

**VILLAGE OF BREWSTER BOARD OF TRUSTEES & TOWN OF SOUTHEAST TOWN COUNCIL**

June 18, 2014

**Joint Public Hearing**

**Minutes**

The Board of Trustees of the Village of Brewster and the Town of Southeast Town Council are holding a joint Public Hearing at 7:30 PM followed by a Village Board of Trustees Regular Meeting at 7:31 PM or as soon thereafter as time permits, on June 18, 2014 at Village Hall, 50 Main Street, Brewster, New York 10509.

**Attendees for the Village of Brewster:**

Mayor: James Schoenig  
Deputy Mayor and Trustee: Christine Piccini  
Trustees; Tom Boissonnault, Mary Bryde, Terri Stockburger  
Village Engineer: John Folchetti  
Village Counsel: Anthony Molé,  
Clerk & Treasurer: Peter Hansen  
Village Police: John Del Gardo

**Absent:**

**Attendees for the Town of Southeast:**

Supervisor: Tony Hay  
Deputy Supervisor: Bob Cullen  
Council-persons; Edwin Alvarez, Lynne Eckardt,  
Town Counsel: Willis Stephens  
Town Clerk: Michele Stancati

Liz Hudak

**Pledge to flag.**

Notation of Exits

**Public Hearing**

**PUBLIC HEARING FOR THE ANNEXATION OF TERRITORY FROM THE TOWN OF SOUTHEAST, COUNTY OF PUTNAM, STATE OF NEW YORK, TO THE VILLAGE OF BREWSTER, COUNTY OF PUTNAM, STATE OF NEW YORK.**

**Pursuant to Sections 704 and 705 of the General Municipal Law of the State of New York, the Board of Trustees of the Village of Brewster and the Town Board of the Town of Southeast will hold a joint public hearing at the Village Hall, 50 Main Street, Brewster, New York on June 18, 2014 at 7:30 p.m.** at which all persons interested therein shall be heard, regarding the Petition of B.O.S. Land Development, Corp. for the annexation of the property described herein, which is currently situate in the Town of Southeast, New York and which is proposed to be annexed to the Village of Brewster, New York.

The territory proposed to be annexed is more particularly described as follows:

A portion of that certain plot, piece or parcel of land situate, lying and being in the Town of Southeast, County of Putnam and State of New York, known as 61 Allview Avenue, and designated as Tax Map # 67.12-1-28, as more particularly described in the site plan C-110, dated 04/10/14 prepared by Putnam Engineering, PLLC, which consists of 16.090 acres, of which approximately 5.0 acres is proposed to be developed with the erection of a new single (4) story +/- 60' in height and +/- 64,000 square foot office building, which is comprised of +/- 16,000 S.F. per floor, which is proposed to be connected to the Village of Brewster water and sewer systems.

Additional information and supporting documents may be found on the Village of Brewster website [www.brewstervillage-ny.gov](http://www.brewstervillage-ny.gov) and they are available in the Village Hall, 50 Main Street, Brewster, New York, at least 5 days prior to the Public Hearing:

At the public hearing, the Board of Trustees and Town Board shall hear testimony and receive evidence regarding whether the proposed annexation is in the overall public interest. The Board of Trustees and Town Board will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Village Clerk.

BY ORDER OF THE BOARD OF TRUSTEES OF THE VILLAGE OF BREWSTER

AND THE TOWN BOARD OF THE TOWN OF SOUTHEAST

PETER B. HANSEN, Village Clerk

MICHELE STANCATI, Town Clerk

Mayor Schoenig motions to open the joint Town and Village Public Hearing, Trustee Bryde 2<sup>nd</sup> all in favor 9 to 0.

Pearse Feeney – has a concern for the future if Village Zoning will allow housing for the subject property.

Village Counsel asks Michael Bartolotti, representing B.O.S. Development Corp. to provide an overview of the proposed annexation before further public comment.

Mr. Bartolotti says; the parcel known as 61 Allview Avenue, is approximately 17 acres in the Town of Southeast, 1 acre dedicated to the Town for Highway Department use, the remaining 16 acres will hopefully be annexed to the Village with access off Palmer Road and be able to connect to the water/sewer. Client plans to develop approximately 5 acres of the parcel for a 64,000 square feet office building.

Mr. Bartolotti says B.O.S. Land Development Inc. has based our conceptual development on the Village's B1 zone.

