



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

V-01-BER-08-25

Review Date

8/14/2025

Municipality

BERGEN, V.

Board Name

PLANNING BOARD

Applicant's Name

Gary Miller (GVM Properties, INC.)

Referral Type

Special Use Permit

Variance(s)

Description:

Special Use Permit and Site Plan Review to convert an existing building into a laundromat, micro salon, studio apartment, and retail space. Special Use Permit required for laundromat only; all other uses are permitted.

Location

15 & 17 North Lake Ave. (NYS Rt. 19), Bergen

Zoning District

Village Center Commercial (VCC) District

PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

Given that no exterior changes are being proposed, the required modification is that any signage complies with the Village's zoning regulations. With this required modification, the proposed conversion of an existing building into these various uses should pose no significant county-wide or inter-community impact.

Director

August 14, 2025

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 # V-01-BER-08-25



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

RECEIVED

By Genesee County Department of Planning at 3:00 pm, Aug 06, 2025

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) Village of Bergen - Planning Board

Address PO Box 100

City, State, Zip Bergen, NY 14416

Phone (585) 494 - 1513 Ext. _____

2. APPLICANT INFORMATION

Name Gary Miller (GVM Properties, INC.)

Address PO Box 756

City, State, Zip Batavia, NY 14021

Phone (585) 406 - 0269 Ext. _____ Email _____

MUNICIPALITY: ☐ City ☐ Town ☒ Village of Bergen

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

- ☐ Area Variance
☐ Use Variance
☒ Special Use Permit
☒ Site Plan Review

- ☐ Zoning Map Change
☐ Zoning Text Amendments
☐ Comprehensive Plan/Update
☒ Other: Change of Use

- Subdivision Proposal
☐ Preliminary
☐ Final

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

A. Full Address 15 - 17 North Lake Avenue

B. Nearest intersecting road Rt 19 and Buffalo Street

C. Tax Map Parcel Number 1.-1-7

D. Total area of the property .12 Area of property to be disturbed 3650 sq feet (lower only)

E. Present zoning district(s) Village Commercial Center (VCC)

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

Section 3-3 - Use List (pg 11) - permitted uses with a Special Use Permit

C. Please describe the nature of this request 17 North Lake Ave lower (vacant) - Change of use to laundromat

(needs Special Use Permit) & micro salon. 15 North Lake Ave lower (vacant) - Change of use to

retail and apartment in rear

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

- ☒ Local application
☒ Site plan
☐ Subdivision plot plans
☐ SEQR forms

- ☐ Zoning text/map amendments
☐ Location map or tax maps
☐ Elevation drawings
☐ Agricultural data statement

- ☐ New or updated comprehensive plan
☐ Photos
☒ Other: letter from owner

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

Name Rene' Vurraro Title Chairperson Phone (585) 494 - 1513 Ext. _____

Address, City, State, Zip PO Box 100, Bergen, NY 14416 Email _____

Julie Boasi

From: Rene Vurraro <rvurraro@villageofbergen.com>
Sent: Wednesday, August 6, 2025 4:17 PM
To: Julie Boasi
Cc: John Schuck; Barbara Zinter; Felipe Oltramari
Subject: RE: Village of Bergen Planning Board Referral

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Hi Julie!

Firstly, welcome!

As far as the signage, the applicant put a Sign Permit Application in at the same time that he submitted the Special Use Permit. At the Planning Board meeting on 7/16 he withdrew his sign application. The applicant was unsure of what signage he would like to have on the building and the purchase of the laundromat is not finalized. He stated he would submit a new Sign Permit Application upon the approval of the Special Use Permit and the sale of the laundromat. The Sign Permit Application will be seen by the Planning Board once submitted.

There will be no modifications to the existing doors or windows. He has been working on renovating the building and cleaned up the existing windows. He has one window which is in disrepair and currently covered with white paper, but we discussed that it either needs to be cleaned up or replaced but needs to remain a window which you can see through. The storefront will remain historically intact.

Let me know if you have any other questions.

Thanks!

