



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-04-BER-6-22**
Review Date **6/9/2022**

Municipality	BERGEN, T.
Board Name	TOWN BOARD
Applicant's Name	Martin Dilcher - Mar-Lu Estates
Referral Type	Zoning Map Change
Variance(s)	
Description:	Zoning Map Change to rezone 5.36 acres from Residential-Agricultural (RA-40) District with a Mobile Home Overlay (MHO) to Planned Unit Development (PUD).
Location	7762 Clinton Street Rd. (NYS Rt. 33), Bergen
Zoning District	Residential-Agricultural (RA-40) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed rezoning is consistent with the Town's Comprehensive Plan adopted in 2016 and therefore should pose no significant county-wide or inter-community impact. The Future Land Use Plan Map (p. 24) in the Town's Comprehensive Plan shows the area to be rezoned as "Multi-Family/Manufactured Home Park" further described in the plan as, "Appropriate for townhouses, apartment buildings (of 2 stories) or manufactured dwellings" (p. 28).

Director

June 9, 2022

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, NY 14020-9404
Phone: (585) 815-7901



DEPARTMENT USE ONLY:
GCDP Referral # T-04-BER-6-22

*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

**RECEIVED
Genesee County
Dept. of Planning
5/19/2022**

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

1. REFERRING BOARD(S) INFORMATION

Board(s) Bergen Town Board
Address 10 Hunter St., PO Box 249
City, State, Zip Bergen, NY 14416
Phone (585) 494 - 1121 Ext. _____

2. APPLICANT INFORMATION

Name Martin Dilcher- Mar-Lu-Estates
Address 7762 Clinton Street
City, State, Zip Bergen, New York, 14416
Phone (585) 721 - 0364 Ext. _____ Email martin.dilcher@yahoo.com

MUNICIPALITY: City Town Village of Bergen

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Area Variance | <input checked="" type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

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

A. Full Address 7762 Clinton Street Road
B. Nearest intersecting road Dublin Road
C. Tax Map Parcel Number 17-1-6
D. Total area of the property 5.36 acres Area of property to be disturbed 2 acres
E. Present zoning district(s) Mobile Home Overlay(HMO)

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 _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law
N/A

C. Please describe the nature of this request The property is currently a mobile home park and zoned MHO. The owner wants to replace mobile homes with permanent single family housing which is not permitted in MHO
The owner request zoning change form MHO to Planned Unit Development (PUD)

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Local application | <input checked="" type="checkbox"/> Zoning text/map amendments | <input type="checkbox"/> New or updated comprehensive plan |
| <input checked="" type="checkbox"/> Site plan | <input checked="" type="checkbox"/> Location map or tax maps | <input checked="" type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> SEQR forms | <input type="checkbox"/> Agricultural data statement | |

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Ernest Haywood Title Supervisor-Bergen Phone (585) 494 - 1121 Ext. 22
Address, City, State, Zip 10 Hunter St. , Bergen NY 14416 Email supervisor@bergenny.org

Short Environmental Assessment Form

Part 1 - Project Information

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			
Martin Dilcher			
Name of Action or Project: Mar-Lu Estates Rezoning			
Project Location (describe, and attach a location map): 7762 Clinton Street, Town of Bergen. (Aerial and Zoning Map attached)			
Brief Description of Proposed Action: Mar-Lu Estates is currently a Mobile Home park, and is zoned MHO (Mobile Home Overlay). The owner is proposing to replace the mobile homes with permanent single family housing units, which is not an allowed use in MHO district. Owner is therefore requesting the area be rezoned to PUD (Planned Unit Development). The owner will do land separation to increase the size of the proposed PUD district to approximately 5.36 acres. (see attached rezoning map). Increasing the parcel size will also allow for construction of new on-site wastewater treatment system.			
Name of Applicant or Sponsor: Martin Dilcher		Telephone: (585) 721-0364 E-Mail: Martin.Dilcher@Yahoo.com	
Address: 8050 Old State Road			
City/PO: Bergen		State: NY	Zip Code: 14416
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.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Genesee County Department of Health Town of Bergen Code Officer			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 5.36 acres b. Total acreage to be physically disturbed? _____ 2 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 54 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: New single family homes will be design to be compliant with current Energy Code of NYS		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing wastewater treatment: New on-site wastewater treatment system will be design to accommodate the new housing units if propose re-zoning is permitted		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				
Proposed on-site wastewater treatment system will be in wetland buffer zone				

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

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor name: Martin Dilcher Date: 5/10/2022

Signature: *mtol* Title: Owner

Project: MAR-LU ESTATES

Date: 5/10/22

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: MAR-LU ESTATES

Date: 5/10/22

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

BERGEN TOWN PLANNING
Name of Lead Agency

5/10/22
Date

GARY C. FINK
Print or Type Name of Responsible Officer in Lead Agency

CHAIRMAN
Title of Responsible Officer

Gary C. Fink
Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

DRAFT

MAY 10, 2022

BERGEN TOWN BOARD

REGULAR MEETING

The Bergen Town convened in a regular session at 7:30 pm in the Town Hall with Supervisor Haywood presiding.

