



GENESEE COUNTY PLANNING BOARD REFERRALS

GCDP Referral ID	V-01-BER-05-26
Review Date	5/14/2026
Municipality	BERGEN, V.
Board Name	PLANNING BOARD
Applicant's Name	Kamaljit Sembhi, Sigian, LLC
Referral Type	Special Use Permit
Variance(s)	
Description	Special Use Permit and Site Plan Review to demolish an existing restaurant and build a new 7,500 sq. ft. building with three businesses, a restaurant, a liquor store and a retail/office space.
Location	8097+ 8073 Clinton Street Rd. (NYS Rt. 33), Bergen
Zoning District	General Commercial (GC) District

Planning Board Recommends:

APPROVAL WITH MODIFICATION(S)

Explanation:

Given that the applicant states in the Short Environmental Assessment Form (EAF) (Part 1, 3b) that the project will physically disturb "1.5 +/- acres," the required modification is that the applicant completes a Stormwater Pollution Prevention Plan (SWPPP) and obtains a Stormwater Permit for Construction Activity from NYS Department of Environmental Conservation (DEC) or if the proposed disturbance is below the one acre threshold per the Stormwater Management and Utility Memorandum/Engineer's Report, the applicant amend the Short EAF. With this required modification, the proposed commercial use should pose no significant county-wide or inter-community impact. It is recommended that the applicant submits the attached application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that addresses are assigned to each of the proposed businesses that meet Enhanced 9-1-1 standards.

Handwritten signature in blue ink.

Director

Thursday, May 14, 2026

Date

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-05-26

*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
By the Genesee County Dept. of Planning at 11:55 am, May 04, 2026



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 - 11 North Lake Ave
City, State, Zip Bergen, NY 14416
Phone (585) 494 - 1513 Ext. _____

2. APPLICANT INFORMATION

Name Kamaljit Sembhi, Sigian, LLC X
Address 6685 West Sweden Rd.
City, State, Zip Bergen, NY 14416
Phone (_____) Ext. _____ Email _____

MUNICIPALITY: City Town Village of Bergen

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Area Variance | <input 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 checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

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

A. Full Address 8097 and 8073 Clinton St. Rd, Bergen, NY 14416
B. Nearest intersecting road Rt. 33 and Rt. 19
C. Tax Map Parcel Number 4.-1-49.1 and 4.-1-49.2
D. Total area of the property 2.9 acres Area of property to be disturbed 1.5 acres
E. Present zoning district(s) GC - General 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 _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law
Article 3-3 Use List - Outdoor assembly/Seating area and Permitted Uses over 2,500 square feet.

C. Please describe the nature of this request Demolition of current restaurant and build a new 7,500 sq ft. building. The structure will include 3 businesses, a restaurant, a liquor store and a retail/office space. The restaurant will have outdoor seating. All uses are permitted, but the structure exceeds 2,500 square feet.

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

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Local application | <input 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 checked="" type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Narrative letter, Engineer's report</u> |
| <input checked="" type="checkbox"/> SEQR forms | <input type="checkbox"/> Agricultural data statement | <u>Department of Transportation letter</u> |

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

Name René Vurraro Title Chairperson Phone (585) 494 - 1513 Ext. _____
Address, City, State, Zip PO Box 100/11 North Lake Ave, Bergen Email rvurraro@villageofbergen.com

APPLICATION FOR SITE PLAN REVIEW

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

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

DATE 4/23/2026		Check Appropriate Box: <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	
Name of Proposed Development Bergen Farm Market Family Restaurant			
Applicant Name: Kamaljit Sembhi, Sigjan, LLC		Plans Prepared By: Cole Papasergi, PE, Marathon Eng	
Phone: [REDACTED]	Phone: 585-458-7770		
Address: 6685 W Sweden Rd		Address: 39 Cascade Drive	
City: Bergen		City: Rochester	
State: NY	Zip: 14416	State: NY	Zip: 14614
Owner Name (if different): SAME		Ownership intentions (ie., purchase options)	
Phone:			
Address:			
City:	State:		
Proposed Zoning _____			
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):			
8073 & 8097 Clinton Street Rd is located at the northwest corner of the intersection of NYS Route 33 and NYS Route 19. The proposed project is to demolish the existing Bergen Family Restaurant building located in the northeast corner of the 8097 Clinton Street Rd parcel and construct a new 7,500 SF± building in its place. The new building will house a restaurant with outdoor seating, as well as two additional retail spaces. The project includes improvements to the existing parking facilities on both parcels including pavement rehabilitation, restriping, and updating the points of ingress/egress along NYS Route 33 for better traffic circulation.			
Tax Map Identification	4.-1-49.2, 4.-1-49.1	Address: 8073 & 8097 Clinton Street Road	
Total site area (sq feet or acres)	1.50 & 1.40 acres		
Current Zoning	GC: General Commercial		
Current land use (agricultural, commercial, undeveloped etc) Commercial			
Current condition (buildings, brush, etc) Building			
Surrounding land character (urban, wetlands, etc) Rural, residential, commerical			
Anticipated construction time: ± 12 months		Application submitted by: Date received: <input type="checkbox"/> Site Plan Review fee \$200	
Will development be staged? No			
Estimated cost of improvement: ± \$2,000,000			
Anticipated increase in number of residents, shoppers, employees, etc: 10% increase			

Village of Bergen

Application to the
Planning Board

Special Use Permit

Special Use Number: _____

Date: _____

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: 8073 & 8097 Clinton Street Rd
Tax Map Number: 4.-1-49.2, 4.-1-49.1 Zoning District: GC: General Commercial

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 outdoor seating and building over 2,500 sf



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 _____ Section _____
Subsection _____ Paragraph _____

State Reason: _____

Fee Collected Check# _____

Special Use Fee \$ _____

Public Hearing Fee \$ _____

Total Fee \$ _____

Signature – Zoning Enforcement Officer



April 23, 2026

Ms. Barbara Zinter
Secretary of the Planning Board
11 North Lake Ave
Bergen, NY 14416

Re: Special Use Permit and Site Plan Approval
Bergen Farm Market Family Restaurant
8073 & 8097 Clinton Street Rd
Village of Bergen, Genesee County, State of New York

Dear Barb,

On behalf of our client, Kamaljit Sembhi of Sigian LLC, we are pleased to submit plans and related materials for the above-referenced project for your review and request that this application be placed on the agenda for a Special Planning Board meeting on 4/29/2026 for Special Use Permit and Site Plan approval.

8073 & 8097 Clinton Street Rd is located at the northwest corner of the intersection of NYS Route 33 and NYS Route 19. The proposed project is to demolish the existing Bergen Family Restaurant building located in the northeast corner of the 8097 Clinton Street Rd parcel and construct a new 7,500 SF± building in its place. The new building will house a restaurant with outdoor seating, as well as two additional retail spaces. The project includes improvements to the existing parking facilities on both parcels including pavement rehabilitation, restriping, and updating the points of ingress/egress along NYS Route 33 for better traffic circulation.

A Special Use Permit is required for permitted uses over 2,500 SF as well as having an Outdoor Assembly or Seating Area. Below are the review criteria for consideration of the Special Use Permit in accordance with §12-5 of the zoning law:

1. Will be generally consistent with the goals of the Village Comprehensive Plan;

The proposed project is generally consistent with the goals of the Village Comprehensive Plan. Stated goals of the Village include maintaining the current pattern of development with business uses in appropriate locations and economic development through building renovations and infrastructure improvements. Additionally, more than 60% of resident respondents encourage commercial

Going the distance for you.

development including restaurants and retail within the Village. The current use and proposed future use of the area of the proposed project is within the Commercial Zoning District. Redevelopment of the existing restaurant and creating new businesses with the project area will help meet the goals of the Village.

2. Will meet all relevant standards, guidelines, and requirements set forth in this Zoning Law, including any applicable requirements of Article 5 (Additional District and Use Regulations);

The proposed project will meet all relevant standards, guidelines, and requirements.

3. Will be an economically viable use of the property and/or will not cause there to be any significant decrease in the future economic viability of the property;

The proposed project is to improve the existing long-established Bergen Family Restaurant and Farm Market while adding space for other venues which will not decrease future economic viability but increase future economic viability of the property by facilitating future development.

4. Will be compatible with existing uses adjacent to and near the property;

Existing uses adjacent to and near the property are predominantly gas stations with a convenience store component. The updated family restaurant serves to improve on a long-standing establishment within the community.

5. Will provide adequate measures (such as landscaping and screening) to mitigate potential adverse impacts on surrounding property and preserve or enhance the traditional character of the Village;

Updated landscaping will improve screening and enhance the aesthetics of the parcel.

6. Will not have an undue burden or effect on the orderly development and character of the neighborhood or upon the development and conduct of other lawful uses in the vicinity;

The proposed project does not have an undue burden or effect on the orderly development but enhances the character and use of the neighborhood while improving an already long-standing establishment within the community.

7. Will not be a nuisance to adjacent residents and property in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, traffic, crowds, parking of automobiles, unsightliness, contamination or other similar conditions;

Adjacent properties are primarily commercially zoned businesses of a similar nature. Additionally, improvements to the parking area will improve parking of automobiles and tractor trailer trucks.

8. Will not cause undue harm to or destroy existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water, or degradation of water quality;

The proposed project does not change the overall developed nature of the existing parcel and therefore will not destroy existing sensitive natural features on the site or in the surrounding area.

9. Will not destroy or adversely impact significant historic and/or cultural resource sites; and

There are no significant historic and/or cultural resources located at this site.

10. Will not otherwise be detrimental to the convenience and general health, safety, or welfare of the public.

The proposed project will not be detrimental to the convenience and general health, safety, of the public. The proposed project will serve to enhance safety by improving turning movements off of NY33.

Special Use Permit and Site Plan Approval
Bergen Farm Market Family Restaurant
8073 & 8097 Clinton Street Rd
Village of Bergen, Genesee County
04/23/2026

Enclosed is the following information to aid in your review:

- 12 copies of this Letter of Intent
- 12 copies of the Planning Board Application (Site Plan)
- 12 copies of the Special Use Permit
- 12 copies of the Short Environmental Assessment Form (SEAF)
- 12 copies of the Utility Memo/Engineer's Report
- 12 copies of the Building Elevations/Floor Plans
- 12 copies of the Traffic Circulation/Traffic Study
- 12 copies of the Site Plan (11x17)
- 2 copies of the Site Plan (Full Size)
- 12 copies of the Department of Transportation Recommendations
- 1 check for Site Plan Review and Public Hearing Fees (\$375)
- 1 digital copy of all the documents

A digital copy of the PDFs have been submitted to rvurraro@villageofbergen.com.

We look forward to presenting this project to the Planning Board. In the meantime, if you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,



Cole Papasergi, P.E.

