercial to mixed use

Project Location (describe, and attach a location map):
10 S. Lake Ave. Bergen, NY 14416

Brief Description of Proposed Action:
Second floor of commercial 2 story building at 10 S. Lake Ave to be converted to 2 apartments. Building will be mixed use; commercial (1st floor), residential (2nd floor).

Name of Applicant or Sponsor:	Telephone: 585-494-1979
AMDB Properties LLC	E-Mail: dbarcla1@rochester.rr.com

Address:
19 S. Lake Ave.

City/PO:	State:	Zip Code:
Bergen	NY	14416

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NY Main Street Grant Program	☐	☑

3.a. Total acreage of the site of the proposed action? .06 acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .06 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☐	☑
b. Is the proposed action located in an archeological sensitive area?	☑	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: AMDB Properties LLC Date: 9/1/19

Signature: Dana Marie Barclay David Barclay

PRINT FORM

APPLICATION FOR SITE PLAN REVIEW

VILLAGE OF BERGEN
PO BOX 100 – 11 NORTH LAKE AVENUE
BERGEN, NEW YORK 14416

02-2019

RECEIVED
AUG 0 2 2019
BY:

Village of Bergen Office
585-494-1513
585-494-1730 Fax

Date:	check appropriate box: ☐ Preliminary ☐ Final
Name of Proposed Development	10 S. Lake Ave. Bergen. NY 14416

Applicant Name:	Plans prepared by: by Site Plan Reviewer
Phone: 585-494-1979	Phone:
Address: 19 S. Lake Ave.	Address:
City: Bergen.	City:
State: NY Zip: 14416	State: Zip:
Owner Name (if different):	Ownership intentions (ie., purchase options)
Phone:	Change of use
Address:	
City: State: Zip:	

Proposed Zoning commercial

Describe proposed use (include primary and secondary uses; ground floor ear; height; and number of stories for each building):

For residential buildings include: number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided;

For non-residential buildings include: total floor area and total sales area; number of automobile and truck parking spaces;

Other proposal structures (Use separate sheet if needed):

see attached

Parcel Information

Tax Map Identification	3.-1-45	Address: 10 S. Lake Ave. Bergen, NY 14416
Total site area (sq feet or acres)	(.06 acres) 3888 sq ft	
Current Zoning	05	
Current land use (agricultural, commercial, undeveloped etc)	Commercial	
Current condition (buildings, brush, etc)	Coood	
Surrounding land character (urban, wetlands, etc)	Village Sidewalk	

Construction Information

Anticipated construction time:	
Will development be staged?	
Estimated cost of improvement:	
Anticipated increase in number of residents, shoppers, employees, etc:	

Application submitted by:
David & Anna Marie Barclay

Date received:
Fees waived per Main Street Grant and Board Resolution

☐ Site Plan Review fee $200

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BY: .....

Short Environmental Assessment Form
Part 1 - Project Information

Site Plan 02-2019

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
10 S. Lake Ave Restoration/Renovation Project

Project Location (describe, and attach a location map):
10 S. Lake Ave. Bergen, NY 14416

Brief Description of Proposed Action:
As part of Bergen Main St Restoration/Renovation Program, the building at 10 S. Lake will have a facade restored to its original Victorian appearance, windows replaced, & 2 apartments constructed on the second floor with a separate stairway entrance from the 1st floor commercial space.

Name of Applicant or Sponsor:	Telephone: 585-494-1979
A M & B Properties LLC	E-Mail: dbarcla1@rochester.rr.com

Address:
19 S. Lake Ave.