PRESENT:

Supervisor Ernie Haywood
Councilwoman Belinda Grant
Councilman Jim Starowitz
Councilwoman Teresa Robinson

ALSO PRESENT:

Michele M. Smith, Town Clerk
Joel Pocock, Deputy Highway Superintendent
Gary Fink, Planning Board Chairman

ABSENT:

Councilman Mark Anderson

OTHER ATTENDEES:

Sandy Nucelli

PRAYER

PLEDGE OF ALLEGIANCE TO THE FLAG

MINUTES: *Councilman Starowitz made a motion to approve the meeting minutes of April 26, 2022; seconded by Councilwoman Grant and carried by a vote 4-0.*

COMMUNICATIONS:

Supervisor Report for April 2022
Summary Spreadsheet for April 2022
Town Clerk Report for April 2022
ZEO/CEO Report for April 2022
Notice from Planning Board Chair rezoning recommendation 7762 Clinton St. Rd. from Mobile Home to Planned Unit Development (PUD)
Press Release posted in regards to Final Bergen Water Sign-up Sessions

REPORTS:

SUPERVISOR: 6600 Lake Rd. bus is Register as RV and licensed and legal; 6558 N. Lake Rd. complaint has until May 14th to be in compliance.

TOWN CLERK: next 2 board meetings are at 7:30 for water district signup sessions

HIGHWAY: demo of old highway garage is in process

TOWN CLERK'S REPORT: *Councilman Starowitz made a motion to file the Town Clerk's April 2022 Report; seconded by Councilwoman Robinson and it carried by a vote 4 -0.*

SUPERVISOR REPORTS *Councilman Grant made a motion to file the Supervisor's April 2022 Report; seconded by Councilman Starowitz and it carried by a vote 4-0.*

COMMITTEES:

Building and Grounds: nothing to report

Parks: baseball fields are ready, soccer field at Town Hall lined

Local History & Museum: steps on historian building need attention per insurance inspection

Policy and Personnel: nothing to report

OLD BUSINESS:

Water improvement Benefit Area #1: sign up sessions May 24th and June 14th 3-7; USDA hasn't released funds for payment #2 payment #3 in tonight's bills.

Town Vacant Building Registry and Property Maintenance Law: tabled Gary Fink spoke against the law and turning the town into an HOA we live in the country and don't need such a law.

NEW BUSINESS:

Judge Nenni Request to purchase a wireless microphone for podium for \$2,255.00. *Councilwoman Grant made a motion to purchase the wireless microphone for \$2,255.00; seconded by Councilman Starowitz and carried by a vote 4-0.*
Request for Rezoning from Mobile Home Overlay to PUD for 7762 Clinton St. Rd. owned by Martin Dilcher *Councilman Starowitz offered Resolution #15-2022 to set public hearing for Planned Unit Development (PUD) for 7762 Clinton St. Rd. for Tuesday, June 14, 2022 at 7:30 pm; seconded by Councilwoman Grant and carried by a vote 4-0.*

**TOWN OF BERGEN- RESOLUTION #15-2022
ORDERING A PUBLIC HEARING TO REZONE
PROPERTY LOCATED AT 7762 CLINTON STREET
ROAD FROM MOBILE HOME OVERLAY ZONE TO
A PLANNED UNIT DEVELOPMENT DISTRICT**

WHEREAS, Martin Dilcher, owner of Mar-Lu Estates at 7762 Clinton Street Road, Bergen NY, has submitted to the Town of Bergen’s Planning Board to complete Building Site improvements at said location and has petitioned the Town of Bergen’s Planning Board to re-zone The Mar-Lu Estates, located at 7762 Clinton Street, Town of Bergen, (tax account # 17-1-6) from the current zoning classification of Mobile Home Overlay Zone to a Planned Unit Development District; and

WHEREAS, The Town of Bergen’s Planning Board has notified the Town Board that the Planning Board unanimously agreed to recommend to the Town Board to Approve the rezoning of Mar-Lu Estates from a Mobile Home Overlay Zone To a Planned Unit Development District.

NOW, THEREFORE BE IT RESOLVED:

- Sec. 1. That the Town Board of the Town of Bergen will hold a public hearing at the Town Hall, 10 Hunter Street, Bergen, New York, on June 14, 2022 at 7:30 PM to hear all persons interested in the re-zoning of the property located at 7762 Clinton Street in the Town of Bergen (Tax Account # 17-1-6) from Mobile Home Overlay Zone to a Planned Unit Development District.
- Sec. 2. That the Town Clerk is directed to cause a notice of this hearing to be posted and published as required by law.
- Sec. 3. That this resolution shall take effect immediately.

VOTE BY ROLL CALL AND RECORD:

Councilperson Grant	Aye
Councilperson Robinson	Aye
Councilperson Anderson	Absent
Councilperson Starowitz	Aye
Supervisor Haywood	Aye

Town Website Design and Maintenance RFP proposal discussion

BILLS: The bills were presented for audit and totaled General A Fund \$52,382.43; General B Fund \$2,319.32; Highway DA \$4,561.23; DB \$150.00; Water District \$415,032.83; Fire Contract \$101,266.41; PA-A \$8,040.77; PA-DA \$2,527.87; PA-DB \$2,738.53. *Councilwoman Grant made a motion to pay the May 2022 bills including Contract A Morsch Pipeline \$263,476.09 and Contract B Fineline Pipeline \$106,668.79 for WIBA#; seconded by Councilman Starowitz and it carried by a vote 4-0.*

REGULAR MEETING – Tuesday, May 24, 2022 at 7:30 pm in the Courtroom

ADJOURNMENT was at 7:32 pm on a motion by Councilwoman Grant; seconded by Councilman Starowitz and carried by a vote 4-0.

Respectfully submitted

Michele M. Smith
Michele M. Smith, Town Clerk

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that there has been presented to the Town Board of the Town of Bergen, Genesee County, New York, a petition to amend the zoning map for the property located at 7762 Clinton Street Road (Tax account # 17-1-6) located in the Town of Bergen (the "Property").

Said petition is seeking to change the zoning classification for the Property from a Mobile Home Overlay Zone to a Planned Unit Development District.