Mr. Bartolotti provides some estimates from Village Engineer John Folchetti. The 64,000 square feet, 59,400 of occupied space, 181 employees @15 gallons per day (gpd), estimates the sewer would require 3,000 gpd with a negligible effect on the sewer plant capacity. Mr. Bartolotti says the developed property is estimated to be assessed at \$5,120,000.

Peter Bell. If Zoned as B1, limits development of 64,000 sf and parking and that would be it – nothing else would be built. Chris Sobieski of B.O.L. says the parcel only allows for development of the 5 acres portion as the terrain does not allow development of other sections.

Counsel advises the zoning does not come into play until after the annexation and the village is going through a comprehensive plan revision and zoning code revision. If the annexation goes through zoning for the parcel will be addressed at that time.

Jim Thomson grew up on Meadow Lane and owns a property next to Italian American Club in the Town asks if the applicant is committed to building the proposed development as described. Or would the applicant market the property after annexation and leave it to a new developer to propose uses. Counsel Molé advises the parcel will be zoned by the Village for appropriate uses after annexation is approved. After annexation the applicant would have to go through the site plan process and obtain whatever approvals are deemed appropriate – just like any other Village property. Planning Board and Zoning Board would have jurisdiction over the application.

Bob Dumont – Village water rights have value. This is the second applicant for annexation that wants to develop outside the Village boundaries. Why are you building outside the village instead of inside the village? Mr. Bartolotti says this is the parcel under consideration for annexation. The development of this office building should be an attraction. Mr. Dumont asks if there is a tenant yet. Chris Sobieski says they are looking for a tenant and Judy Othmer adds that the project will not be built without a tenant. Mr. Dumont wants to see someone develop inside the current village limits. The value add to this property is potentially lucrative to the applicant and this should be taken into account by the Board of Trustees.

Mr. Thomson says the water pressure on Meadow Lane was sometimes inadequate when he lived there. Will this project adversely affect the water pressure on Meadow Lane? Village Engineer Folchetti says there will be no impact on water pressure due to expected use being minimal and the routing of the piping will not impact Meadow Lane. The history of pressure problems pre-dates the water system upgrades including a new 1,000,000 tank on Marvin Mountain.

Mr. Folchetti says the water system capacity and sewer system capacity will not be adversely impacted by the proposed development. Deputy Mayor Piccini asks if that is the professional opinion.

Supervisor asks if a well would be allowed. Folchetti says no, the property could not have their own well because of health department rules.

Councilwoman Eckardt asks if a septic system could be built and the property developed if left in the Town of Southeast. Paul Lynch says it would be very difficult for septic because of the wetlands, wetland buffer and stormwater treatment requirements for the property.

Councilwoman Eckardt asks if property owners in the surrounding area will received proper notification of the proposed annexation. Counsel Molé says that the required statutory notices will be adhered to by the applicant. There is also public notice in general.

Councilwoman Eckardt; would a medical office building generate more demand? Engineer Folchetti says that even a medical office building is a “dry” use unless there is surgery on site.

Councilwoman Eckardt says; since the Comprehensive plan revisions are underway the zoning could change after annexation. Counsel Molé advises that the intent of an office building use will remain with the property and will have a bearing on future zoning. Counsel Molé says there is no zone yet and can't be a zone before annexation. Additionally, any contemplated zoning changes are subject to public hearings.

Will the proposed office building construction be visible from surrounding properties? Mr. Lynch says that winter views are likely.

Mr. Folchetti says he would not entertain residential or any other use than what is proposed. Engineer would not look favorably – BOT is subject to the proposed development presented with annexation application.

Jack Gress – The Village Board's first responsibility is to the Village residents and property owners in the Village. Concerned about sewer, wants the board to take the sewer impact into consideration. Taxes will be added to village levy of approximately \$22,989 and increased revenue to water and sewer funds which will provide some relief to current users. Mr. Gress asks if we can wait until we finish the comprehensive plan before ruling on the annexation so we can see what our needs are first.

Supervisor Hay says the school will yield \$144,000 in tax revenue at the expected \$5.1 million assessment.

Supervisor Hay asks what the participation of the Town Board will be going forward. Counsel; within 90 days each board needs to act on the matter. If both municipalities agree then within 90 days after that a special election may be appropriate, but there appear to be no voters in the district.