City/PO:	State:	Zip Code:
Bergen	NY	14416

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NY Main Street Program	☐	☑

3.a. Total acreage of the site of the proposed action? .06 acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .06 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☐	☑
b. Is the proposed action located in an archeological sensitive area?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

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☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐

	NO	YES
16. Is the project site located in the 100 year flood plain?	☑	☐

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: AMDB. Properties LLC Date: 9/1/19

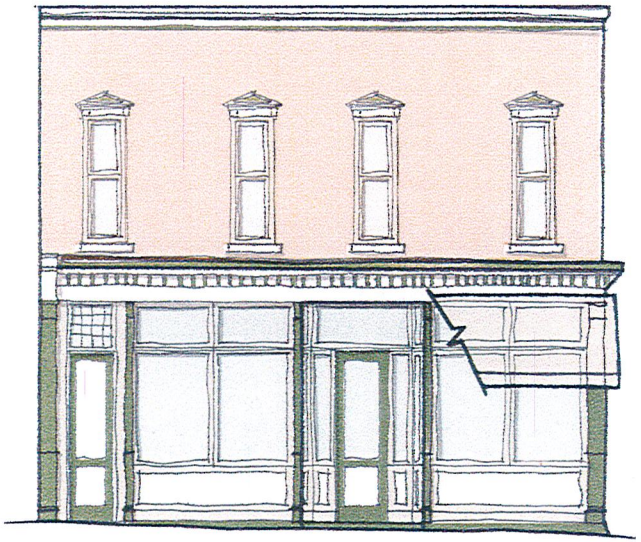
Signature: Anne Marie Barclay David Barclay

PRINT FORM

The property at 10 S Lake Ave was previously used as a church; there is currently one dividing wall on the first floor between the vestibule and church area with 2 restrooms. The 2nd floor has one dividing wall for 2 spaces, and two small restrooms.
Façade work will be done to restore the original entrance configuration of the building. The first floor configuration will otherwise remain the same aside from a wall enclosing the stairwell to the 2nd floor. The first floor will remain a commercial space. Eight windows will be replaced; 6 on the second floor, 2 on the first.
The construction planned for the building includes the creation of 2 one bedroom apartments on the 2nd floor; one apartment measuring 783 SF, the second measuring 727 SF.
There are no parking spaces on the property but there is access to on-street parking on Route 19, and in the municipal parking lot.

BARCLAY FACADE IMPROVEMENTS

10 S LAKE STREET BERGEN, NY 14416



1 FACADE RENDERING
NOT TO SCALE

BUILDING CODES

ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL BUILDING AND ZONING ORDINANCES OF THE VILLAGE OF BERGEN, NY.