A copy of the petition is on file with the Town Clerk.

THEREFORE, the Town Board of the Town of Bergen will hold a public hearing on the petition at 10 Hunter Street, Bergen, New York on June 14, 2022, at 7:30 p.m., at which time all persons interested will be heard.

By Order of the Town Board

May 10, 2022.

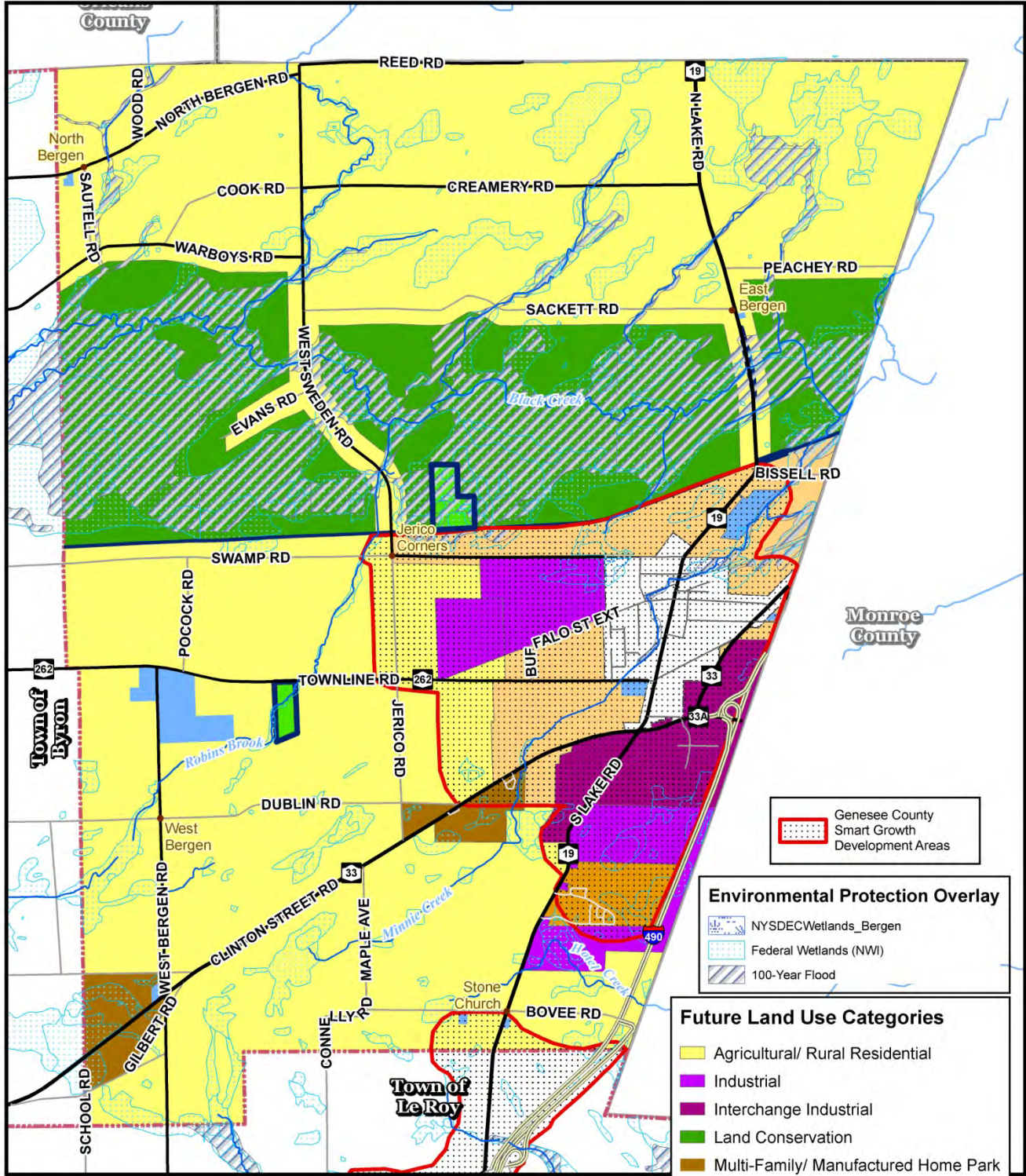
Michele Smith Town Clerk

supervisor@bergenny.org

Subject: FW: Zoning change

>
> -----Original Message-----
> From: Gary Fink <gcfink@hotmail.com>
> Sent: Monday, May 2, 2022 1:56 PM
> To: Ernie Haywood <supervisor@bergenny.org>
> Subject: Zoning change
>
> Ernie,
> Please be advised that the Planning Board unanimously agreed to recommend the Town Board approve the rezoning of Mar-Lu Estates from a mobile home overlay to a planned unit development.
> Please accept this email as formal notice of that recommendation.
>
> Sincerely,
> Gary
>
> Sent from my iPhone
>

Map 6: Future Land Use - Town of Bergen



Genesee County
Smart Growth
Development Areas

Environmental Protection Overlay

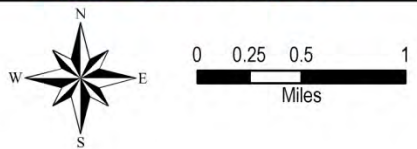
- NYSDEC Wetlands_Bergen
- Federal Wetlands (NWI)
- 100-Year Flood

Future Land Use Categories

- Agricultural/ Rural Residential
- Industrial
- Interchange Industrial
- Land Conservation
- Multi-Family/ Manufactured Home Park
- Planned Unit Development
- Residential
- Community Service
- Public Park

LABELLA

May 2016



FUTURE LAND USE CATEGORIES – VILLAGE

The Future Land Use Map for the Village (see Map 7: Future Land Use – Village of Bergen) designates areas that are most appropriate for various land uses.