Mr. Thomson; if you are going to expand the water and sewer, will my parcel be included on Argonne Road? Supervisor Hay says the Italian American Club will have to annex as well because of property adjacency requirements.

Councilwoman Eckardt asks if DEP has a say. Mayor Schoenig says that our contract with DEP does not require their approval but we will notify them.

Town Counsel Stephens asks when the declaration of SEQRA lead agency was made. Counsel Molé says it was on May 23<sup>rd</sup>. Mr. Stephens notes that the Village and Town boards cannot act until SEQRA has been completed.

Mayor Schoenig asks if there is any further public comment.

Mayor Schoenig motions to close the public hearing, Trustee Boissonnault 2<sup>nd</sup> all in favor 9 to 0.

VILLAGE OF BREWSTER  
BOARD OF TRUSTEES  
June 18, 2014  
**Regular Meeting**  
**Draft Minutes**

Attendees for the Village of Brewster:

Mayor: James Schoenig  
Deputy Mayor and Trustee: Christine Piccini  
Trustees; Tom Boissonnault, Mary Bryde, Terri Stockburger  
Village Engineer: John Folchetti  
Village Counsel: Anthony Molé,  
Clerk & Treasurer: Peter Hansen  
Village Police: John Del Gardo

Absent:

Mayor Schoenig motions to open the regular meeting at 8:10 PM, Trustee Stockburger 2<sup>nd</sup> all in favor 5 to 0.

**Regular Meeting**

1. El Dorado waiver of moratorium request
  - a. Claudia Villeda of El Dorado restaurant uses a chart to explain the interior plan. The property owner wants to build a small bar inside that will help the staff improve service and appeal. Trustee Boissonnault asks if the bar would service customers also. Ms. Villeda says it will only be for servers. Ms. Villeda says they want to keep this a family pub. There will be no stools or chairs in front of the bar. Deputy Mayor Piccini re-states that they are appearing and asking for a waiver of the moratorium so their application can proceed and a building permit issued. Joe Hernandez says this is an expansion of use application and does not need to go to Planning Board. Next step is a building permit.
  - b. Mayor Schoenig motions to grant the waiver of moratorium, Trustee Stockburger 2<sup>nd</sup> all in favor 5 to 0.
2. Monthly Reports
  - a. Police Report – Chief Del Gardo delivers the May Police Report. Mayor Schoenig asks how many 911 calls outside the village. Chief Del Gardo says there were 4. Trustee Bryde asks about the seat belt enforcement; was it in conjunction with statewide effort? Chief Del Gardo says yes, the state provided grant money to the village for targeted enforcement. Trustee Boissonnault asks how the 24 hour shifts are going. Chief Del Gardo says the overnight shift is great for the community. Trustee Bryde asks if we see a measure of improvement from the added shift. Chief Del Gardo says the Brewster Police is receiving several calls a night and response time is much better than without the 24 hour coverage. Mayor Schoenig says there was a power outage in the middle of the night and he called the officer on duty and informed him of the outage which resulted in extra patrols. Previously that would not have been the case. Trustee Boissonnault asks about the high vehicle speeds on Oak Street and the possibility of implementing a 25MPH speed limit on Main Street or perhaps village-wide. Chief Del Gardo says enforcement on Oak Street does not seem to net many violators and speeds do not appear to be excessive. Deputy Mayor Piccini asks about the process to lower the Village-wide speed limit to 25. Counsel says it would be a local law but he needs to review any limitations on our ability to limit speeds. Trustee Bryde asks about the missing 17 year-old. Chief Del Gardo says officer found her within 3 blocks of home. Trustee Bryde asked if anyone attended the K-9 dog graduation. Chief Del Gardo attended and said it was a wonderful ceremony and Trustee Bryde showed the newspaper coverage. Mayor Schoenig motions to accept the May Police Report, Trustee Bryde 2<sup>nd</sup> all in favor 5 to 0. Copy is attached to these minutes.
  - b. Code Enforcement Report - Joe Hernandez delivers the May Code Enforcement Report. Trustee Bryde asks if Bill Scorca is working with us now. Mr. Hernandez says yes he is and adapting very well. Mayor Schoenig asks about property registration pending. Mr. Hernandez says it is down to 3. Mayor Schoenig motions to accept the May Code Enforcement Report, Trustee Stockburger 2<sup>nd</sup> all in favor 5 to 0. Copy is attached to these minutes.
  - c. Engineer's Report – John Folchetti delivers the May Engineer's report. Deputy Mayor Piccini asks if the emergency call-outs are logged by operator and tracked for repeat offender. Mr. Folchetti does not