MARATHON ENGINEERING

cc: Kamaljit Sembhi, Sigian LLC

Short Environmental Assessment Form

Part 1 - Project Information

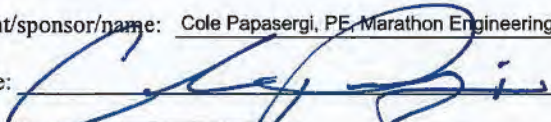
Instructions for Completing

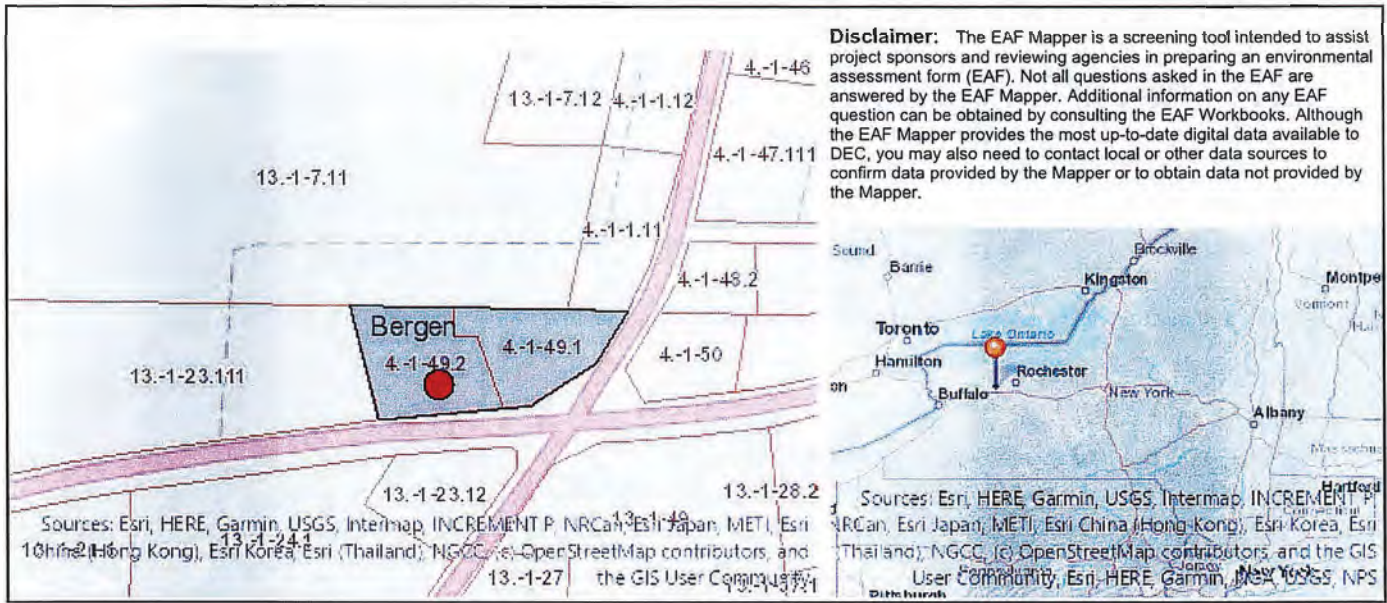
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: Bergen Farm Market Family Restaurant			
Project Location (describe, and attach a location map): 8073 & 8097 Clinton Street Rd Bergen NY 14416			
Brief Description of Proposed Action: The proposed project is to demolish the existing Bergen Family Restaurant building located in the northeast corner of the 8097 Clinton Street Rd parcel and construct a new 7,500 SF± building in its place. The new building will house a restaurant with outdoor seating, as well as two additional retail spaces. The project includes improvements to the existing parking facilities on both parcels including pavement rehabilitation, restriping, and updating the points of ingress/egress along NYS Route 33 for better traffic circulation.			
Name of Applicant or Sponsor: Kamaljit Sembhi, Sigian, LLC		Telephone: [REDACTED]	
Address: 6685 W Sweden Rd		E-Mail:	
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: NYS DOT -Driveway/Utility Permits			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 2.9 acres			
b. Total acreage to be physically disturbed? _____ 1.5+/- acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.9 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?	NO	YES	
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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? 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?	NO	YES	
	<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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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: <u>Cole Papisergi, PE, Marathon Engineering, as Agent</u> Date: <u>4/20/26</u> Signature: <u></u> Title: <u>Project Manager</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

BRADLEY WALIKE, P.E.
Regional Director

February 3, 2026

Mr. Cole Papasergi, P.E.
Marathon Engineering
39 Cascade Dr
Rochester, NY 14614

Re: Bergen Farm Market
Village of Bergen, Genesee County
Concept Plan Review

Dear Mr. Papasergi,

We have reviewed your letter dated January 28, 2026, as well as the *Right In Only – Plan View* concept plan and supporting information, for the project referenced above.

We concur with the proposed driveway layout depicted in the concept plan, which includes a right-in entrance driveway on NYS Route 33 near the intersection with NYS Route 19, a full access entrance / exit driveway on NYS Route 33 near the existing convenience store, and the existing full access entrance / exit driveway on NYS Route 19 near the existing restaurant.

A Highway Work Permit will be required for all work proposed within the NYS Route 19 and NYS Route 33 right-of-way, including driveway and utility work.

Comments related to proposed signage and curb radii were sent to your attention via email on January 30, 2026. These comments may be addressed during the Highway Work Permit process.

If there are any questions regarding our review, please contact Thomas Miller at (585) 272-3472 or Thomas.Miller2@dot.ny.gov.

Sincerely,

Matthew C. Oravec

Matthew C. Oravec, P.E.
Regional Traffic Engineer

MCO/TCM

c: Justin Willey, Asst. Resident Engineer, Genesee County



Stormwater Management and Utility Memorandum/Engineer's Report 8073-8097 Clinton Street Road – Bergen Farm Market Family Restaurant

April 23, 2026

8073 & 8097 Clinton Street Rd is located at the northwest corner of the intersection of NYS Route 33 and NYS Route 19. The proposed project is to demolish the existing Bergen Family Restaurant building located in the northeast corner of the 8097 Clinton Street Rd parcel and construct a new 7,500 SF± building in its place. The new building will house a restaurant with outdoor seating, as well as two rental spaces. The project includes improvements to the existing parking facilities on both parcels including pavement rehabilitation, restriping, and updating the points of ingress/egress along NYS Route 33 for better traffic circulation.

The following summarizes the site's utilities, stormwater considerations, and planned improvements to support the overall redevelopment of the property:

Water – The site is within the Monroe County Water Authority (MCWA) service area. MCWA maintains several mains at this intersection, including a 2-inch main on the short side and 8-inch and 16-inch mains along the long side. MCWA reports a static pressure of 57psi for the area. The project will install a new 1.5-inch water service connected to the existing 1.5-inch main. Backflow protection and metering will be coordinated with MCWA and the Health Department. Building use does not warrant a sprinkler system. Sizing calculations for the water service are attached.

Sanitary – The site is within the Village of Bergen's sanitary service area. The existing restaurant currently uses a septic system with a grease trap, which will be removed. A new grease trap and septic system will be constructed. The Village of Bergen operates a "gray water" system, where each building has its own septic tank, and liquid waste is conveyed to the treatment plant via gravity and several pump stations throughout the village. Service laterals will consist of 4-inch diameter PVC pipe installed at a minimum slope of 2.0%. Sizing calculations for the Grease trap and septic system are attached.



Stormwater – Post-development drainage is designed to mimic pre-development patterns. The site is generally flat, with gentle slopes away from NYS Route 33 and 19. Currently, the site consists predominantly of paved surfaces, buildings, and hard-pack gravel. Proposed improvements include increasing green space where feasible to break up impervious surfaces. This results in no net change to impervious coverage, maintaining pre-construction hydrology and runoff characteristics.

The total proposed site's soil disturbance is approximately 0.9 acres, which is below the NYSDEC threshold requiring a Stormwater Pollution Prevention Plan (SWPPP).

Gas and Electric – The existing gas and electric services are anticipated to be sufficient for the expansion project. Coordination with utility owners will ensure proper service connections.

Lighting – The existing site contains various lighting fixtures, some of which will be replaced or supplemented. New lighting will be installed in parking areas and along walkways to enhance visibility and safety, matching the height and color temperature of the existing fixtures. All new and upgraded lighting will be dark sky-compliant LED fixtures.

Landscaping – Natural screening exists to the north of the site. Interior areas will be landscaped with a variety of plantings to enhance aesthetics. A landscaping plan, prepared by Registered Landscape Architect Heinrich Fisher, is included in the plan set.

Environmental – There are no wetlands or floodplains located on or near the project site.

Project Name: Bergen Family Resturant

Job #: 1776

Date: 4/22/2026

Calculated By: Cole Papasergi P.E.



Sanitary Design Flows

Find Average Daily Flow:

Resturant

Seats = 142 seats

Hydraulic Loading Rate = 35 gpd per seat

Average Daily Flow = 4,970 gpd

Retail

Retail Square Footage = 3125 sf

Hydraulic Loading Rate = 0.1 gpd per sf

Average Daily Flow = 320 gpd

$$Design\ Average\ Daily\ Flow(gpd) = units * \frac{\#\ bdrm}{unit} * \frac{loading\ rate}{bdrm}$$

Design Average Daily Flow = 5,300 gpd

Find ratio of Peak Hourly Flow to Design Average Flow (Peak Factor)

Using Figure 1 & Section 11.243 of 2014 Ten State Standards

$$Peak\ Factor = \frac{18 + \sqrt{P}}{4 + \sqrt{P}} \quad (P = population\ in\ thousands)$$

P = 0.14 thousand capita

Peak Factor = 4.2

Find Peak Hourly Flow

$$Design\ Peak\ Hourly\ Flow\ (gpm) = Average\ Daily\ Flow * Peak\ Factor * \frac{1\ day}{24\ hrs} * \frac{1\ hr}{60\ mins}$$

Design Peak Hourly Flow = 15 gpm

Size Grease Trap

Resturant Flow = 4,970 gpd 14 gpm peak

30 minute retention volume = 414 gal

Selection = 500 gal standard tank

Size Septic Tank

Minimum Effective Tank Capacity (gal) = 1.5Q Under 5,000 => 7,950 gal

3,750 + 0.75 Q 5,000 to 15,000 => 7,725 gal

Selection = 8,000 gal standard tank

Project Name: Bergen Farm Market Family Resturant

Job #: 1776

Date: 4/22/2026

Calculated By: Cole P.



Water Service Sizing Calculation

Analyze Domestic Flow

Node Analyzed: n/a

Static Domestic Pressure in the Main: 57.1 psi

Building Number: n/a

Building Demand: 25 gpm

Building Elevation: 665 ft

Road Elevation at Watermain: 665 ft

Elevation of Service at Building: 660 ft

Elevation of Service at Watermain: 660 ft

Elevation Head: 0 ft 0.0 psi

Purveyor Service Length: 15 ft

Purveyor Service Size: 1.5 in I.D. = 1.481 in

Customer Service Material: CU C = 130

Loss through Pipe: 1.09 ft 0.5 psi

Customer Service Length: 201 ft

Customer Service Size: 1.5 in I.D. = 1.256 in

Customer Service Material: PE C = 140

Loss per ft: 28.47 ft 12.3 psi

Pressure in main – friction loss of service – elevation loss = Pressure at meter

Pressure at Meter: 44.3 psi

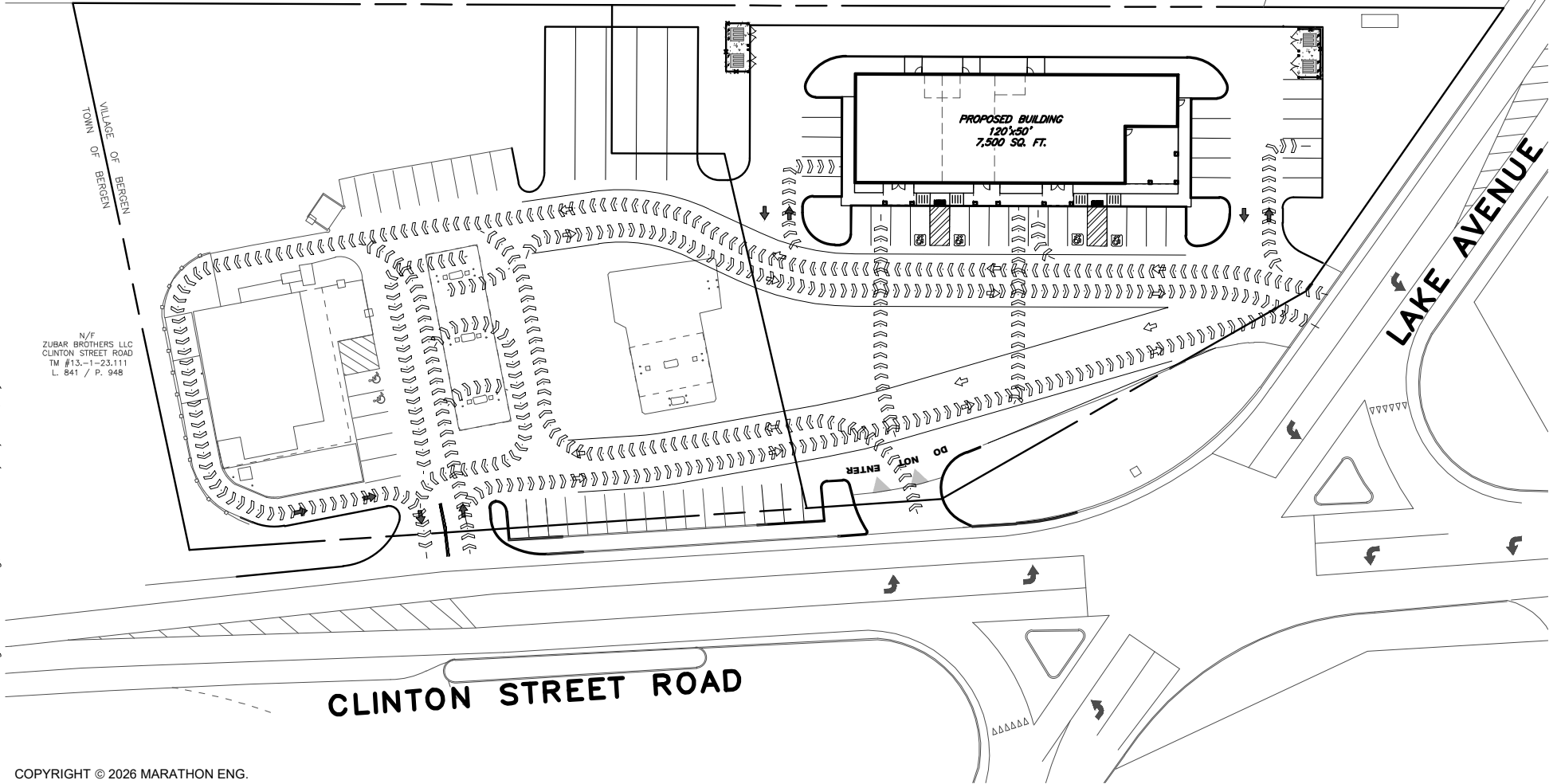
Pressure at Ground (@ Meter): 46.5 psi >35psi ok