Downtown Business District

The downtown business district includes land along Lake Avenue, one block north and one-half block south of the intersection with Buffalo Street and Rochester Street. This area is intended to continue to be a hub for government and community services with a mix of neighborhood businesses, offices and residences. The area's walkability, mixed uses and the historic character of buildings are key to its unique charm.

Commercial

Areas outside of downtown that are suitable for business, office and other commercial uses are designated Commercial. These include:

- Land northeast and northwest of the intersection of South Lake Avenue and Townline Road, Parkview Drive. This area includes a craft supplies business, a community arts school, and a used car sales facility. Parcels along Townline Road are currently residential.
- Land east of the intersection of Buffalo Road with Rochester Street. This area includes a restaurant/ party house and bowling/ volleyball facility and two residential parcels.
- Land at the southwest corner of Routes 19 and 33.

Industrial

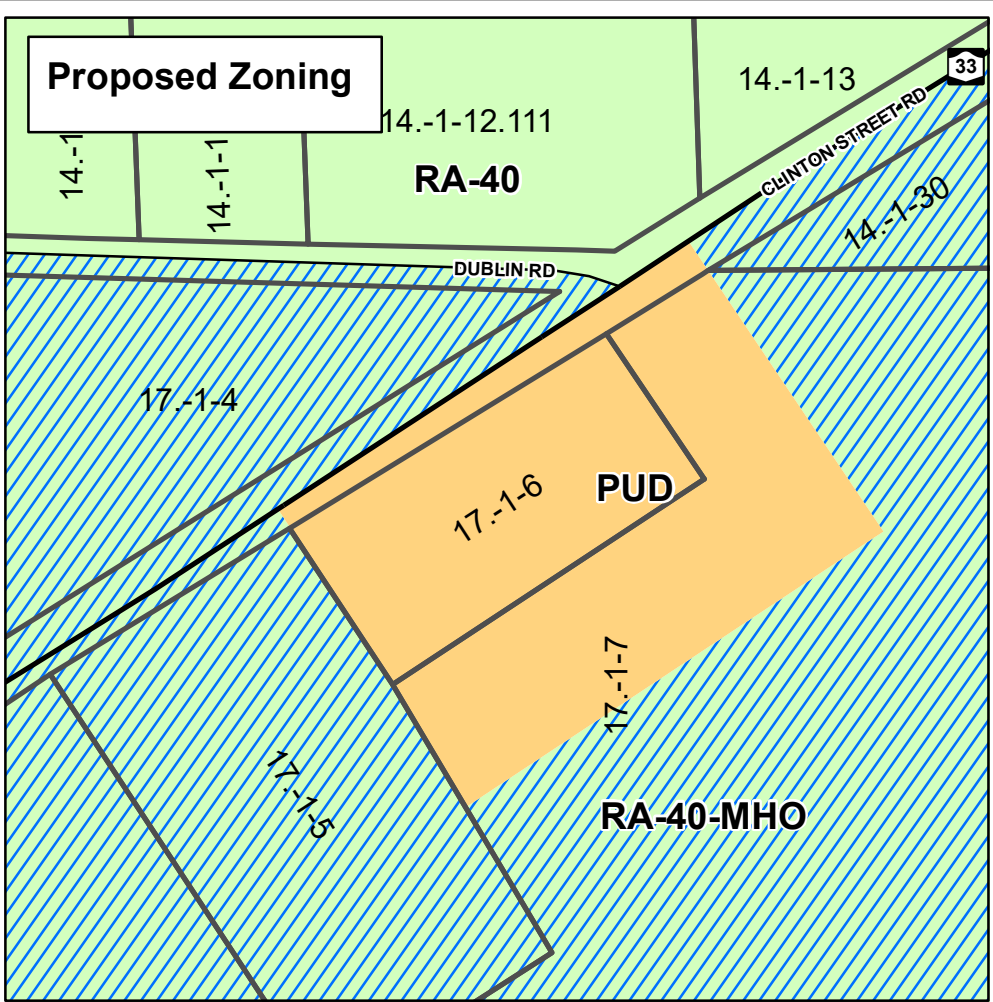
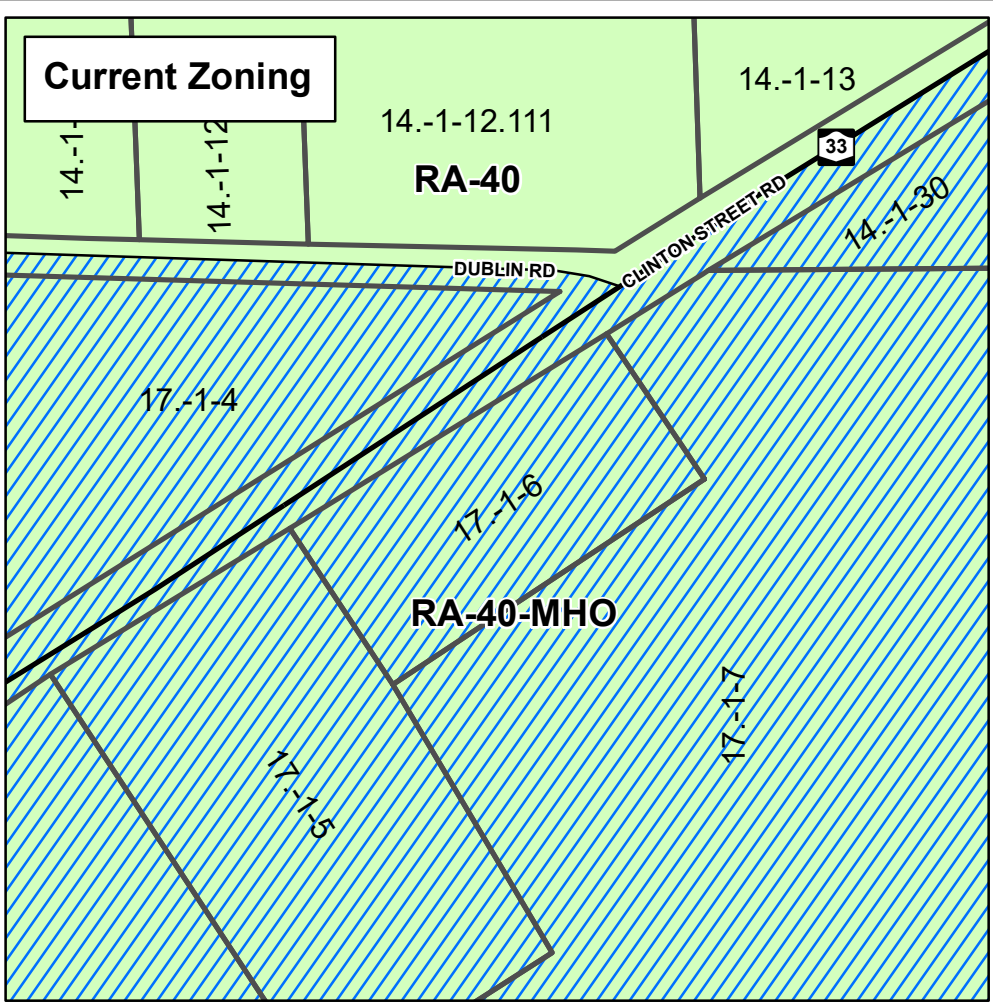
Areas designated for Industrial use include:

- Bonduelle vegetable processing facility in the northwest portion of the Village
- Land west of North Lake Avenue and just north of the railroad tracks. This area includes several businesses and a portion of the Town Highway Garage.
- Land in the northeast corner of the Village, south of and adjoining the railroad. K & W Mfg. Corp./ Davenport Screw Machine Products operates a plant in the western part of this site. The eastern portion is vacant but development potential may be limited due to the presence of Federally regulated wetlands.

Residential

Land south of the railroad and east, west and south of the downtown business district is designated for Village Residential. This area coincides with the existing R-3 zoning district and is largely built out with single family residences and a few 2-family and 3-family residences. The Planned Unit Development between Rochester Street and Munger Street includes apartments and a child care facility. Vacant parcels within this area are located along Minnie Creek.

Residential on somewhat larger lots is designated Residential-2. This area coincides with the Village's R-2 Residential Zoning District and is largely built-out with primarily single-family dwellings.






Parcels 17.-1-6 and 17.-1-7 (partial)
Zoning District change from Residential Agricultural
RA-40 & Mobile Home Overlay (MHO)
to Planned Unit Development (PUD)

TOWN OF BERGEN
PROPOSED ZONING CHANGE MAP
 Date: May 9, 2022

Legend

Zoning District

-  Residential Agricultural RA-40
-  Mobile Home Overlay (MHO)
-  Planned Unit Development (PUD)



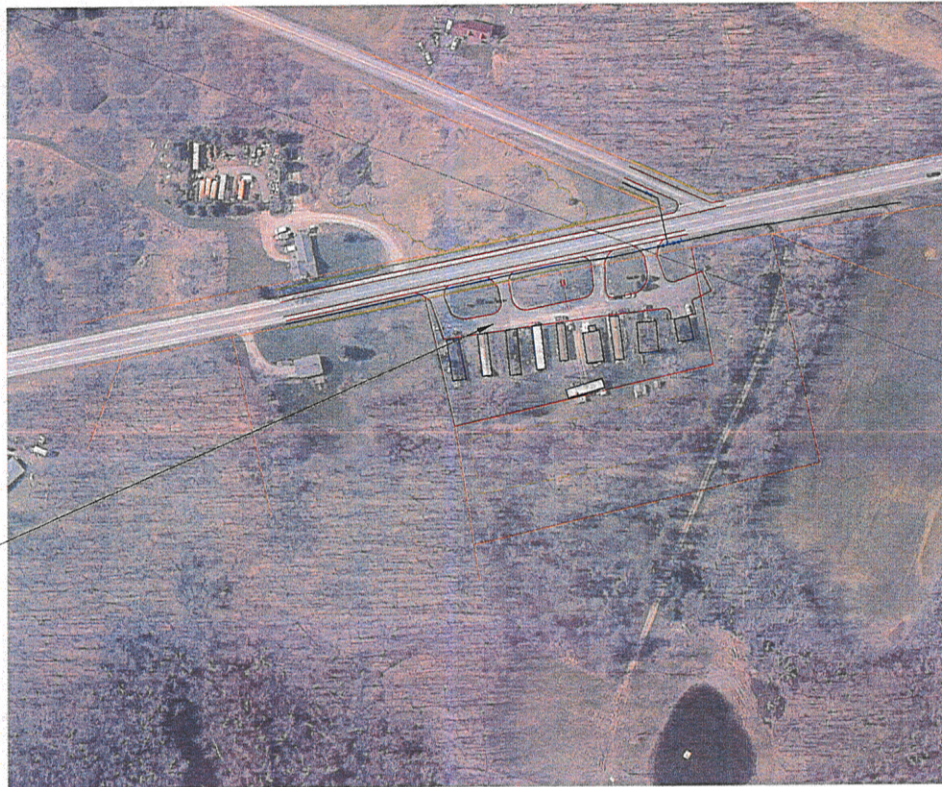
Notes: Mapping generated using ArcMap GIS 10.7.1 software.
 Digital tax parcel boundaries are maintained by Genesee County Office of Real Property Tax Services. Those displayed represent boundaries on file as of 3/1/2021. These boundaries are subject to change.