Rene'

Rene' Vurraro
Deputy Treasurer
Park Committee
Planning Board Chair
Village of Bergen

585-494-1513 (phone)
585-484-1730 (fax)
rvurraro@villageofbergen.com
www.villageofbergen.com

From: Julie Boasi <Julie.Boasi@geneseeny.gov>
Sent: Wednesday, August 06, 2025 4:08 PM
To: Rene Vurraro <rvurraro@villageofbergen.com>
Cc: John Schuck <schuckj01@gmail.com>; Barbara Zinter <bzinter@villageofbergen.com>; Felipe Oltramari <Felipe.Oltramari@geneseeny.gov>; Julie Boasi <Julie.Boasi@geneseeny.gov>
Subject: RE: Village of Bergen Planning Board Referral

Hi René,

Nice to meet you – I'm Julie, the new Senior Planner working for Felipe in the Planning Department.

We have a couple of questions for you regarding this application:

1. Is there any signage planned as part of this project? If so, it states in Section 11.4 A of the Bergen (V) Zoning Code (pg. 85) that a minor site plan will include "The location, height, size, material, and design of all existing and proposed signs."
2. Will there be any modifications to the exterior doors and/or windows of the building or will these remain as is?

Thanks,
Julie

Julie L. Boasi, MPA
Senior Planner
Genesee County Planning Department
3837 West Main Street Road
Batavia, NY 14020-9404
Julie.Boasi@geneseeny.gov
(585) 815-7901 x3
www.geneseeny.gov/planning

From: Felipe Oltramari <Felipe.Oltramari@geneseeny.gov>
Sent: Wednesday, August 6, 2025 2:23 PM
To: Rene Vurraro <rvurraro@villageofbergen.com>
Cc: John Schuck <schuckj01@gmail.com>; Barbara Zinter <bzinter@villageofbergen.com>; Julie Boasi <Julie.Boasi@geneseeny.gov>
Subject: RE: Village of Bergen Planning Board Referral

Got it. Thank you René!

-Felipe

Felipe A. Oltramari AICP CNUa
Director
Genesee County Department of Planning
3837 West Main Street Road
Batavia, NY 14020-9404
Felipe.Oltramari@geneseeny.gov
(585) 815-7901
Visit our website: geneseeny.gov/planning

From: Rene Vurraro <rvurraro@villageofbergen.com>
Sent: Wednesday, August 6, 2025 1:55 PM
To: Felipe Oltramari <Felipe.Oltramari@geneseeny.gov>
Cc: John Schuck <schuckj01@gmail.com>; Barbara Zinter <bzinter@villageofbergen.com>
Subject: Village of Bergen Planning Board Referral

Hi Felipe,

Attached is a Genesee County Planning Board Referral for 15-17 North Lake Avenue Bergen. The buildings have been vacant for years, so there is a change of use for the entire lower portion of each building and a special use permit for a laundromat in 17 North Lake Avenue. The Laundromat is for sale (the business only) where it is currently located at 12 South Lake Avenue. The building owner would like to purchase the business and move it to 17 North Lake Avenue.

This property has two addresses (15 North Lake Ave & 17 North Lake Ave) but the Village tax roll has the entire building under 17 North Lake Avenue, tax map # 1.-1-7.

Let me know if you have any questions.

Have a great day!

Rene'

Rene' Vurraro
Deputy Treasurer
Park Committee
Planning Board Chair
Village of Bergen

585-494-1513 (phone)

585-484-1730 (fax)

rvurraro@villageofbergen.com

www.villageofbergen.com

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SITE PLAN REVIEW APPLICATION

VILLAGE OF BERGEN

11 North Lake Avenue, PO Box 100, Bergen, NY 14416

Phone: (585) 494-1513 Fax: (585) 494-1730

PLEASE COMPLETE ALL REQUIRED INFORMATION

(incomplete applications cannot be processed)

Preliminary ☐

Final ☐

Minor ☒

Major ☐

\$200 – Minor Site Plan

\$300 Major Site Plan

CONSTRUCTION/EXPANSION/ALTERATION:

Multi-family/Nonresidential Use, Over 250 sf

☐ Minor

Multi-family/Nonresidential Use, Over 1000 sf

☐ Major

Accessory Use or Structure, Single/Two family Over 250 sf

☐ Minor

Accessory Use or Structure, Multi-family/Nonresidential Use

☐ Minor

Accessory Dwelling Unit

☐ Minor

Landscaping/Exterior Lighting, Mechanical Equipment
or Stormwater/Green Infrastructure for
Multi-family/Nonresidential

☐ Minor

Off-Street Parking/Loading Area, 10 spaces or less

☐ Minor

Off-Street Parking/Loading Area, Over 10 spaces

☐ Major

Driveway, Joint, Shared or U-Shaped, Residential

☐ Minor

Driveway, Requiring New or Altered Curbcut

☐ Major

Solar Engery System (Accessory Use or Structure)

☐ Minor

Parks or Playgrounds (Public Use)

☐ Minor

Telecommunication Equipment

☐ Major

OTHER ACTIONS:

Change of Use

☒ Minor

Amendment to Approved Site Plan

☐ Minor

Planned Unit Development District

☐ Major

Demolition of Structure(s) in VCC District

☐ Major

Action involving Utility Infrastructure

☐ Minor

LOCATION:

Street Address:

17 North Lake Avenue (15 North Lake Avenue)

Tax Map number:

10-1-7

Zoning district:

TVR

LDR

GC

NC

VCC

MU-II

GI

Total Site Area (sq feet or acres)

12 acres Total / 3650 sq feet disturbed

APPLICANT:

Name: GARY MILLER

Phone: (585) 406-0269

Mailing Address: PO BOX 756
BATAVIA, NY 14021

Email: gvm403@yahoo.com

Owner (if different) SAME

Phone: _____

Mailing Address: _____

Email: _____

****PLEASE READ IMPORTANT INFORMATION BELOW****

- Minor and Major site plan applications shall be reviewed and decided upon by the Planning Board
- General Review & Application Procedures can be found in Article 10 in the Village Zoning Law
- All Site Plan Review information is included in Article 11 in the Village Zoning Law
- Application requirements can be found in section §11-6 of the Village Zoning Law
- Sketch plan should be included on plot diagram §11-4 of the Village Zoning Law
- A public hearing shall be required for all major site plan applications, section §10-7 in the Village Zoning Law
- All referrals shall be made in accordance with section §10-5 of the Village Zoning Law and the 2022 Agreement with Genesee County Exempting Certain Minor Land Use Actions from Genesee County Planning Board Review.

APPLICANT:

Signature: 

Date: 8/5/25

Printed Name: GARY V. MILLER

PROPERTY OWNER:

Signature: _____

Date: _____

Printed Name: _____

Planning Board Chairperson: 585-494-1513

Village of Bergen website: www.villageofbergen.com

Zoning Law available on Village website

SITE PLAN REVIEW APPLICATION

Description or Narrative of all proposed uses or structures

HOURS OF OPERATION: 7AM TO 10PM - Laundromat

EMPLOYEES: 0

SECURITY: DVR CCTV WITH BATTERY BACKUP; MAGNETIC LOCK

BUSINESS SEPARATION: SECURITY DOOR BETWEEN
LAUNDROMAT AND SALON;
REAR ENTRANCE FOR SALON ONLY

MICRO SALON HOURS: BY APPOINTMENT
Separate Entrance

Please complete plot diagram on reverse side

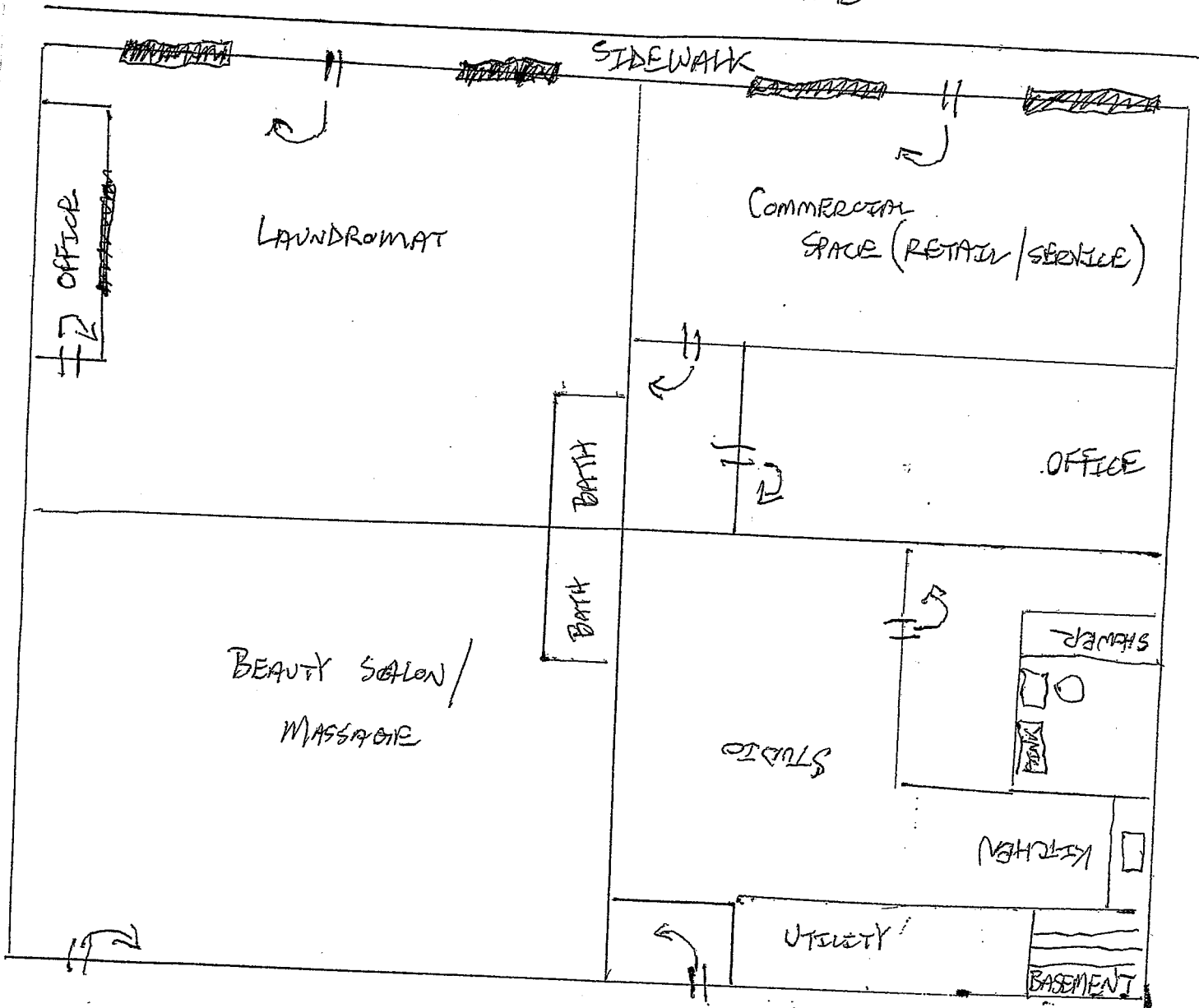
PLOT DIAGRAM

Locate clearly and distinctly, whether existing or proposed and indicate all yard dimensions from property lines.

15-17 S. LAKE BERGEN

SITE PLAN

SOUTH LAKE



Village of Bergen

Application to the
Planning Board

Special Use Permit

Special Use Number: 01-2025
Date: 7-7-25

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 _____
3. Address of Project Site: 15-17 N. LAKE BERGEN
Tax Map Number: _____ Zoning District: VCC
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 ADDITION OF APARTMENT STUDIO ON 1ST
FLOOR REAR OF BLDG. 15; RELOCATION OF LAUNDRY FACILITY FROM
12 S. LAKE TO 17 S. LAKE; RELOCATION OF BEAUTY SALON AT 12
S. LAKE TO 17 S. LAKE

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

Owner's Signature (if other than applicant)

Date

Office Use Only

Provisions of Zoning Law for Special Use:

☒ Article 3 Section 3
Subsection _____ Paragraph pg. 11

State Reason:

Use List - Laundromat
requires Special Use
Permit in VCC district.