File: 1776-24 Turning Movement.dwg, Plot Date: 4/23/2026, By: COLE PAPASERGI

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TM #13.-1-23.111
L. 841 / P. 948

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CLINTON STREET ROAD

LAKE AVENUE

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TRAFFIC CIRCULATION STUDY

BERGEN FARM MARKET

VILLAGE OF BERGEN, GENESEE COUNTY, NEW YORK

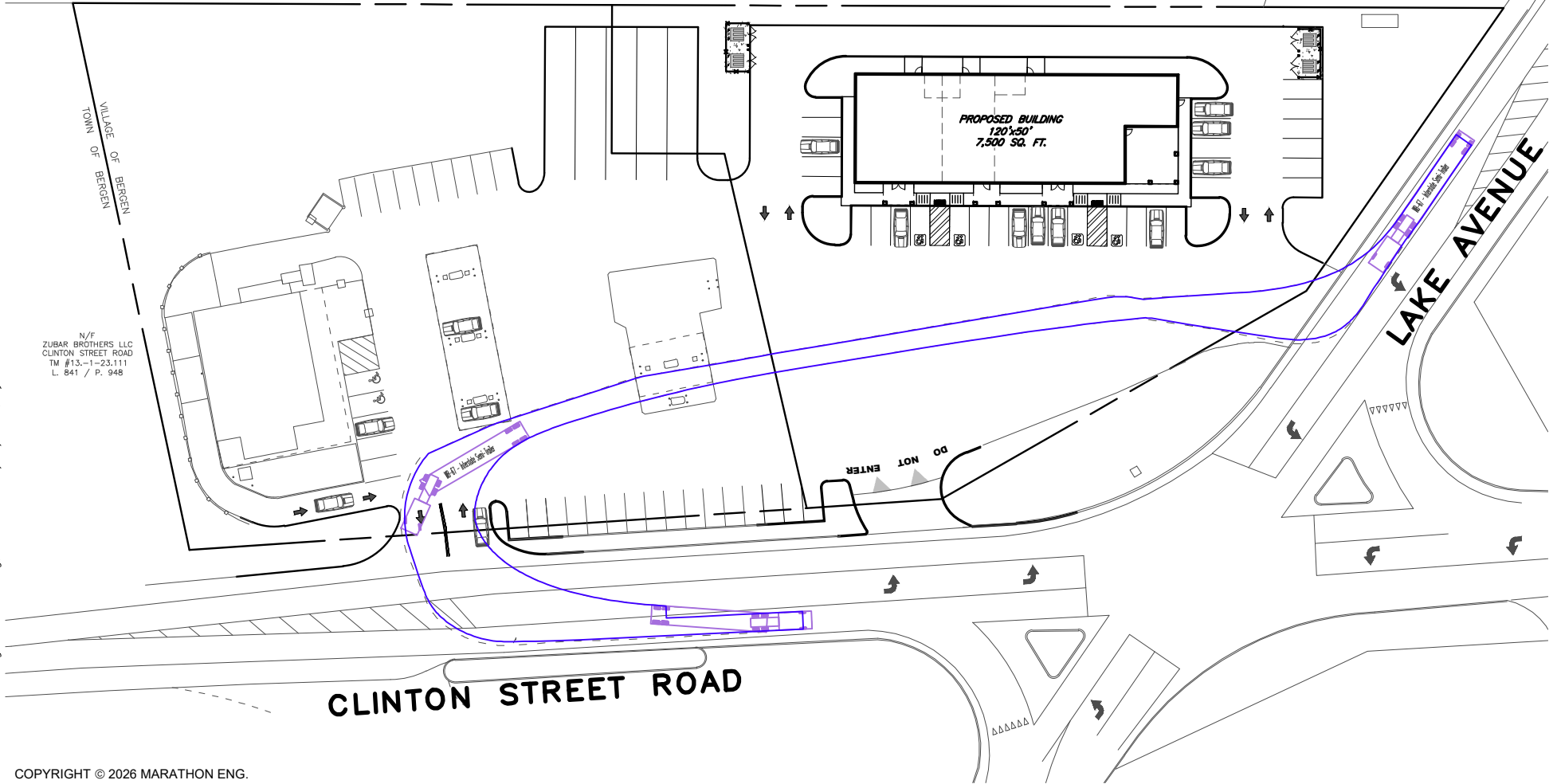
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TURNING MOVEMENT STUDY

WB-67 SOUTHBOUND>FUEL>EASTBOUND

BERGEN FARM MARKET

VILLAGE OF BERGEN, GENESEE COUNTY, NEW YORK

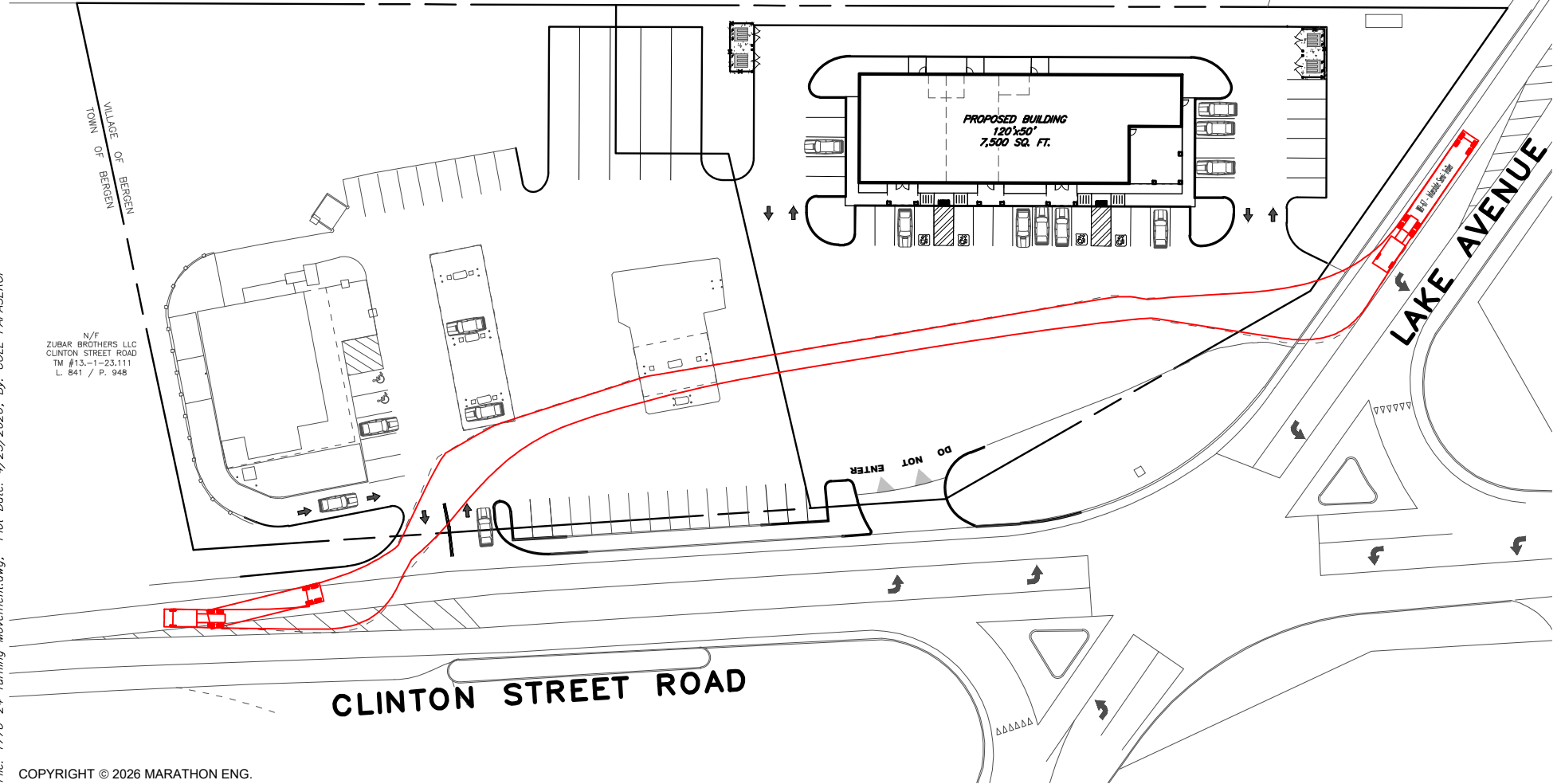
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TURNING MOVEMENT STUDY

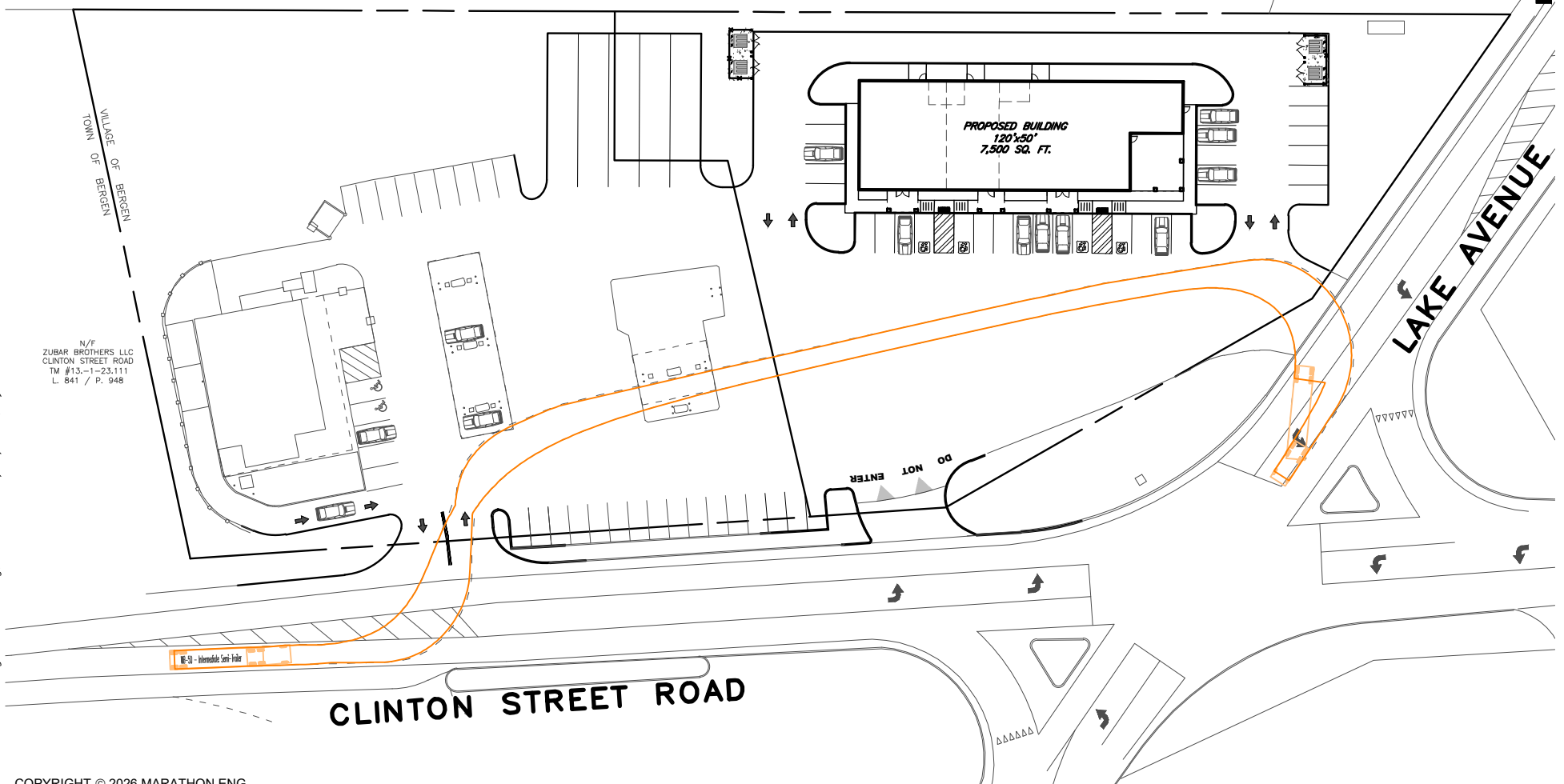
WB-67 SOUTHBOUND>FUEL>WESTBOUND

BERGEN FARM MARKET

VILLAGE OF BERGEN, GENESEE COUNTY, NEW YORK

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File: 1776-24 Turning Movement.dwg, Plot Date: 4/23/2026, By: COLE PAPASERGI