MAR-LU ESTATES

7762 CLINTON ST ROAD - BERGEN, NY

PROPOSED SITE/BUILDING IMPROVEMENTS

SHEET INDEX			
DWG. NO.	DESCRIPTION	SHEET NO.	REVISIONS
			XX/XX/XX XX/XX/XX XX/XX/XX
C-0	COVER SHEET	1 OF 4	△
C-1	EXISTING SITE LAYOUT	2 OF 4	
C-2	PROPOSED SITE LAYOUT	3 OF 4	
A-0	PROPOSED BUILDING	4 OF 4	



PROJECT LOCATION

CONTACTS	
CLIENT:	MARTIN DILCHER CONTACT: (585) 721-0364
ENGINEER:	ANDREW SCHMIEDER, PE 11142 ALEXANDER ROAD ATTICA, NEW YORK 14011 (585) 297 - 3552
CODE ENFORCEMENT OFFICER:	GERALD WOOD (585) 490-4152
SCOPE OF WORK	
PROPOSED PROJECT IS TO REPLACE EXISTING MOBILE HOMES WITH PERMANENT HOUSING UNITS. IN ORDER TO PERMIT THIS, THE SITE WILL NEED TO BE RE-ZONED FROM MOBILE HOME OVERLAY (MHO), TO PLANNED UNIT DEVELOPMENT (PUD).	

1	DATE	DESCRIPTION	REVISIONS
2			
3			

DATE

ANDREW SCHMIEDER, PE
11142 ALEXANDER ROAD, ATTICA, NY
(585) 297-3552

ISSUANCE TITLE: COVER SHEET
PROJECT NAME: PLANNED RE-ZONING
REGION: NY
SUBJECT: MAR-LU MOBILE HOME PARK
TOWN: CLINTON ST., BERGEN, NY

PROJECT NO:	03-2022	PROJ. MGR:	ADS
DATE:	4-15-22	ISSUED BY:	
SCALE:	AS NOTED	CHECKED BY:	ADS
DRAWING NO:	1-1		
SHEET NO:	1	of	4

THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS DRAWING IS A VIOLATION OF NEW YORK STATE ELECTION LAW ARTICLE 18, SECTION 2(2)(b)



A EXISTING SITE LAYOUT
Scale: 1"=10'

PROJECT NOTES:

1. PURPOSE OF THIS PROJECT IS TO REPLACE THE EXISTING MOBILE HOME TRAILERS WITH PERMANENT SINGLE FAMILY HOUSING UNITS. THE NEW STRUCTURES WILL HAVE THE SAME BASIC DIMENSIONS AS THE MOBILE HOME FOR WHICH THEY ARE INTENDED TO REPLACE. SCHEMATIC DRAWINGS OF THE PROPOSED REPLACEMENT STRUCTURES ARE PROVIDED IN DWG A-1.
2. THE SITE IS CURRENTLY ZONED MOBILE HOME OVERLAY (MHO), WHICH DOES NOT ALLOW FOR PERMANENT SINGLE FAMILY HOUSING UNITS. AS SUCH IT IS PROPOSED TO REZONE THE SITE TO PLANNED UNIT DEVELOPMENT (PUD), WHICH ALLOWS FOR THE CONSTRUCTION OF SINGLE FAMILY HOUSING UNITS.
3. PER TOWN OF BERGEN ZONING CODE, ARTICLE 475.37 "PLANNED UNIT DEVELOPMENT DISTRICT", A MINIMUM OF FIVE ACRES IS REQUIRED TO FOR A PUD. WE ARE THEREFORE LOOKING TO PERFORM A LAND SWAP TO PROVIDE APPROXIMATELY 5.36ACRES FOR THE PROPOSED PUD. THE ADDITIONAL LAND IS ALSO REQUIRED SO THAT AN UPGRADED ON-SITE WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED. FINAL DESIGN OF THE WASTEWATER TREATMENT SYSTEM WILL BE COMPLETED ONCE THE NEW DISTRICT IS ESTABLISHED.
- 4.