think there is a volume of ECOs at a single location but he will check with STES for possible repeat offenders. Mayor Schoenig asks if we can take credit for the retrofit projects when the new regulations are in effect. Mr. Folchetti says it is not clear if these projects can be credited for future DEC regulations. Trustee Boissonnault says that the Wells Brook retrofit is quite nice and would make a good walking park. Mr. Folchetti says there will be a split rail fence but there are no plans for a pedestrian path. Trustee Bryde asks about the DOT traffic sign. Mr. Folchetti says that DOT is coordinating with us during our construction on the Railroad Avenue Tonetta Brook retrofit project, so the detour remains free flowing. Deputy Mayor Piccini motions to accept the May Engineer's Report, Trustee Bryde 2<sup>nd</sup> all in favor 5 to 0. Copy is attached to these minutes.

- d. Planning Board Report – Rick Stockburger delivers the May Planning Board Report. Mayor Schoenig motions to accept the May Planning Board Report, Trustee Stockburger 2<sup>nd</sup> all in favor 5 to 0. Copy is attached to these minutes.
  - e. Zoning Board of Appeals Report – June activity report provided at May 21<sup>st</sup> meeting and a copy of that report is in the May 21, 2014 Board of Trustees minutes.
3. B.O.S. Annexation – tabled until July 2<sup>nd</sup> meeting.
  4. Planning Board Appointment – Mark Anderson moved out of the Village and tendered his resignation. Mayor Schoenig would like to appoint George Gaspar and makes a motion to do same, Trustee Boissonnault 2<sup>nd</sup> – Deputy Mayor Piccini has been impressed with Mr. Gaspar during the Comprehensive Plan Committee meetings; Trustee Boissonnault says Mr. Gaspar will be an excellent asset; Trustee Bryde thinks it would be nice to have someone fresh on the board and Mr. Gaspar's experience should be a benefit to us all; all in favor 5 to 0. Mayor Schoenig suggests we confer a proclamation on Mr. Anderson for his years of exemplary service.
  5. Police Department Vehicle financing authorization – Deputy Mayor Piccini asks if this is the item discussed and approved at a Board of Trustees May 21, 2014 meeting. Clerk Hansen says it is the same subject. Trustee Boissonnault motions to enter into the financing agreement for the two new police cars purchased under state contract and authorizes appropriate signatures on behalf of the Village, Trustee Stockburger 2<sup>nd</sup> all in favor 5 to 0.
  6. Village Revitalization Public Notices
    - a. July 10 & August 7 Envision Work Sessions at will begin at 10 AM and there is a change to the location for August 13 Comprehensive Plan Committee meeting to St. Lawrence Parish Center at the gymnasium. July 9<sup>th</sup> meeting date, time or location has not changed. Deputy Mayor Piccini motions to change the Board of Trustees work sessions as described. Trustee Stockburger 2<sup>nd</sup> all in favor 5 to 0.
  7. Tax Assessment Roll Correction – 861-869 Rt. 22 (\$804.45 reduction in tax levy) – Deputy Mayor Piccini motions to authorize the change, Trustee Boissonnault 2<sup>nd</sup> all in favor 5 to 0.
  8. Wells Park –Trustee Bryde asks if this is executive session material. Counsel Molé advises this lease is an executive session discussion.
  9. St. Lawrence Indemnity Agreement for August 13 Comprehensive Plan Committee Meeting – Mayor Schoenig explains the insurance indemnity agreement is for the changed Comprehensive Plan Committee meeting, Deputy Mayor Piccini motions, Trustee Stockburger 2<sup>nd</sup> all in favor 5 to 0.
  10. Minutes for approval – June 4, 2014, Trustee Bryde motions, Trustee Boissonnault 2<sup>nd</sup> all in favor 5 to 0.
  11. Correspondence sent - received for May, 2014 – Trustee Bryde; only 4 letters received and one sent. Trustee Bryde motions to approve, Trustee Boissonnault 2<sup>nd</sup> all in favor.
  12. Vouchers Payable **FY2014** – Deputy Mayor Piccini reviewed the vouchers and found everything in order. Deputy Mayor Piccini asks the rest of the Board of Trustees besides Trustee Bryde and herself to consider reviewing the vouchers because it is a learning experience and fresh eyes yield fresh views.
 