EXISTING BUILDING CODE, CLASSIFICATION OF WORK : ALTERATION - LEVEL 2

DRAWING LIST

*	COVER SHEET
A-1	FLOOR PLAN & NOTES
A-2	EXTERIOR ELEVATIONS
A-3	WINDOWS & DOORS
A-4	DETAILS

CONTACTS

OWNER
DAVID AND ANNA MARIA BARCLAY

BERGEN, NY 14416
PHONE: 585-820-1749
CONTACT: DAVID BARCLAY

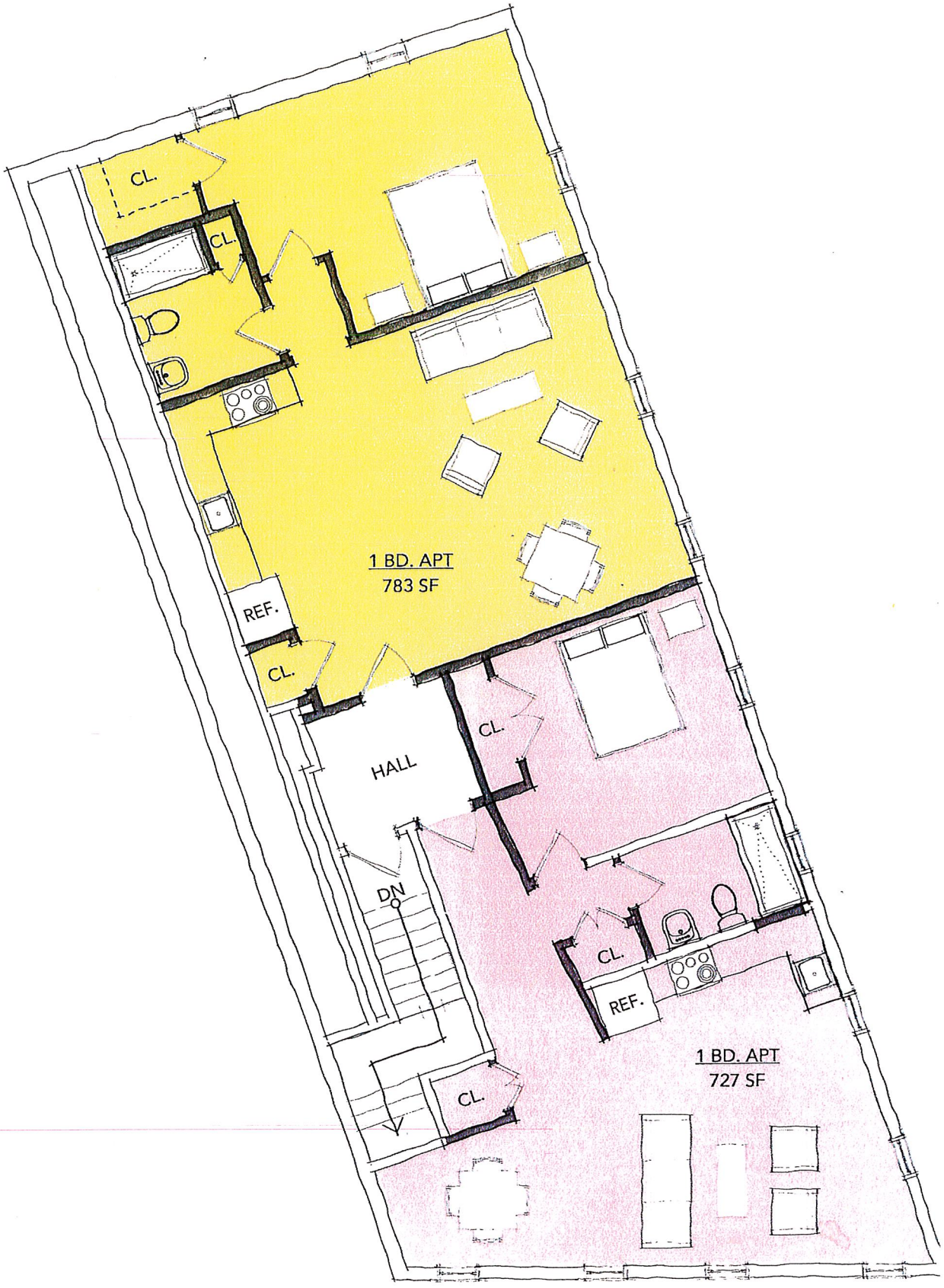
ARCHITECT
in.site:architecture
2 BORDEN AVENUE, SUITE 202
PERRY, NY 14530
PHONE: 585.237.2614
CONTACT: KURT SCHNARR