DATE	NO.	DATE	DESCRIPTION
	1		
	2		
	3		

DATE: _____

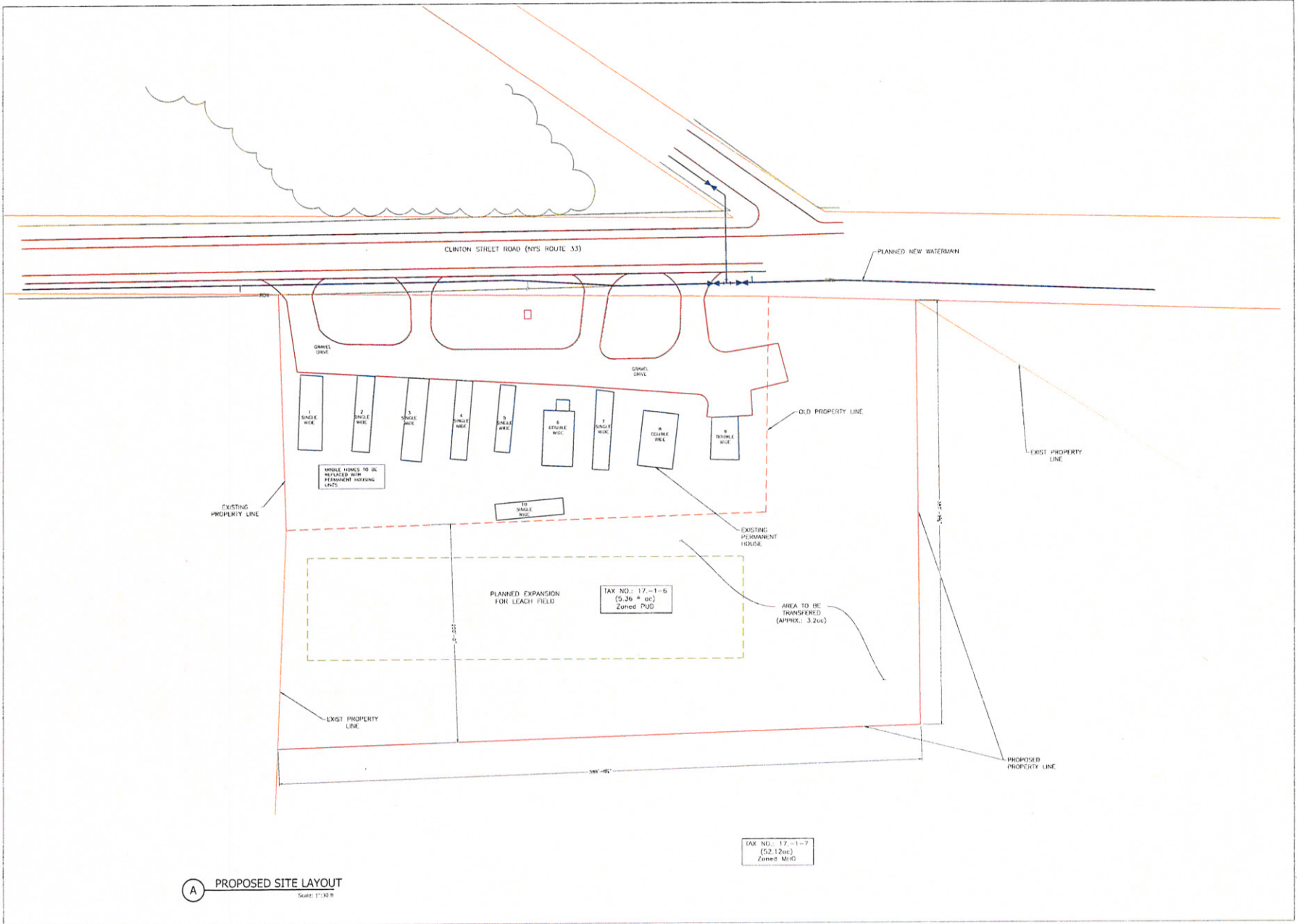
ANDREW SCHMIEDER, PE
11142 ALEXANDER ROAD, ARTICA, NJ
(908) 297-3552

DRAWING TITLE	EXISTING SITE LAYOUT
PROJECT NAME	PLANNED RE-ZONING
CLIENT	MARLU MOBILE HOME PARK

PROJECT NO.	03-2022	PROJ. LEAD	ADS
DATE	4-14-22	DRAWN BY	
SCALE	AS NOTED	CHECKED BY	ADS
DRAWING NO.	C-1		
SHEET NO.	2	OF 4	

UNLAWFUL IN VIOLATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 14B, SECTION 1009

4/13/2022



A PROPOSED SITE LAYOUT
Scale: 1"=30'

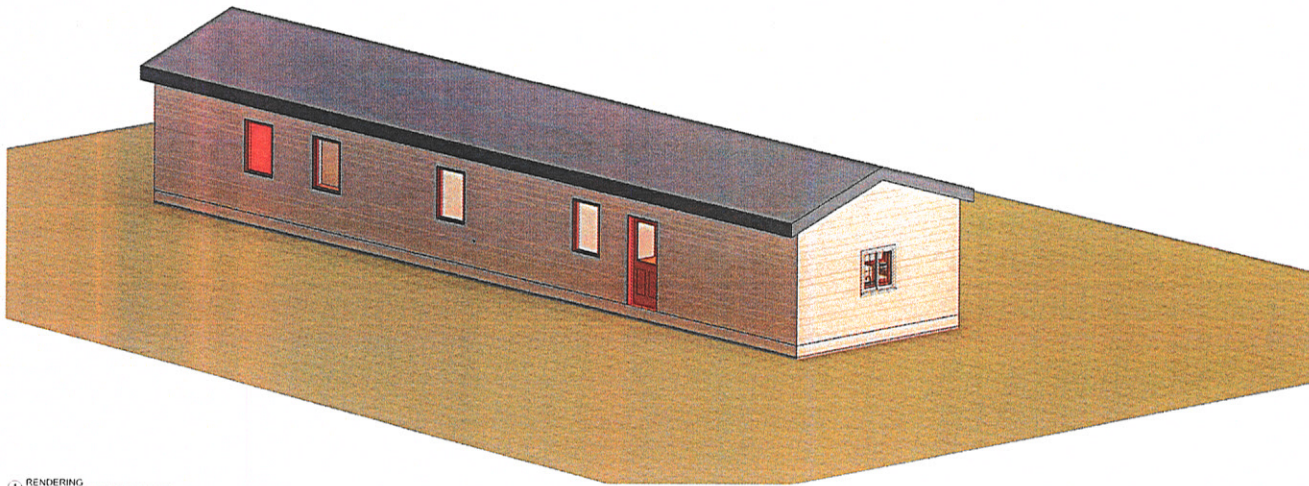
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1	REVISIONS
2	
3	