a. A General	\$6,707.90
b. F Water	3,469.15
c. G Sewer	<u>1,593.86</u>
Total Vouchers Payable FY 2014	\$11,770.91
- Mayor Schoenig motions to approve the FY 2014 vouchers payable, Deputy Mayor Piccini 2<sup>nd</sup> all in favor 5 to 0.
13. Vouchers Payable **FY2015** – Deputy Mayor Piccini reviewed the vouchers and found everything in order.
 

a. A General	\$101,778.33
b. C Refuse/Garbage	17,407.54
c. EN Engineering & Professional Fees	843.75
d. F Water	5,578.52

e. G Sewer	90,733.54
f. H62 Tonetta Brook Retrofit	<u>4,080.07</u>
Total Vouchers Payable FY 2015	\$220,421.75

Mayor Schoenig motions to approve the FY 2015 vouchers payable, Trustee Stockburger 2<sup>nd</sup> all in favor 5 to 0.

14. Other Business

- a. Deputy Mayor Piccini asks if we can put on our next agenda a discussion of how to move forward with the lowering of speed limits in the Village.
- b. Trustee Bryde asks about intern for the Village this year. Clerk Hansen says there is no intern this year. Trustee Bryde, Mayor Schoenig and Trustee Boissonnault attended the Flag Day ceremony at the Elks Club and as usual it was a wonderful event. Trustee Bryde notes there was a letter from Putnam County Planning's John Pilner regarding the Carmel Ave Bridge and DOT's viewpoint on the subject. Clerk Hansen suggests that this topic should be discussed in Executive Session as there is potential litigation.
- c. Trustee Boissonnault contacted Cornell for the street maintenance and repair thanks to a comment by Counsel Molé mentioned at our May 21, 2014 meeting but has not heard back from them yet.
- d. Deputy Mayor Piccini brings up the Professional Fees for Waiver of Moratorium applications. At present there is no cost to applicants. There is no fee or escrow to cover professional fees for the waiver of moratorium application. Deputy Mayor Piccini asks if should consider how to offset these costs. Counsel advises that we have had enough experience to establish application fees and or escrow for the applicant. Clerk Hansen will provide some more information on costs of processing waivers of moratorium.
- e. Mayor Schoenig notes we have a tour of Garden Street School with John Saccardi of VHB, the professional planner under contract with the Village at 10 AM Thursday.

15. New Business

- a. Trustee Bryde asks about the July Fireman's Parade status as they have not submitted a parade permit application in a timely fashion per the Village policy.
- b. Trustee Boissonnault asks about recycle and bulk letter to Wells Lane. Trustee Stockburger will contact the trash hauler and make them aware of the changes to pick up points.

16. Public Comment

- a. Jack Gress asks if he can attend the Garden Street School tour on Thursday June 19, 2014. Mayor Schoenig says; as a Zoning Board Member and a Member of the Comprehensive Plan Committee Mr. Gress is welcome to attend.

17. Motions to go into executive session to discuss possible litigation Trustee Stockburger 2<sup>nd</sup> all in favor 5 to 0.

18. Motions to resume the regular meeting and adjourn, Deputy Mayor Piccini 2<sup>nd</sup> all in favor 5 to 0.

**VILLAGE OF  
BREWSTER POLICE  
DEPARTMENT  
MONTHLY REPORT**

**MAY 2014**

**POLICE CHIEF  
John Del Gardo**

MONTHLY REPORT

TO: Mayor James Schoenig - Board of Trustees  
 FROM: Police Chief John Del Gardo  
 RE: Monthly Report May 2014

TICKETS	
Uniform Traffic Tickets:	221
Parking Tickets:	49
Local Ordinance:	17

<b>TOTAL TICKETS</b>	<b>287</b>
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<b>TAXI INSPECTION</b>	<b>33</b>
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ARRESTS			
OLIVER	VTL	511-512	
OLIVER	VTL	511-512	
OLIVER	VTL	511-512	
OLIVER	VTL	511-512	

<b>TOTAL ARRESTS</b>	<b>4</b>
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SECURITY VISITS PATROL	
Sewer:	132
Water Tank:	106
Well Field:	76
<b>SECURITY VISITS</b>	<b>314</b>