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TURNING MOVEMENT STUDY

WB-50 EASTBOUND>FUEL>EASTBOUND

BERGEN FARM MARKET

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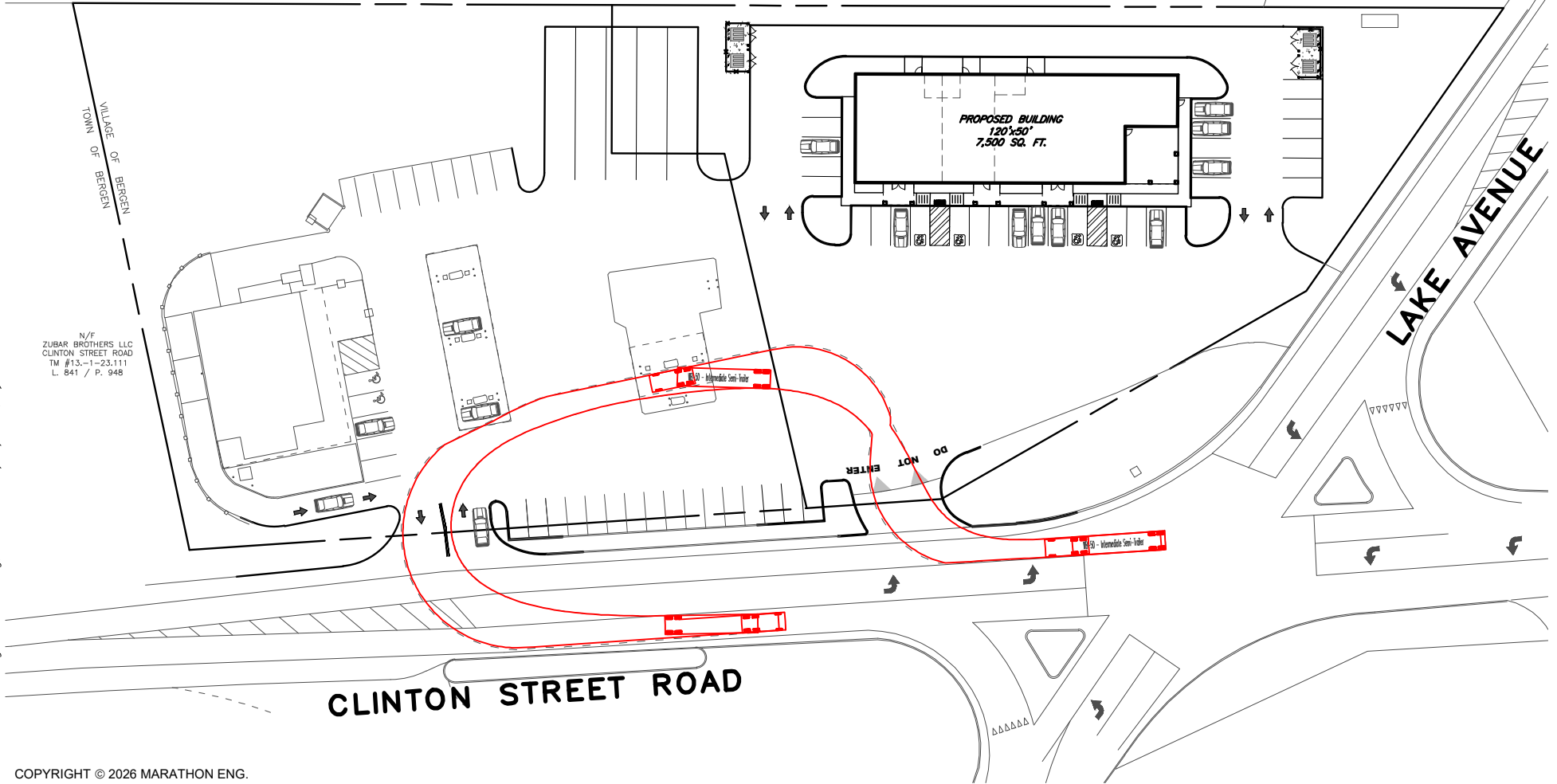
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TURNING MOVEMENT STUDY

WB-50 WESTBOUND>FUEL>EASTBOUND

BERGEN FARM MARKET

VILLAGE OF BERGEN, GENESEE COUNTY, NEW YORK

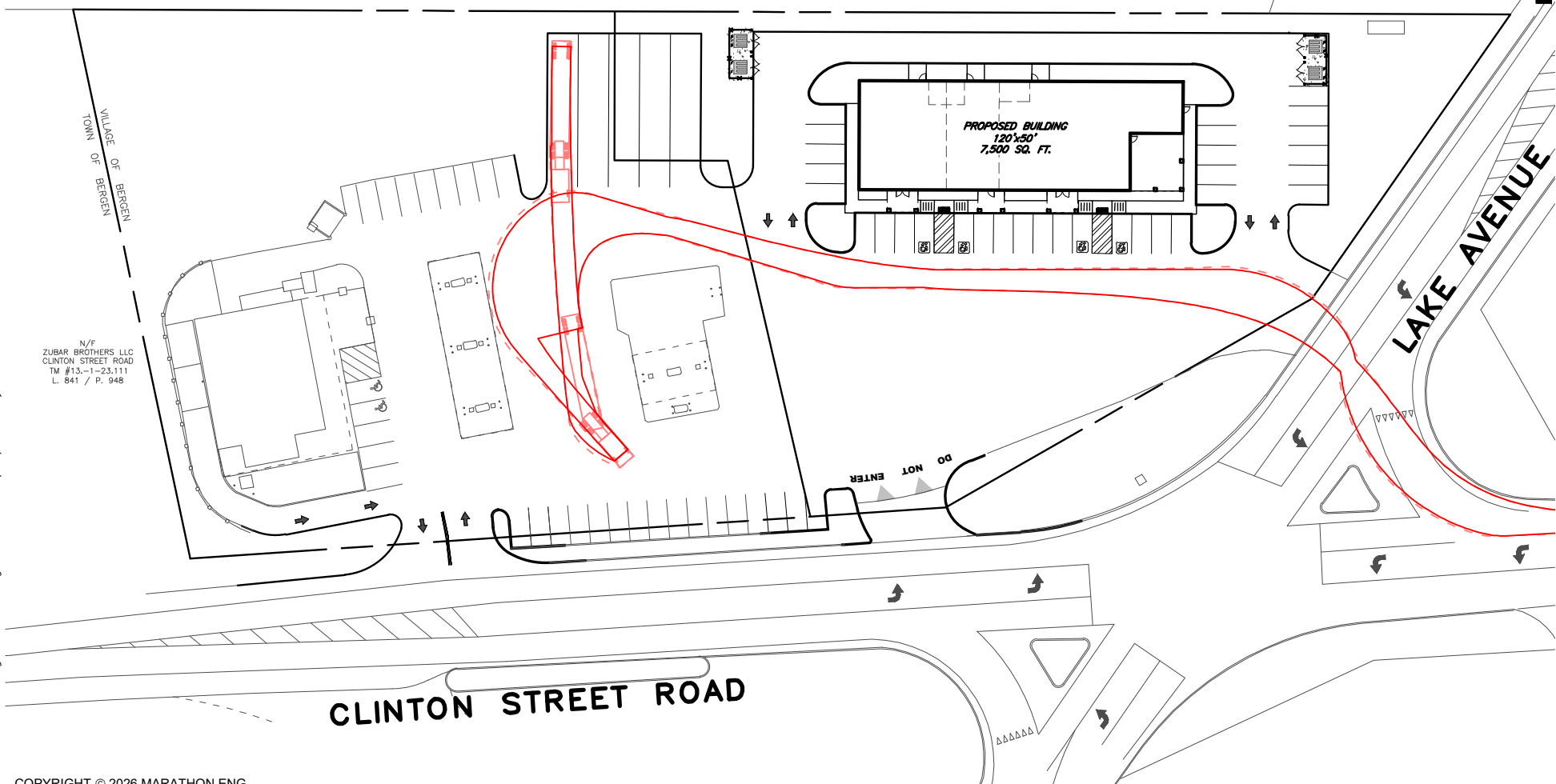
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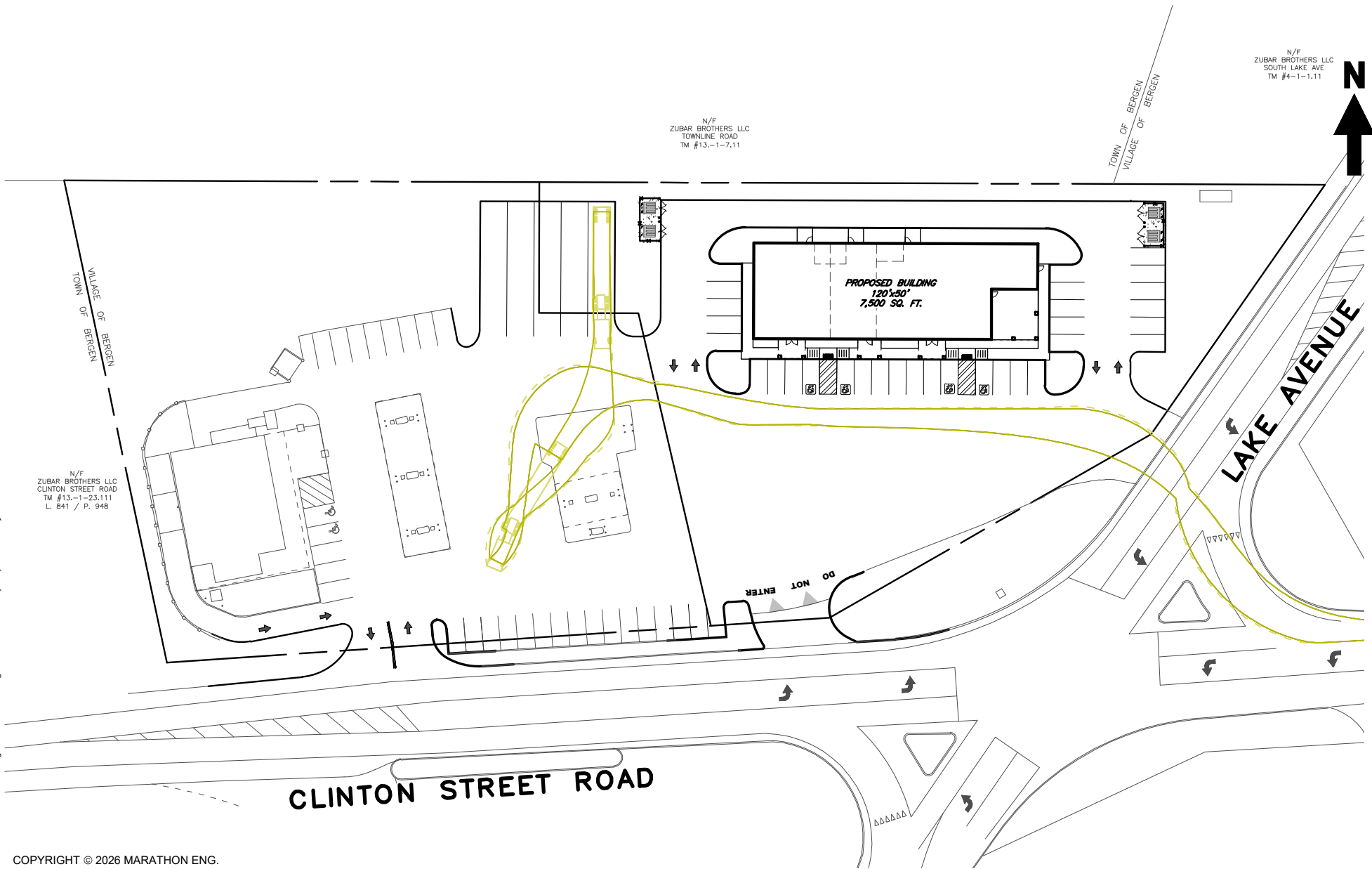
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BERGEN FARM MARKET