Fee Collected

Check#

Special Use Fee \$ 200.00

Public Hearing Fee \$ _____

Total Fee \$ 200.00

Signature - Zoning Enforcement Officer



June 25, 2025,

RECEIVED
JUN 25 2025

BY:

Village of Bergen Planning Board,

Recently I have purchased the buildings identified as 15-17 North Lake on Main Street in Bergen. In the process of renovating and revitalizing this property I have noticed that the first floor spaces have seemingly been vacant for quite some time. This can't come as a surprise as many Main Streets in different municipalities are battling the same problem. While researching areas to purchase properties in there are many factors that go into that determination. The two factors that are relevant in the context of this letter are housing needs and development.

If we address first housing needs, when I look at this area it is readily apparent that there is additional housing which will be needed in Bergen due to expansions in the Industrial Park with Oxbo and Liberty pumps. The increase of jobs will undoubtedly require more local affordable housing to accommodate the new residents who will be coming into the area.

Another factor revolves around developing space in a stable area to which there is the potential for adding value back into a property and the community. Main Street in Bergen is an excellent example of this. The buildings purchased as indicated above stood out from the rest due to deterioration of time while the other buildings were seeing substantial improvements from grants that were made possible from New York State and the communities' willingness to make improvements to the area.

I must digress as I have outlined the relevant factors as to why I have looked at purchasing properties in Bergen however I have not outlined the framework as to how the addition of residential units is made possible and is consequently a state recognized trend. It wouldn't be a surprise to anyone that office vacancy rates have raised drastically over the past 5 years due in

GVM Properties, INC.
41 Main Street Leroy NY 14482
(585)502-5442
www.gvmproperties.com



part to COVID and the impact it had on people being able to go to a brick and mortar versus the current ability and preference to work from home or order goods online. In fact office vacancy rates currently exceed 20% across the nation (CBRE,2023b;CBRE, 2023C; Sorokin, 2023). The concern is what do you do with space that is going to sit vacant for long periods of time. In 2019 Governor Hochul addressed the growing need for housing and protections for renters in the "Tenant Safe Harbor Act". In this case the need for affordable housing was addressed and one solution to this problem was the conversion of office space to residential apartments to fulfill that need. One of the concerns addressed was that the rising vacancy rates in mixed use buildings and offices are becoming a financial burden of the municipalities due to lower assessments thereby ultimately reducing tax revenues.

Specifically on 06/24/25 in Lancaster NY there was mixed use conversion that took long-vacant office/mixed use buildings and created housing based on a need not dissimilar to Bergen. There are multiple other projects which have been approved and have been completed or are underway due to passage of statewide conversion laws which are addressing these problems cited above.

In closing I am looking to update this building, electrical included, and I am looking to add a residential unit to the ground floor of 15 North Lake as I have done in other municipalities previously due to the rising housing need and opportunities to rent commercial space at a very reasonable rate due to the residential. This residential unit would not include the storefront as that space would continue to be commercial and would reasonably be rented for \$400/month. My philosophy when it comes to such space is you have to make it the same if not cheaper then what someone can do themselves at a home office or actually give a store a chance to stay open without being severely impacted by a rental amount that doesn't match the area or customer base.

I thank you greatly for addressing this concern and I am looking forward to continuing to work with the village on positive outcomes for the community at large within Bergen.

GVM Properties, INC.
41 Main Street Leroy NY 14482
(585)502-5442
www.gvmproperties.com



Sincerely,

A handwritten signature in black ink, appearing to be "Gary V. Miller", with a long horizontal line extending to the right.

Gary V. Miller

GVM Properties, INC.
41 Main Street Leroy NY 14482
(585)502-5442
www.gvmproperties.com

V-01-BER-08-25



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04/17/2025

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