PROJECT # 1816
BID SET

in·site: architecture

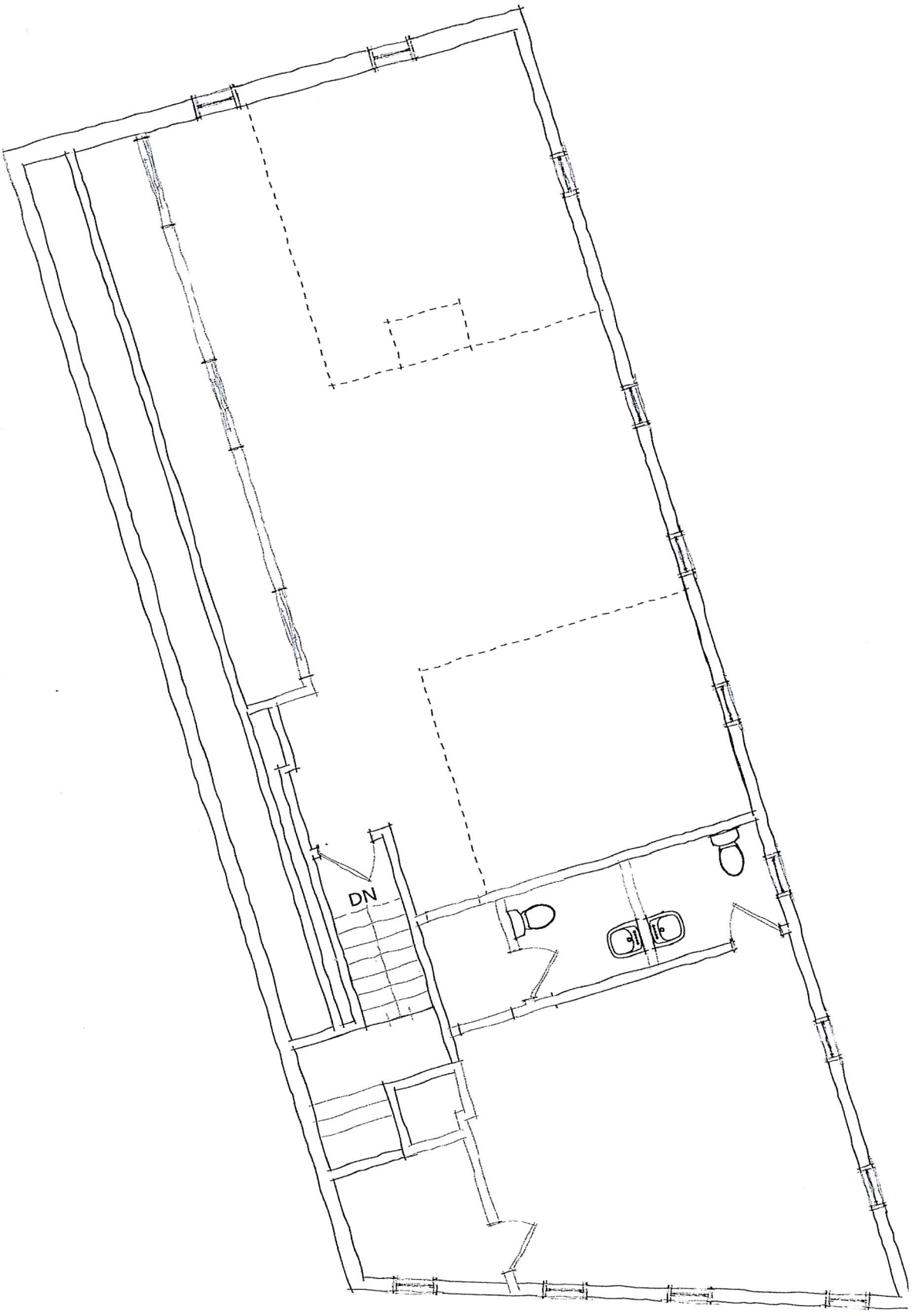
ROCHESTER
V• 585.237.2614 F•585.237.3679
2 BORDEN AVENUE SUITE 202, PERRY, NY 14530
FINGER LAKES
V• 315.220.0225
103 SENECA STREET, GENEVA, NY 14456
www.insitearch.com