FOOT PATROL	HOURS
Main Street:	181
M.T.A Station:	80
Residential:	19
<b>TOTAL HOURS</b>	<b>280</b>

Administration:	24
911 CALLS	48
Walk in-Pickup Compls	17
Assists:	19
Court Hours Village	24
Court Hours S.E.	71

VEHICLE	REPAIRS
	\$111

MILEAGE		
7K-245		1076
7K-246		1352
1065		1065
7K-241	K-9	189
<b>Mileage Total:</b>		<b>3682</b>

<b>Fuel:</b>	<b>459</b>
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PEO Stockburger	Tickets:	23
	Hours:	46
PEO Gianguzzi	Tickets:	9
	Hours:	1

(Security Detail) 2 Officers  
 (Security Detail) 2 Officers



## **911 DISPATCHED CALLS – 48**

**AIDED CASE – 12**  
**EDP – 1**  
**ASSAULT – 1**  
**FIGHT – 1**  
**VEHICLE ACCIDENT – 1**  
**911 HANG UP – 10**  
**DOMESTIC DISPUTE – 1**  
**DISPUTE – 4**  
**LARCENY – 1**  
**BURGLARY ALARM – 3**  
**FIRE ALARM – 2**  
**C.O. DETECTOR – 1**  
**SUSPICIOUS MALE – 1**  
**INTOX MALE – 1**  
**CRIMINAL MISCHIEF – 1**  
**INJURED DOG – 1**  
**EMERGENCY BUS LIGHT – 1**  
**MISSING 17 YEAR OLD – 1**  
**DISORDERLY PERSONS – 1**  
**VEHICLE LOCKOUT – 1**  
**WIRES DOWN – 1**  
**LOST MEDICATION – 1**



VILLAGE OF BREWSTER  
50 MAIN STREET  
BREWSTER, NY 10509  
(845) 279-3760

May, 2014 SUMMARY REPORT

BUILDING FEES =	\$1,225
PROPERTY REGISTRATION =	80
<u>SAFETY INSPECTION =</u>	<u>795</u>
TOTAL FOR MAY =	\$2,100

PERMITS: 7

INSPECTIONS: 5  
(Property Reg, Property Maintenance, Fir

TOTAL COs, CCs: 4

APPEARANCE TICKETS ISSUED: 7

ORDERS TO REMEDY: 18

PROPERTY REGISTRATION PENDING: 3

STOP WORK ORDER: 1

1. GENERAL INFORMATION		
Report No: 6 of 2014	Date: 6/18/2014	Contract No:
Facility Name: VOB / Wastewater Treatment Plant		
2. ENGINEERS STATUS OF PROJECT (Narrative description of the Upgrade Project tasks (and subtasks) undertaken by the Engineer as set forth in the Engineers Contract and Scope of Work including:		
a. Activities completed this month (attach additional pages as needed)		
<ul style="list-style-type: none"> <li>• The average daily flows at the plant in May were 140,000.</li> <li>• The new mudwell pump has been delivered and installed.</li> </ul>		
b. Status of activities in progress this month (attach additional pages as needed):		
<ul style="list-style-type: none"> <li>• STES will evaluate CMF Units 1 and 3 and make recommendations for additional membrane module purchase/replacement.</li> <li>• STES coordinating with ISCO for replacement of temperature sensor and wiring assembly in refrigerated samplers.</li> <li>• Equalization Pump # 1 has been repaired and installation completed.</li> <li>• WWTP Operations &amp; Maintenance RFP has been sent to qualified proposers. JRFA responding to questions.</li> </ul>		
c. Activities scheduled (attach additional pages as needed):		
<ul style="list-style-type: none"> <li>• Continue ordering equipment and materials for scheduled preventive and corrective maintenance work.</li> <li>• Investigate the installation of a gravity pipe system to direct additional balance water (secondary effluent) to the thickener to improve sludge thickening operation.</li> <li>• Wasting Valve Telescopic Shaft has been received and will be installed this week.</li> <li>• WWTP Operations &amp; Maintenance RFP is due July 8<sup>th</sup> at 2 pm at the Village Hall.</li> </ul>		