VILLAGE OF BERGEN, GENESEE COUNTY, NEW YORK

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TURNING MOVEMENT STUDY
WB-67 WESTBOUND>PARKING B

BERGEN FARM MARKET

VILLAGE OF BERGEN, GENESEE COUNTY, NEW YORK

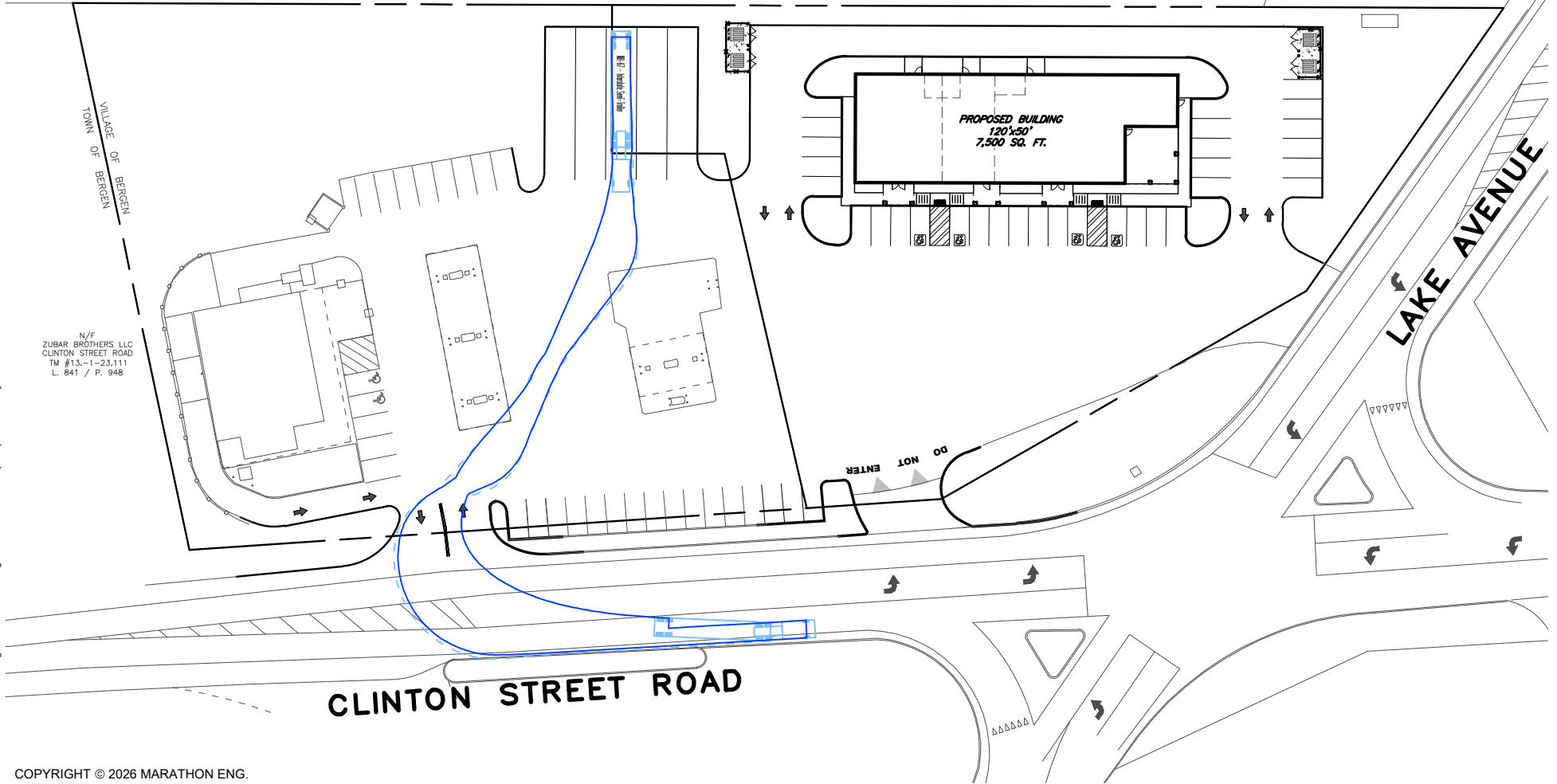
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TURNING MOVEMENT STUDY WB-67 PARKING>EASTBOUND

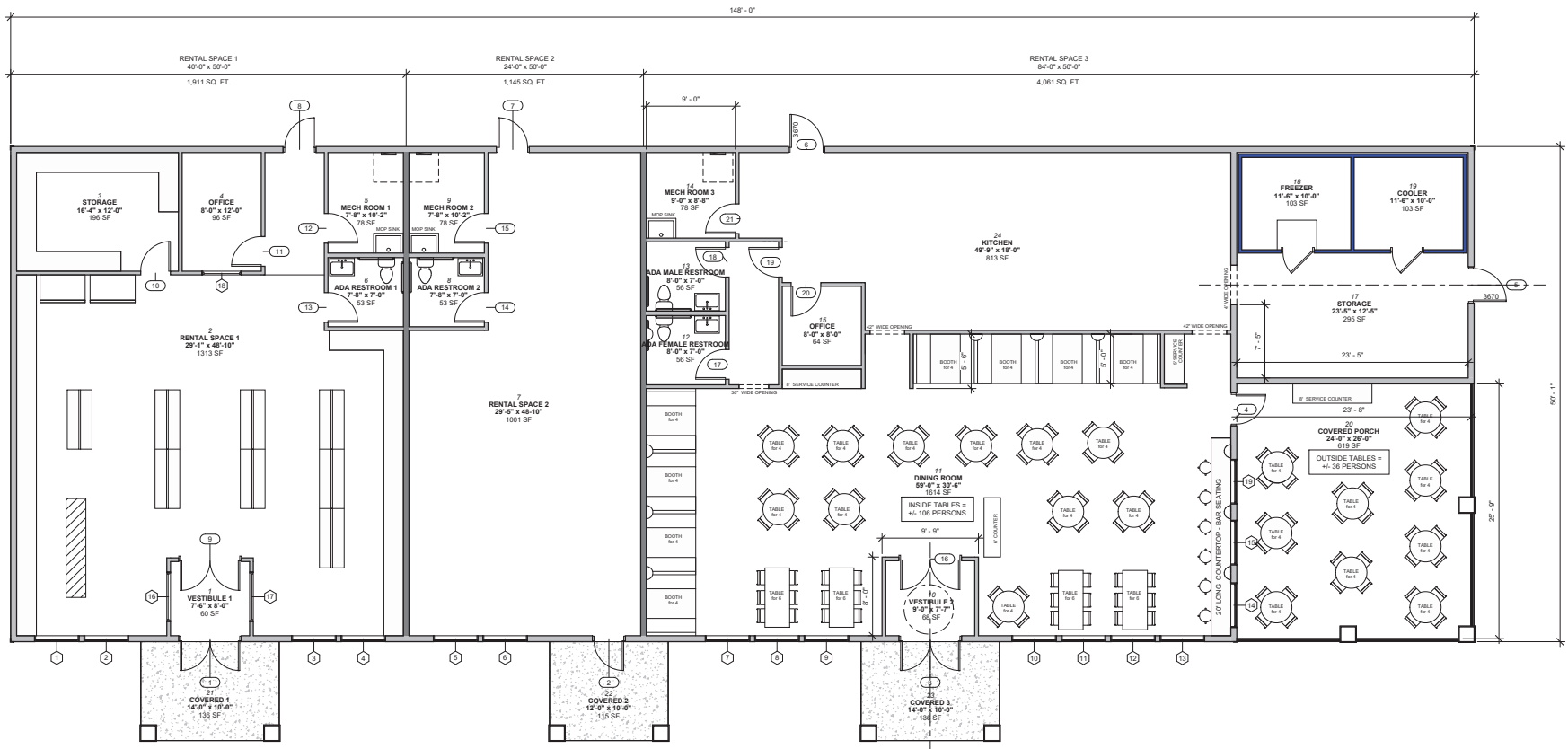
BERGEN FARM MARKET

VILLAGE OF BERGEN, GENESEE COUNTY, NEW YORK

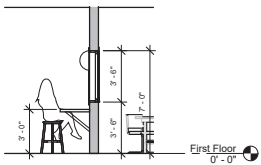
JOB NO: 1776 // SCALE: 1"=70' // DRAWN: CMP // DATE: 04/23/2026



<p>PROJECT NAME & ADDRESS</p> <p>BERGEN FARM MARKET</p> <p>Sigam LLC 8097 Clinton Street Road Bergen, New York 11416 Genesee County</p> <p>Owner: kamaljit Sembhi New Building Three Units</p>	<p>ARCHITECTURAL DESIGNER</p>  <p>GINA PESTILLO ARCHITECTURAL DESIGNER</p> <p>5196 EAST MAIN STREET ROAD BAVASTIA, NEW YORK 14603 P (607) 468-1111 gpe@ddesign.com</p>	<p>ARCHITECT</p>  <p>HUME ARCHITECTURE MATTHEW HUME ARCHITECT</p> <p>207 PRATT ROAD BAVASTIA, NEW YORK 14620 (607) 469-7462 mh@humearchitecture.com</p>	<p>ENGINEER</p>  <p>COLE PAPASERGI PROFESSIONAL ENGINEER</p> <p>210 CASCADIE DRIVE ROCHESTER, NEW YORK 14614 (607) 459-7770 cpaper@marathoneng.com</p>	<p>DATE: 4-3-2026</p> <p>DRAWN: BTW CHECKED: GMP</p> <p>PROJECT NO.: 2023.080</p> <p>SCALE: 1" = 1'-0"</p> <p style="text-align: center; font-size: 24pt;">1 of 3</p> <p>SHEET #</p>
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① First Floor - 2026 UPDATE
3/16" = 1'-0"

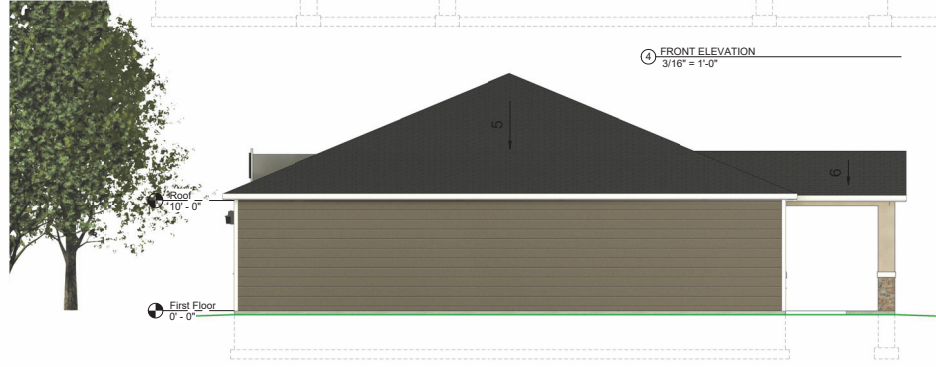


② BAR SEATING SECTION
1/4" = 1'-0"

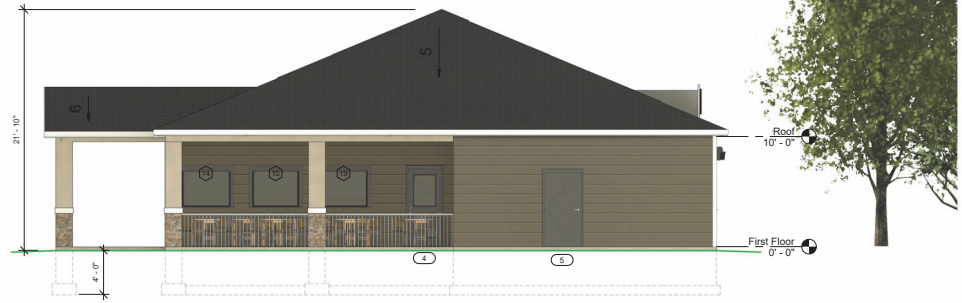
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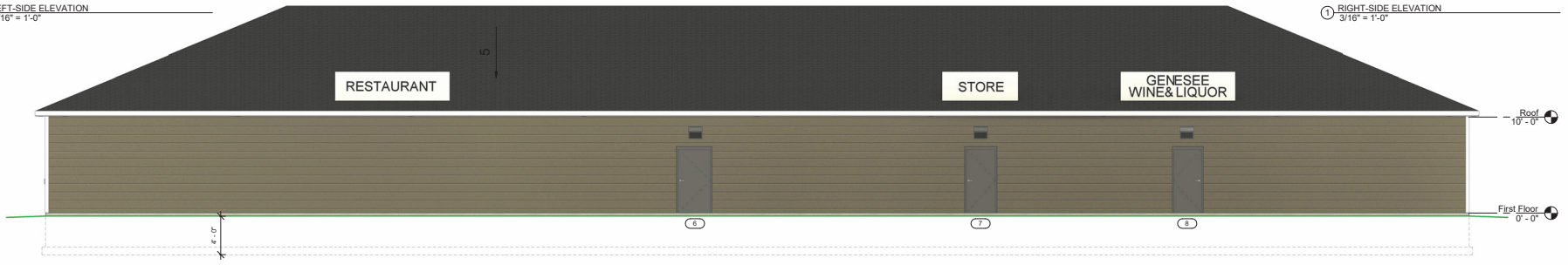
1 FRONT ELEVATION
3/16" = 1'-0"