DATE

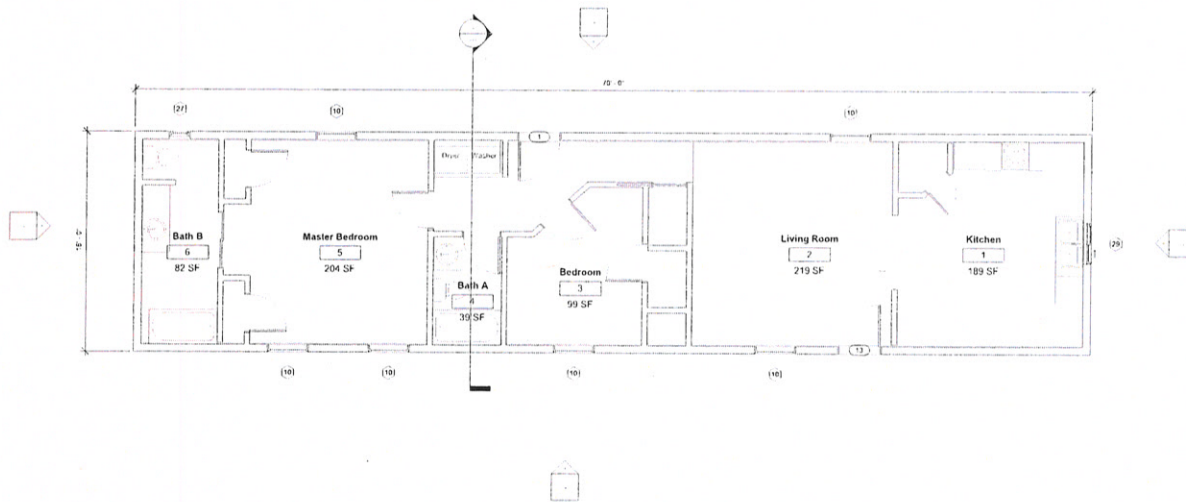
ANDREW SCHMIEDER, PE
11142 ALEXANDER ROAD, ATTICA, NY
(585) 297-3552

PROPOSED SITE LAYOUT
PROJECT NAME: **PLANNED RE-ZONING**
REGION: NY
CLIENT: **MAR-LU MOBILE HOME PARK**
782 CANTON ST., BORDEN, NY

PROJECT NO.	03-2022	PROJ. MGR.	ADS
DATE	4-14-22	DRAWN BY	
SCALE	AS NOTED	ENGR. BY	ADS
DRAWING NO.	C-2		
SHEET NO.	3	of	4

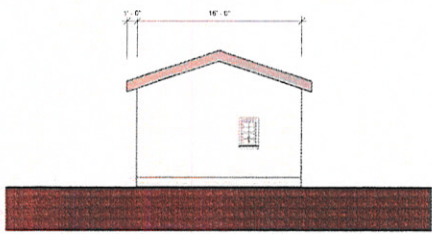


1 RENDERING

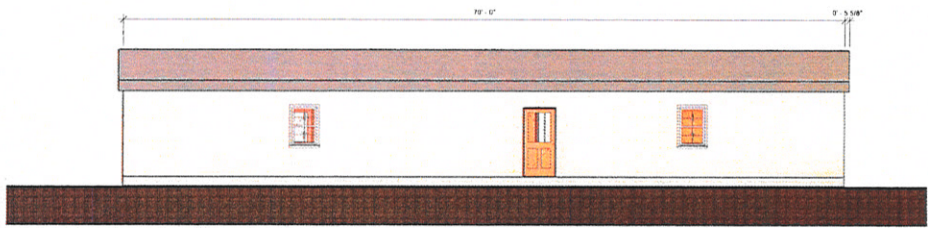


UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW AND SECTION 2009	
NO.	DATE
DATE	
ANDREW SCHMIEDER, PE 11142 ALEXANDER RD. ATTICA, NY	
MARTIN DILTCHER	
MAR-LU RENDERING	
Project Number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-0	
Scale	1/4" = 1'-0"

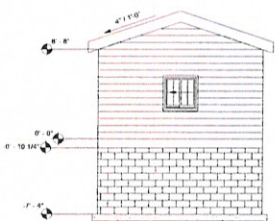
4/17/2021 11:43 PM



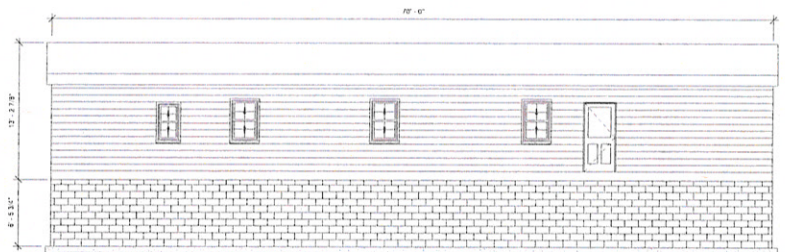
④ West
3/16" = 1'-0"



② North
3/16" = 1'-0"



① East
3/16" = 1'-0"



③ South
3/16" = 1'-0"

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW 145, SECTION 1759

NO.	DATE

DATE

ANDREW SCHMIEDER, PE
11142 ALEXANDER RD.
ATTICA, NY

MARTIN DILTCHER

MAR-LU
ELEVATIONS

Project number	DX-2022
Date	4/2/22
Drawn by	ADIS
Checked by	ADS
Scale	A-1 3/16" = 1'-0"

4/2/2022 11:52:47 AM

T-04-BER-6-22



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03/21/2021