12.04.2018



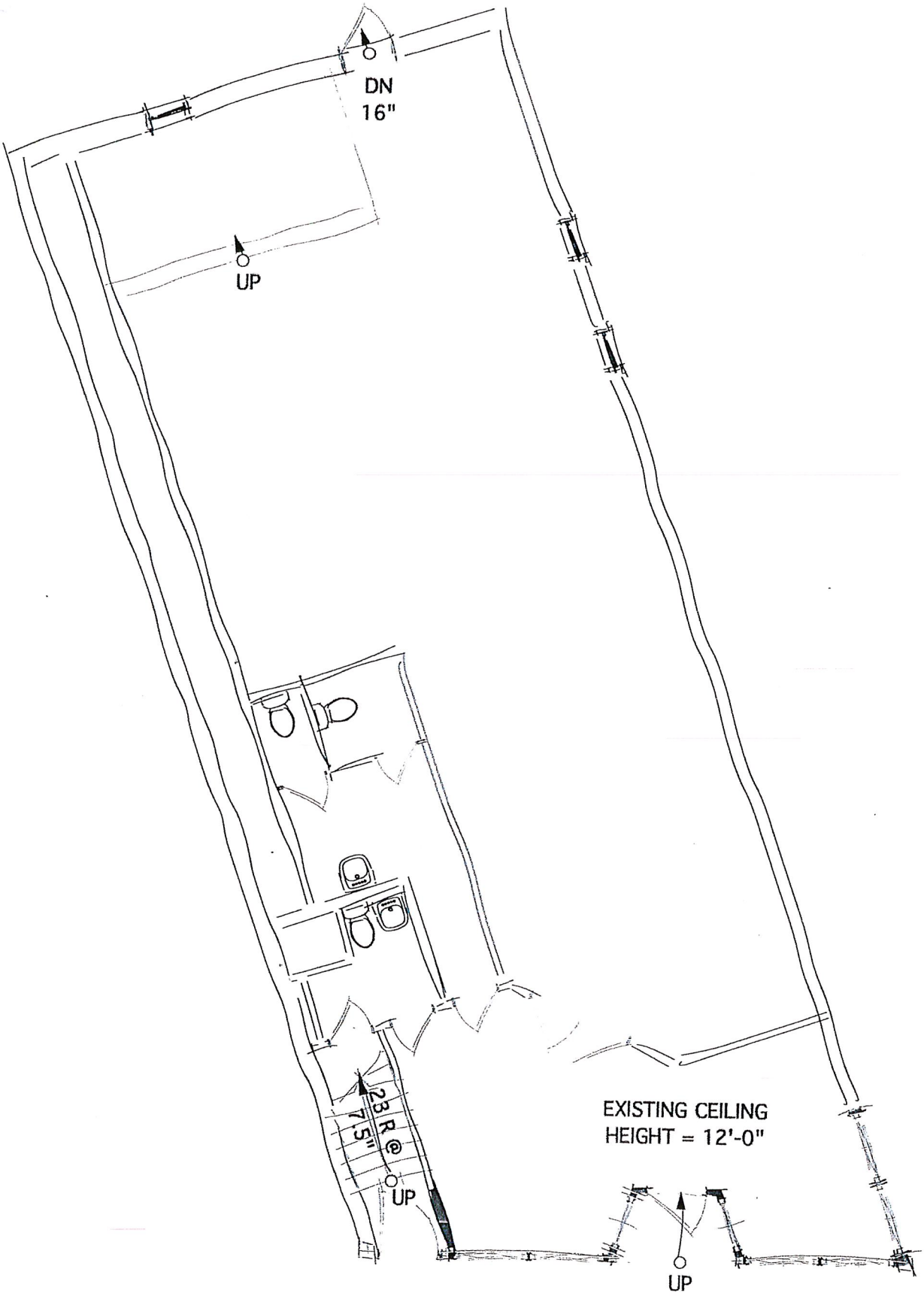
1 PROPOSED SECOND FLOOR
Scale: 1/8" = 1'-0"