2 LEFT-SIDE ELEVATION
3/16" = 1'-0"



3 RIGHT-SIDE ELEVATION
3/16" = 1'-0"



4 REAR ELEVATION
3/16" = 1'-0"

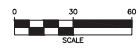
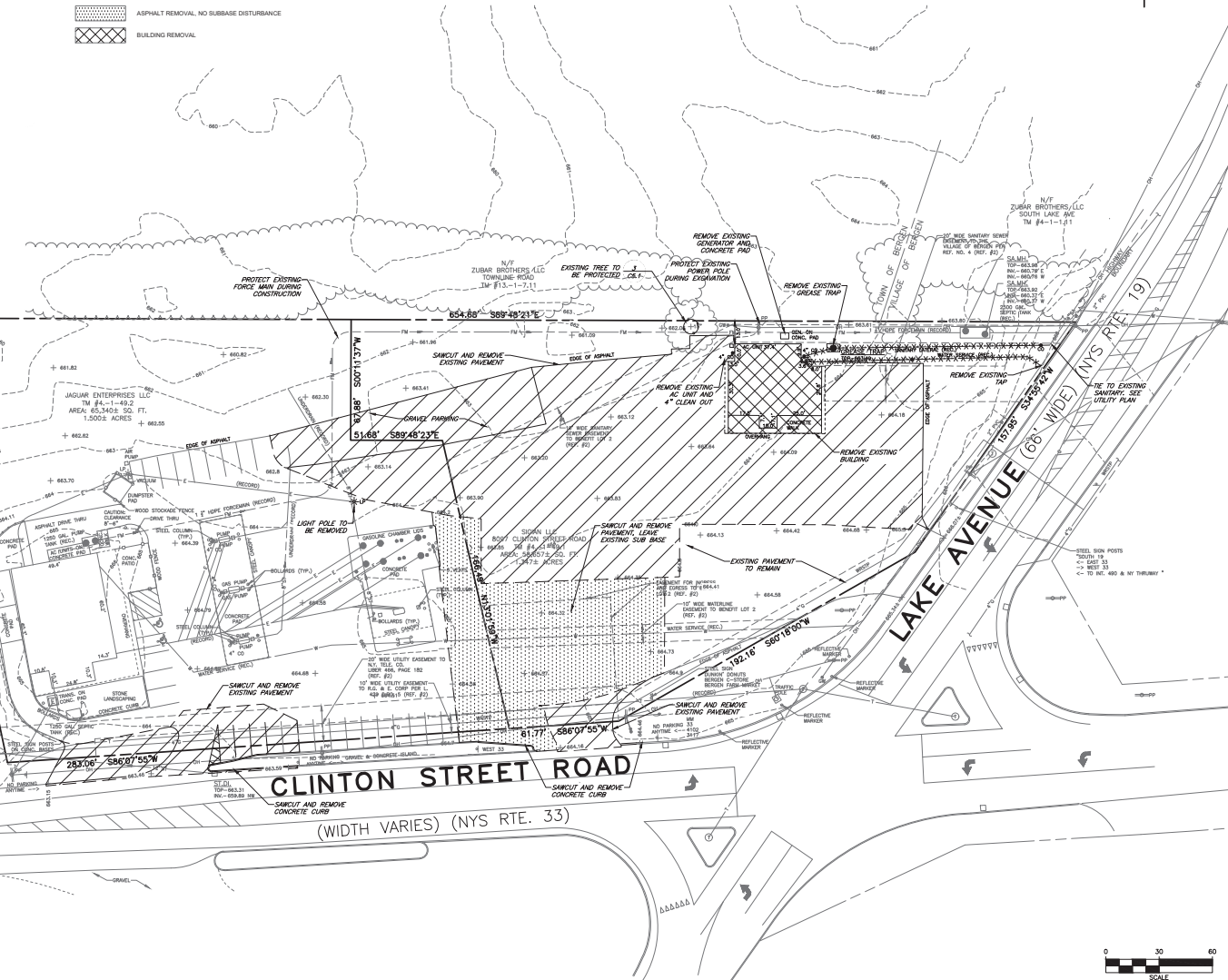
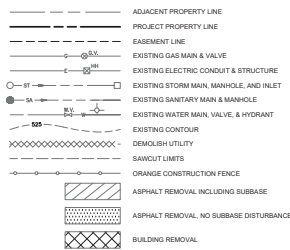
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DEMOLITION NOTES

- GENERAL DEMOLITION RESPONSIBILITIES** - THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE DEMOLITION, REMOVAL, AND LEGAL OFF-SITE DISPOSAL OF ALL STRUCTURES, FOUNDATIONS, SLABS, PAVEMENTS (ASPHALT OR CONCRETE), UTILITIES, LANDSCAPING, AND OTHER SITE FEATURES WITHIN THE LIMITS OF DISTURBANCE, UNLESS SPECIFICALLY NOTED TO REMAIN OR BE ABANDONED IN THE CONTRACT DOCUMENTS. PARTIAL REMOVAL, BURIAL, OR ABANDONMENT OF ANY FEATURE SHALL NOT OCCUR WITHOUT EXPLICIT DIRECTION IN THE CONTRACT DOCUMENTS OR WRITTEN APPROVAL FROM THE OWNER'S ON-SITE REPRESENTATIVE.
- WORK LIMITS** - THE CONTRACTOR SHALL STAKE AND MAINTAIN THE WORK LIMIT LINE AND SHALL NOT DISTURB AREAS OUTSIDE THIS LINE WITHOUT PRIOR APPROVAL FROM THE OWNER'S ON-SITE REPRESENTATIVE. ANY MODIFICATION TO WORK LIMITS MUST BE COORDINATED IN ADVANCE.
- UNDERCUT AND BACKFILL REQUIREMENTS** - ALL FACILITIES TO BE REMOVED MUST BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH APPROPRIATE COMPACTED FILL AS FOLLOWS:
 - AREAS WITHIN NEW BUILDING FOOTPRINTS** - SHALL BE BACKFILLED, COMPACTED, AND TESTED AS SPECIFIED IN THE STRUCTURAL DRAWINGS, ARCHITECTURAL DRAWINGS, AND/OR GEOTECHNICAL REPORT.
 - AREAS OUTSIDE NEW BUILDING FOOTPRINTS** - MAY BE BACKFILLED WITH SUITABLE ON-SITE MATERIAL OR NYSDOT ITEM 203 OF SELECT GRANULAR FILL AS APPROPRIATE.
 - ALTERNATIVE BACKFILL MATERIALS** - THE USE OF ALTERNATIVE BACKFILL MATERIALS SHALL BE EVALUATED AND APPROVED ON A CASE-BY-CASE BASIS BY THE PROJECT'S GEOTECHNICAL ENGINEER BEFORE USE.
 ALL BACKFILL LIFT THICKNESS, COMPACTION METHODS, AND TESTING REQUIREMENTS SHALL CONFORM TO THE EARTHWORK NOTES AND GEOTECHNICAL REPORT.
- REMOVAL AND DISPOSAL** - THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE AND DISPOSE OF IT LEGALLY, EITHER OFF-SITE OR RETURNED TO THE OWNER AS DIRECTED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL.
- UTILITY DISCOVERY** - ANY UTILITIES THAT ARE EXPOSED DURING DEMOLITION THAT ARE NOT SHOWN GRAPHICALLY ON THE PLANS SHALL BE DISCUSSED WITH DESIGN ENGINEER AND OWNER'S ON-SITE REPRESENTATIVE PRIOR TO REMOVAL TO DETERMINE IF RECONNECTION NEEDS TO BE MADE.
- UTILITY SERVICE CONTINUITY & REMOVAL** - THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO EXISTING BUILDINGS AND FACILITIES THAT ARE TO REMAIN. ANY TEMPORARY SHUTDOWNS OR RELOCATIONS NECESSARY FOR CONSTRUCTION SHALL BE COORDINATED IN ADVANCE WITH THE OWNER'S ON-SITE REPRESENTATIVE AND NOTIFIED TO ALL AFFECTED OCCUPANTS. PRIOR TO REMOVING ANY UTILITY, THE CONTRACTOR SHALL VERIFY THAT IT NO LONGER SERVES ANY ACTIVE LATERALS OR CONNECTIONS. ANY UTILITY FOUND TO STILL BE IN SERVICE SHALL BE IMMEDIATELY RECONNECTED AND REPORTED TO THE OWNER'S ON-SITE REPRESENTATIVE AND DESIGN ENGINEER.
- UTILITY DISCONNECTION** - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDING PRIOR TO DEMOLITION.
- UTILITIES WITHIN PROPOSED BUILDING FOOTPRINTS** - ALL UTILITIES WITHIN PROPOSED BUILDING FOOTPRINTS (INCLUDING 5 FEET BEYOND THE PERIMETER) SHALL BE REMOVED, AND THE EXCAVATION AREA SHALL BE BACKFILLED AND COMPACTED PER THE CONSTRUCTION DOCUMENTS.
- UTILITY COORDINATION** - THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND RELOCATION OF ANY UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE WORK COMPLIES WITH THE UTILITY COMPANY'S REQUIREMENTS AND ANY NECESSARY COORDINATION FOR RELOCATION OR REMOVAL.
- DEMOLITION ITEMS** - THIS PLAN MAY NOT SHOW ALL ITEMS TO BE DEMOLISHED, ABANDONED, OR REMOVED. ANY EXISTING FEATURE REQUIRED TO BE REMOVED TO CONSTRUCT THE PROJECT THAT IS NOT SPECIFICALLY CALLED OUT FOR DEMOLITION OR ABANDONMENT SHALL BE REPORTED TO THE DESIGN ENGINEER FOR CLARIFICATION, UNLESS NOTED OTHERWISE. EXISTING FEATURES ARE TO REMAIN.
- WORK ON ADJACENT PROPERTIES** - NO WORK OR EQUIPMENT IS ALLOWED ON THE ADJACENT PROPERTIES WITHOUT WRITTEN CONSENT OF PROPERTY OWNERS.
- PROTECTION OF BENCHMARKS AND SURVEY MONUMENTS** - THE CONTRACTOR SHALL PROTECT ALL PROJECT BENCHMARKS, PROPERTY CORNERS, AND SURVEY MONUMENTS THROUGHOUT CONSTRUCTION.