**VILLAGE OF BREWSTER  
MONTHLY PROGRESS REPORT**

1. <u>GENERAL INFORMATION</u>		
Report No: 6 of 2014	Date: 6/18/2014	Contract No:
Facility Name: <b>VOB / Tonetta Brook Tributary Stormwater Retrofit Project</b>		

2.	<u>ENGINEERS STATUS OF PROJECT</u> ((Narrative description of the Upgrade Project tasks (and subtasks) undertaken by the Engineer as set forth in the Engineer's Contract and Scope of Work including ) :
a.	<b>Activities completed this month (attach additional pages as needed):</b>
	<ul style="list-style-type: none"> <li>• All pipe work in front of MNRR is complete</li> <li>• Tonetta Pond is 90% complete and planting is in progress</li> <li>• Project is 89% complete at 89% of the budget</li> </ul>
b.	<b>Status of activities in progress this month (attach additional pages as needed):</b>
	<ul style="list-style-type: none"> <li>• Commence paving in front of MNRR Station</li> <li>• Paving of the Brewster Parking Lot on Railroad Avenue will begin on June 30 and continue through July 3</li> </ul>
c.	<b>Activities scheduled (attach additional pages as needed):</b>
	<ul style="list-style-type: none"> <li>• Complete pavement in vicinity of MNRR Station and Trackside North</li> <li>• Complete work in the vicinity of Nelson Boulevard</li> </ul>

**VILLAGE OF BREWSTER  
MONTHLY PROGRESS REPORT**

<b>1. GENERAL INFORMATION</b>		
Report No: 6 of 2014	Date: 6/18/2014	Contract No:
Facility Name: <b>VOB / EPA Stormwater Phase II Regulations</b>		

<b>2. ENGINEERS STATUS OF PROJECT</b> (Narrative description of the Upgrade Project tasks (and subtasks) undertaken by the Engineer as set forth in the Engineer's Contract and Scope of Work including :	
<b>a. Activities completed this month (attach additional pages as needed):</b>	
<ul style="list-style-type: none"><li>Maintained monthly stormwater maintenance/good housekeeping reports quantifying the number of pounds of litter and the amount of sand cleaned up throughout the Village</li></ul>	
<b>b. Status of activities in progress this month (attach additional pages as needed):</b>	
<ul style="list-style-type: none"><li>Develop new Educational Outreach Materials for distribution by the Village</li></ul>	
<b>c. Activities scheduled (attach additional pages as needed):</b>	
<ul style="list-style-type: none"><li>Awaiting any comments from NYSDEC on the Annual Report</li><li>The current permit expires in April 2015. Monitoring NYSDEC for new permit or modifications to existing permit</li></ul>	

Village of Brewster Planning Board  
David P. Kulo Jr.  
Chairman

To James Schoenig, *Mayor*  
Christine Piccini, *Trustee, Deputy Mayor*  
Mary Bryde, *Trustee*  
Teresa Stockburger, *Trustee*  
Tom Boissonnault, *Trustee*  
Peter Hansen, *Clerk & Treasurer*  
Anthony Mole, *Counsel*

***Regular Meeting May 27, 2014***

**Board Members in Attendance:**

David Kulo, Chair  
Renee Diaz  
Tyler Murello  
Mark Anderson  
Rick Stockburger

**Board Member Absent:**

**Requests for waiver from moratorium:**

**850 Rte. 22 67.36-2-23.** Café-Bistro application. This project is mainly interior in nature and is to serve coffee, pastries and drinks, seeks to emulate a European café. PB agreed to recommend waiver from building moratorium.

**22 Garden Street & 14 Eastview Avenue.** 67.27-1-1 and 67.26-2-26. This application is a lot line adjustment. PB agreed to recommend waiver from building moratorium.

**542 North Main Street 56.82-1-16.** El Dorado Bar application is requesting interior changes. No representative was present. The application for a waiver was complete and the PB agreed to recommend waiver from building moratorium.

**New Business:**

**152 Main Street** - Concept plans were presented by James Nixon for building improvements for A&R Service Center. This project would provide an indoor car cleaning and detail area to the left of the building.

**Pending Business:**

**876 Rte 22 – 67.36-2-19.** The applicant was present and was interested in rescheduling a public hearing for June 24, 2014. The PB approved the public hearing date and a resolution for SEQR determination of significance and read the Negative Declaration before approving it.

David Kulo  
Chairman, Planning Board  
June 17, 2014