N



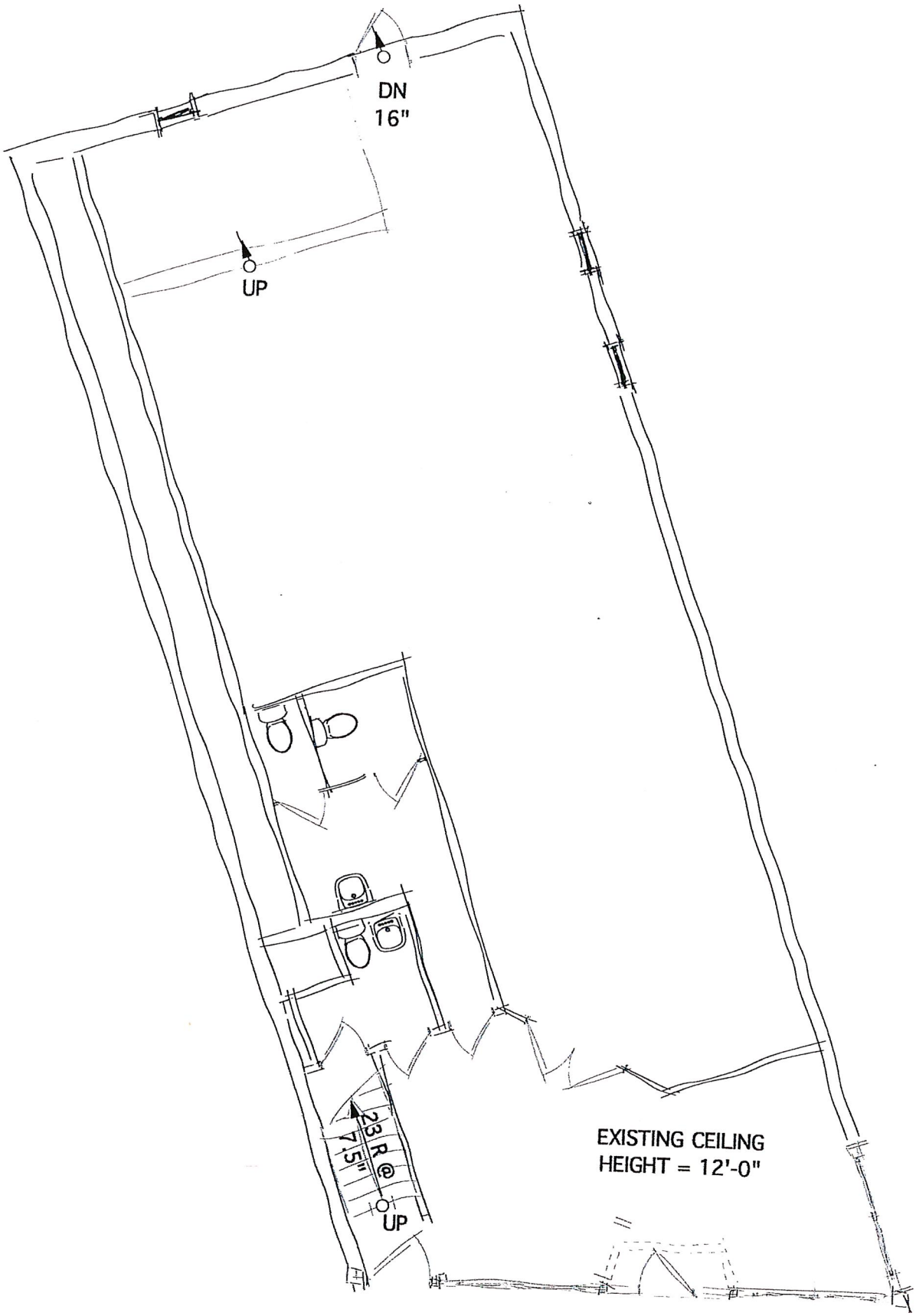
1 EXISTING SECOND FLOOR
Scale: 1/8" = 1'-0"

N



1 PROPOSED FIRST FLOOR
Scale: 1/8" = 1'-0"

N



1 EXISTING FIRST FLOOR
Scale: 1/8" = 1'-0"

V-02-BER-9-19

Buffalo St
S Lake Ave
N Lake Ave
Rochester St
04/22/2018
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