LEGEND:



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PRELIMINARY SITE PLANS
 for
BERGEN FARM MARKET FAMILY RESTAURANT
 8073 - 8097 CLINTON STREET RD
 GENESSEE COUNTY
 STATE OF NEW YORK
 VILLAGE OF BERGEN

JOB NO: 1776-24
 SCALE: 1" = 30'
 DRAWN: ZBG
 DESIGNED: CMP
 DATE: 04/23/2026

REVISIONS

DATE	BY	REVISION

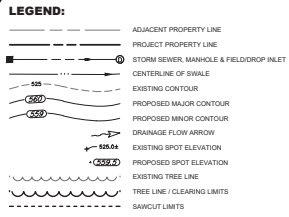
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 COLE M. PAPERGI
 PROFESSIONAL ENGINEER

DRAWING TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

2 of 7	C1.0
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1776-24	JOB No:
	DRAWING No:

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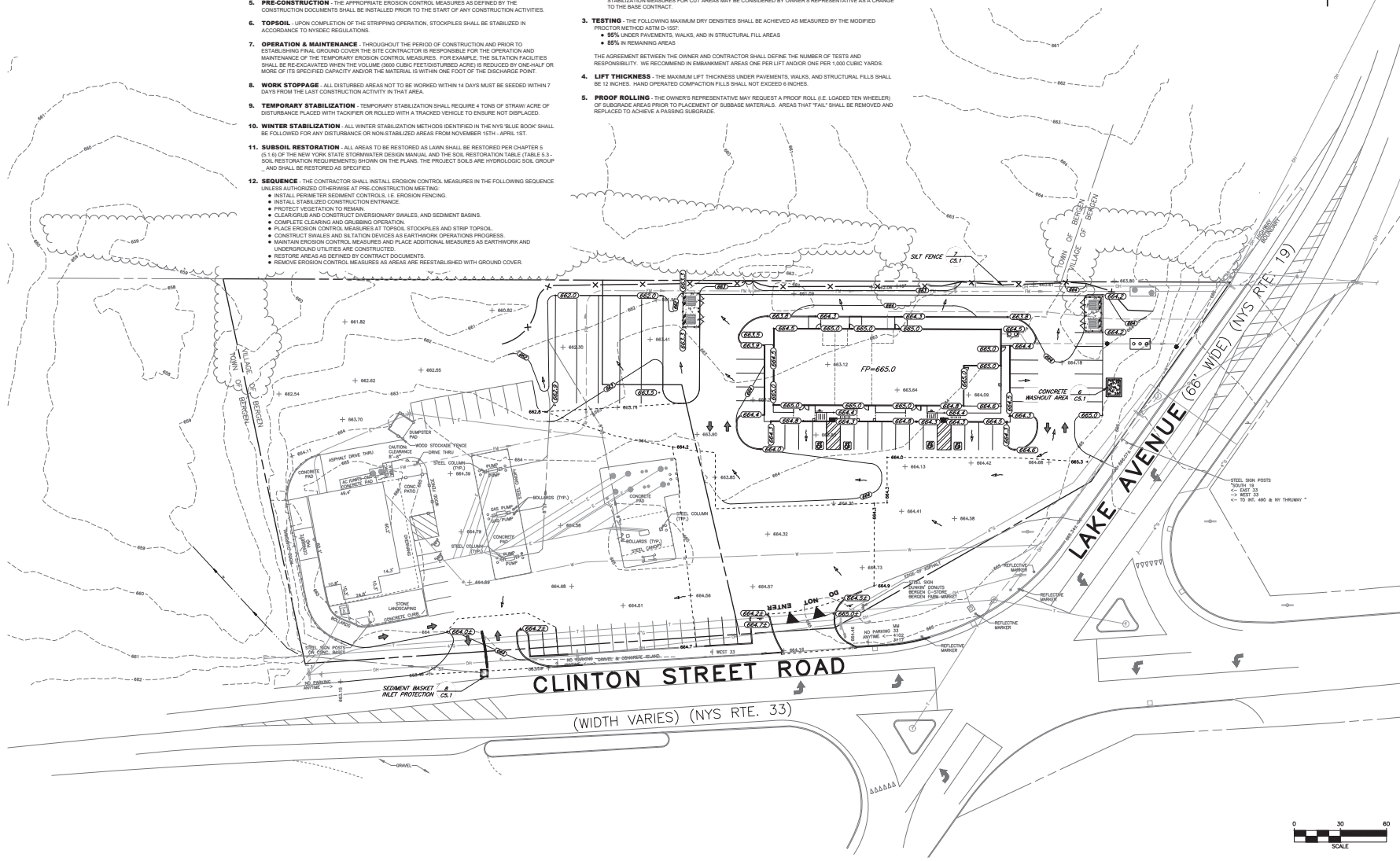


EROSION CONTROL

- 1. CERTIFICATION** - THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH INCLUDES THE "GRADING PLAN," "EROSION CONTROL PLAN," "EROSION CONTROL NOTES," ALONG WITH THE "DRAINAGE REPORT," SERVES AND MEETS THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) LATEST STORM WATER REGULATIONS.
- 2. CONTRACTOR RESPONSIBILITY** - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL CERTIFY WITHIN THE SWPPP THAT THEY WILL IMPLEMENT AND MAINTAIN STORM WATER MANAGEMENT PRACTICES.
- 3. INSPECTION** - EROSION CONTROL (EC) MEASURES INSTALLED AND MAINTAINED BY THE SITE WORK CONTRACTOR ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE MUNICIPALITY, DESIGN ENGINEER, NYSDEC, AND OWNER'S REPRESENTATIVE. IMMEDIATE ACTION BY THE CONTRACTOR SHALL BE TAKEN IF ADDITIONAL OR CORRECTIVE MEASURES ARE REQUIRED BY ANY ONE OF THESE CITED REVIEWERS. EROSION CONTROL MEASURES NOT SPECIFICALLY SHOWN ON CONTRACT DRAWINGS (I.E., STRAW BALES, COLLARS, FABRIC, ETC.) SHALL BE INSTALLED AS WARRANTED BY FIELD CONDITIONS, AND AS DIRECTED BY THE aforementioned REVIEWERS.
- 4. NOTIFICATION** - AS DESIGN ENGINEER, OUR OFFICE HAS NOTIFIED THE OWNER OF THE INSPECTION REQUIREMENTS UNDER GR-450.11. DISTURBANCES OF 1.0 ACRE OR GREATER REQUIRE THAT THE OWNER FILE A NOTICE OF INTENT (NOI) AND A SWPPP WITH THE NYSDEC UNDER STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT #20-05-01. THE REGULATIONS REQUIRE THAT A LICENSED PROFESSIONAL COMPLETE A WEEKLY INSPECTION THROUGHOUT THE PERIOD OF LAND DISTURBANCE.
- 5. PRE-CONSTRUCTION** - THE APPROPRIATE EROSION CONTROL MEASURES AS DEFINED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- 6. TOPSOIL** - UPON COMPLETION OF THE STRIPPING OPERATION, STOCKPILES SHALL BE STABILIZED IN ACCORDANCE TO NYSDEC REGULATIONS.
- 7. OPERATION & MAINTENANCE** - THROUGHOUT THE PERIOD OF CONSTRUCTION AND PRIOR TO ESTABLISHING FINAL GROUND COVER THE SITE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE TEMPORARY EROSION CONTROL MEASURES. FOR EXAMPLE, THE SILTATION FACILITIES SHALL BE RE-EXCAVATED WHEN THE VOLUME (800 CUBIC FEET/DISTURBED ACRE) IS REDUCED BY ONE-HALF OR MORE OF ITS SPECIFIED CAPACITY AND/OR THE MATERIAL IS WITHIN ONE FOOT OF THE DISCHARGE POINT.
- 8. WORK STOPPAGE** - ALL DISTURBED AREAS NOT TO BE WORKED WITHIN 14 DAYS MUST BE SEEDDED WITHIN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.
- 9. TEMPORARY STABILIZATION** - TEMPORARY STABILIZATION SHALL REQUIRE 4 TONS OF STRAW/BALES OF DISTURBANCE PLACED WITH TACKIFIER OR ROLLED WITH A TRACKED VEHICLE TO ENSURE NOT DISPLACED.
- 10. WINTER STABILIZATION** - ALL WINTER STABILIZATION METHODS IDENTIFIED IN THE NYS BLUE BOOK SHALL BE FOLLOWED FOR ANY DISTURBANCE OR NON-STABILIZED AREAS FROM NOVEMBER 1ST TO APRIL 1ST.
- 11. SUBSOIL RESTORATION** - ALL AREAS TO BE RESTORED AS LAWN SHALL BE RESTORED PER CHAPTER 5 (5.1.4) OF THE NEW YORK STATE STORMWATER DESIGN MANUAL AND THE SOIL RESTORATION TABLE (TABLE 5.3 - SOIL RESTORATION REQUIREMENTS) SHOWN ON THE PLANS. THE PROJECT SOILS ARE HYDROLOGIC SOIL GROUP AND SHALL BE RESTORED AS SPECIFIED.
- 12. SEQUENCING** - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE AT PRE-CONSTRUCTION MEETING.
 - INSTALL PERIMETER SEDIMENT CONTROLS (I.E. EROSION FENCING).
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 - PROTECT VEGETATION TO REMAIN.
 - CLEAR/GRUB AND CONSTRUCT DIMENSIONARY SWALES, AND SEDIMENT BASINS.
 - COMPLETE CLEARING AND GRUBBING OPERATION.
 - PLACE EROSION CONTROL MEASURES AT TOPSOIL STOCKPILES AND STRIP TOPSOIL.
 - CONSTRUCT SWALES AND SILTATION DEVICES AS EARTHWORK OPERATIONS PROGRESS.
 - MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES AS EARTHWORK AND UNDERGROUND UTILITIES ARE CONSTRUCTED.
 - RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
 - REMOVE EROSION CONTROL MEASURES AS AREAS ARE REESTABLISHED WITH GROUND COVER.

EARTHWORK

- 1. PREPARATION** - PRIOR TO START OF EARTHWORK OPERATIONS THE CONTRACTOR SHALL COMPLETE THE FOLLOWING APPLICABLE ITEMS AS DEFINED BY CONTRACT DOCUMENTS.
 - **SITE DEMOLITION** - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER, STRUCTURES, UTILITIES, PAVEMENTS, ETC.
 - **CLEARING AND GRUBBING** - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER, TREES, BRUSH, STUMPS, ETC.
 - **TOPSOIL STRIPPING** - STRIP AND STOCKPILE TOPSOIL FOR REUSE. EXCESS TOPSOIL MAY BE REMOVED FROM SITE WITH APPROVAL BY OWNER AND MUNICIPALITY.
- 2. RESPONSIBILITY** - THE CONTRACTOR IS RESPONSIBLE FOR:
 - **ESTIMATE** - COMPLETION OF A QUANTITY TAKEOFF TO DETERMINE THE VOLUME OF CUT, FILL, AND TOPSOIL, COMPARE AND COORDINATE WITH INFORMATION PROVIDED BY THE DESIGN ENGINEER.
 - **GRADE TOLERANCES** - ESTABLISHING DESIGN SUBGRADE ELEVATIONS TO WITHIN ONE TENTH OF ONE FOOT (0.10') IN PAVEMENT AREAS (INCLUDING TRENCHES) AND TO WITHIN THIRTY-THREE HUNDREDTHS OF ONE FOOT (0.33') FOR ALL REMAINING AREAS.
 - **COMPACTION** - ACHIEVING COMPACTION VALUES (NOT LESS THAN THE PERCENTAGES SPECIFIED BELOW) FOR EMBANKMENT/FILL AREAS. THE TERMS "FILL" AND EMBANKMENT ARE INTERCHANGEABLE.
 - **CUTS** - ONCE EXCAVATIONS ARE SHAPED TO THE DESIGN GRADES THE AREAS SHALL BE PROTECTED TO ASSURE THAT THE INTACTITY OF MATERIAL IS NOT COMPROMISED BY CONSTRUCTION VEHICLES AND/OR IMPROPER DRAINAGE. AREAS DETERMINED BY CONTRACTOR TO BE NOT SUITABLE FOR SUBGRADE PLACEMENT SHALL BE IMMEDIATELY REPORTED WHEN THE SUBGRADE IS ESTABLISHED TO OWNER'S REPRESENTATIVE. STABILIZATION MEASURES FOR CUT AREAS MAY BE CONSIDERED BY OWNER'S REPRESENTATIVE AS A CHANGE TO THE BASE CONTRACT.
- 3. TESTING** - THE FOLLOWING MAXIMUM DRY DENSITIES SHALL BE ACHIEVED AS MEASURED BY THE MODIFIED PROCTOR METHOD ASTM D-1557.
 - 95% UNDER PAVEMENTS, WALKS, AND IN STRUCTURAL FILL AREAS
 - 90% IN REMAINING AREAS
- 4. LIFT THICKNESS** - THE MAXIMUM LIFT THICKNESS UNDER PAVEMENTS, WALKS, AND STRUCTURAL FILLS SHALL BE 12 INCHES. HAND OPERATED COMPACTION FILLS SHALL NOT EXCEED 6 INCHES.
- 5. PROOF ROLLING** - THE OWNER'S REPRESENTATIVE MAY REQUEST A PROOF ROLL (I.E. LOADED TEN WHEELER) OF SUBGRADE AREAS PRIOR TO PLACEMENT OF SUBGRADE MATERIALS. AREAS THAT FAIL SHALL BE REMOVED AND REPLACED TO ACHIEVE A PASSING SUBGRADE.



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 REGISTERED PROFESSIONAL ENGINEER
 39 CASCADE DRIVE
 ROCHESTER, NY 14614
 585-450-2770
 ITHACA LOCATION
 840 HANSHAW RD, STE 6
 ITHACA, NY 14850
 607-241-2917
 www.marathoneng.com

PRELIMINARY SITE PLANS
 for
BERGEN FARM MARKET FAMILY RESTAURANT
 8073 - 8097 CLINTON STREET RD
 GENESEE COUNTY
 VILLAGE OF BERGEN
 STATE OF NEW YORK

JOB NO: 1776-24
 SCALE: 1" = 30'
 DRAWN: ZBG
 DESIGNED: CMP
 DATE: 04/23/2026

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DATE	REVISION

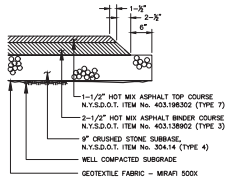
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 COLE M. PAPERGERI

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GRADING & EROSION CONTROL PLAN

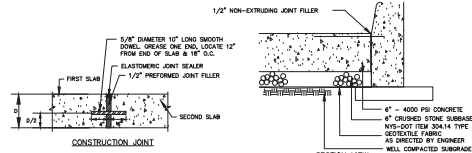
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 1776-24
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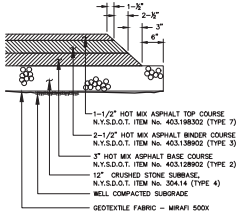
1 PAVEMENT SECTION (REGULAR DUTY)

- NOTES:
- CONTRACTOR TO CLEAN AND TACK COAT BEFORE PLACING TOP COAT IF BRIDGE IS CONTAMINATED OR GREATER THAN 30 DAYS PASSED BETWEEN PLACEMENT OF BRIDGE AND TOP PAVEMENT SPECIFICATION NUMBERS REFERENCE THE 2008 NYSDOT STANDARD SPECIFICATION BOOK



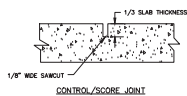
5 CONCRETE PAVEMENT

- CONCRETE PAVEMENT NOTES:
- ISOLATION JOINTS TO BE CONSTRUCTED AT BUILDING, CURBING, AND FIXED OBJECTS.
 - CONTROL JOINTS TO BE MADE EVERY 12 FEET ON CENTER.
 - THE LARGER DIMENSION OF ANY PANEL SHALL NOT EXCEED 125% OF THE SMALLER DIMENSION.
 - SAW CUT CONTROL JOINTS TO 1/2\"/>

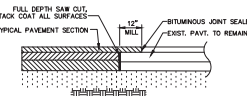


2 PAVEMENT SECTION (HEAVY DUTY)

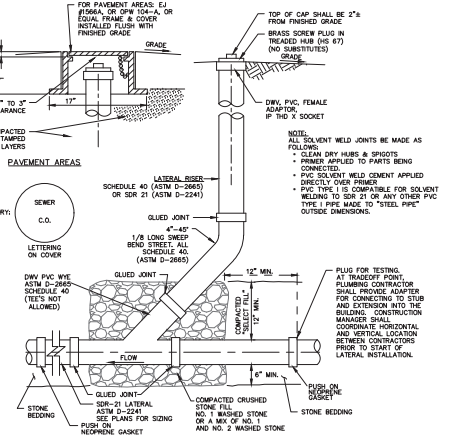
- NOTES:
- CONTRACTOR TO CLEAN AND TACK COAT BEFORE PLACING TOP COAT IF BRIDGE IS CONTAMINATED OR GREATER THAN 30 DAYS PASSED BETWEEN PLACEMENT OF BRIDGE AND TOP PAVEMENT SPECIFICATION NUMBERS REFERENCE THE 2008 NYSDOT STANDARD SPECIFICATION BOOK



3 PAVEMENT MATCH

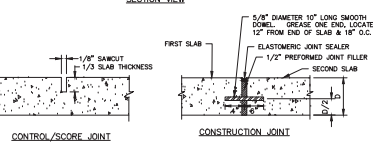


4 CONTROL/SCORE JOINT



6 PVC CLEANOUT DETAIL

- NOTES:
- CONCRETE SHALL BE 4000 PSI AIR-ENTRAINED MIX.
 - CONCRETE SURFACE SHALL RECEIVE A BROOM FINISH (IF NOT SPECIFIED AS EXPOSED AGGREGATE CONCRETE) AND TWO COATS OF A MEMBRANE FORMING SEALER AT NOTES SPECIFIED BY PRODUCT MANUFACTURER.
 - EXPANSION JOINTS SHALL BE PROVIDED AT FIXED STRUCTURES AND AT LEAST EVERY 25' ALONG THE SIDEWALK.
 - CONSTRUCTION JOINTS WITH DOMES SHALL BE PROVIDED AT SUBSEQUENT FOUR.
 - CONTROL JOINTS SHALL BE LOCATED AS SHOWN ON PLAN AND IN ACCORDANCE WITH AC 300-1992. THESE JOINTS SHALL BE COMPLETELY FRESH CONCRETE PLACEMENT.
 - SCORE BUTTERS - REFER TO THE SCORED EVERY 8' FEET CHORDING TO 2' 0\"/>



7 SERVICE INSTALLATION

- NOTES:
- COVER SERVICE TO BE USED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 - TRACING WIRE TO BE USED WITH OVERLAPPING SERVICE ONLY.

CONCRETE SIDEWALK

4 CONCRETE SIDEWALK

4 CONCRETE SIDEWALK

4 CONCRETE SIDEWALK

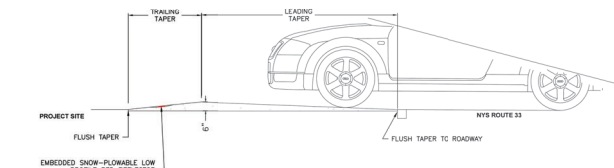
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4 CONCRETE SIDEWALK

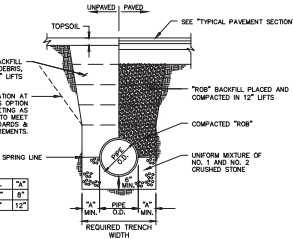
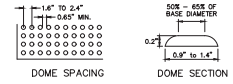
4 CONCRETE SIDEWALK

4 CONCRETE SIDEWALK

4 CONCRETE SIDEWALK

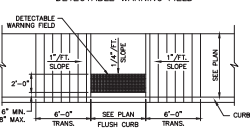


8 TRUCK ENTRANCE TAPER AND REFLECTORS



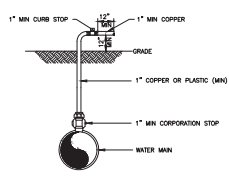
9 SANITARY TRENCH

- NOTES:
- PIPE DIA. 12\"/>



- NOTES:
- SURFACE TEXTURE OF RAMP SHALL BE COURSE BROOM FINISHED TRANSVERSE TO RAMP.
 - REFER TO TYPICAL SIDEWALK DETAIL FOR MATERIAL SPECIFICATIONS.
 - DETECTABLE WARNING FIELD SHALL EXTEND THE FULL WIDTH OF CURB RAMP OR FLUSH SURFACE.
 - DETECTABLE WARNING FIELD SHALL BE "DARK GREY" IN COLOR UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, OR ADR.
 - DETECTABLE WARNING FIELD SHALL BE ADA SOLUTIONS WARNING SURFACE - CAST-IN-PLACE TRACTILE REPLACEABLE OR EQUAL.

10 ACCESS RAMP



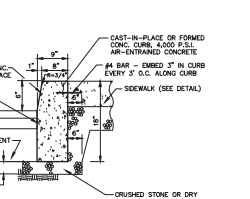
11 CURB TRANSITION

- NOTES:
- IN THE PRESENCE OF A WATER AUTHORITY REPRESENTATIVE REMOVE ALL CORROSION ASSOCIATED WITH TEMPORARY CONSTRUCTION/SAMPLE TAPS AND REPLACE WITH THREADED BRASS PLUGS.

10 DISINFECTION/ BLOW-OFF/ SAMPLING TAP (TEMPORARY)

- NOTES:
- COVER SERVICE TO BE USED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 - TRACING WIRE TO BE USED WITH OVERLAPPING SERVICE ONLY.

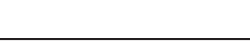
13 CONCRETE CURB WITH LAWN/PLANTER BEHIND



13 CONCRETE CURB WITH LAWN/PLANTER BEHIND

- NOTES:
- PROVIDE 2\"/>

14 CONCRETE CURB WITH SIDEWALK BEHIND



14 CONCRETE CURB WITH SIDEWALK BEHIND

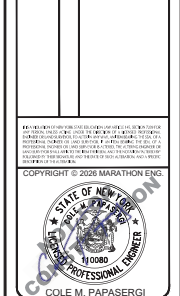
- NOTES:
- PROVIDE 2\"/>



PRELIMINARY SITE PLANS
 FOR
BERGEN FARM MARKET FAMILY RESTAURANT
 8073 - 8097 CLINTON STREET RD
 GENESEE COUNTY
 VILLAGE OF BERGEN
 STATE OF NEW YORK

JOB NO: 1776-24
 SCALE: N.T.S.
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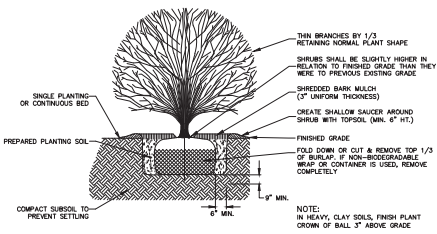
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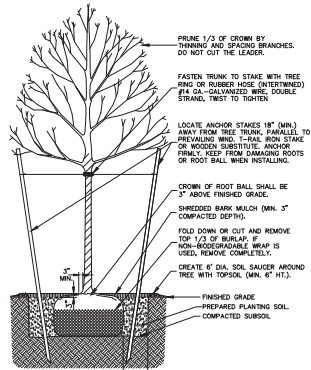
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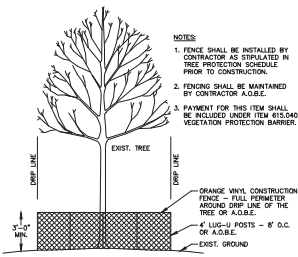
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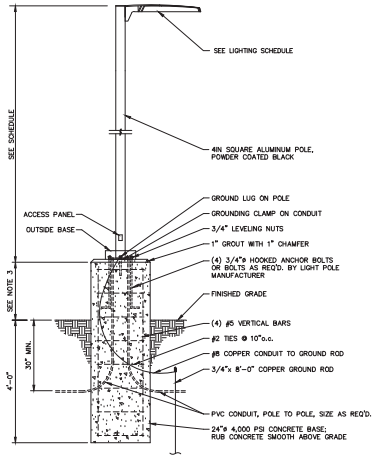
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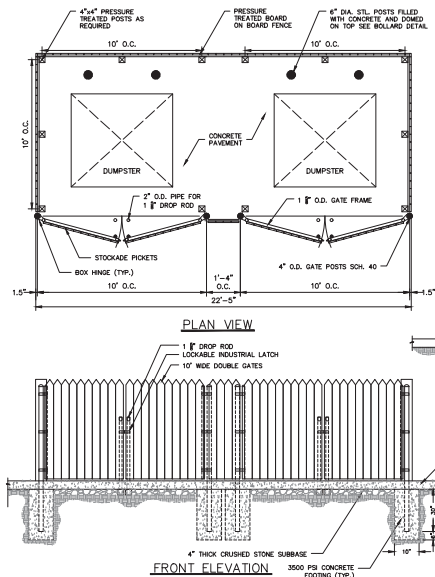
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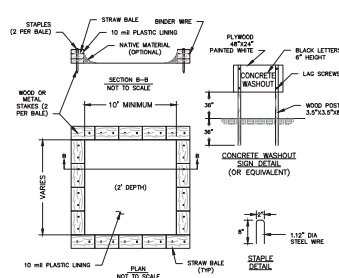
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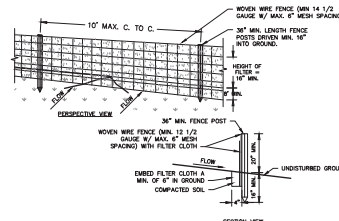
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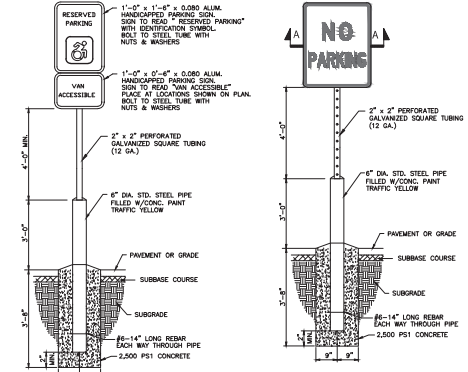
5 DUMPSTER ENCLOSURE
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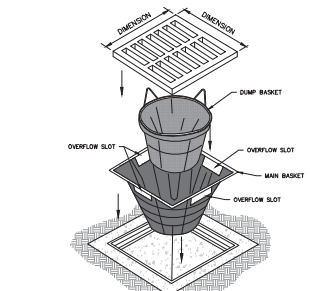
6 CONCRETE WASHOUT
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7 SILT FENCE
SCALE: N.T.S.



8 RESERVED PARKING AND SIGNAGE
SCALE: N.T.S.



9 SEDIMENT BASKET INLET PROTECTION
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