

COMPREHENSIVE PLAN COMMITTEE MEETING MINUTES  
JANUARY 14, 2015 – APPROVED

**Comprehensive Plan Committee Members**

<b>Name</b>	<b>Position</b>	<b>Email address</b>
Jim Schoenig	VOB Mayor	jschoenig@brewstervillage-ny.gov
Christine Piccini	VOB Deputy Mayor	dpiccini@aol.com
Tom Boissonnault	VOB Trustee	TJBVOB@gmail.com
Mary Bryde	VOB Trustee	MBryde314@gmail.com
Terri Stockburger	VOB Trustee	tp.stockburger@verizon.net
Peter Hansen	VOB Clerk/Treasurer	phansen@brewstervillage-ny.gov
Bob Cullen	Town of Southeast Councilman	rcullen@southeast-ny.gov
Jack Gress	VOB Zoning Board, Coalition for a Better Brewster	jackgress@verizon.net
Richard Ruchala	VOB Zoning Board	rrr845@gmail.com
Rick Stockburger	VOB Planning Board	rstockburger@verizon.net
George J. Gaspar	VOB Planning Board, Resident (architect by profession)	gjgaia48@gmail.com
John Folchetti	VOB Engineer, Consultant to Committee	John.Folchetti@jrfa.com
Anthony Mole	VOB Attorney	am@herodesmole.com
Bob Dumont	Business	Bob@thebowlcompany.com
Paul Hesse	Patterns for Progress	phesse@pfprogress.com
Barbara Barosa	Putnam County Planner	Barbara.Barosa@putnamcountyny.gov
Harold Lepler	Covington	haroldlepler@gmail.com
Larry Nadel	Covington	nadels@comcast.net
Don Rossi	Covington, Legal Counsel	dmrossi@hoganandrossi.com

<b>Members present January 14, 2015</b>	<b>Members absent January 14, 2015</b>
Jim Schoenig	
Christine Piccini	George Gaspar
Mary Bryde	John Folchetti
Tom Boissonault	Bob Cullen
Richard Ruchala	Don Rossi
Barbara Barosa	
Terri Stockburger	
Jack Gress	
Larry Nadel	
Anthony Mole	
Paul Hesse	
Peter Hansen	
Rick Stockburger	
Harold Lepler	
Bob Dumont	

Mr. Schoenig led the Committee in the pledge of allegiance.

Mr. Schoenig made a motion to open the Comprehensive Plan meeting. This was seconded by Ms. Piccini and passed unanimously.

Ms. Piccini introduced members of VHB who were present: Gina Martini, David Schiff and Steve Martini.

I. Review of Transportation chapter – This is a free-standing chapter in its entirety.

Page 1, numbers 8, 9, 10: Discussion on use of word “pursue implementation” vs. “implement”. Consensus was to leave it as “pursue implementation”.

Pages 3-4: Gateways

- . Three main gateways are: Route 6/Route 22 and Main Street at Borden Bridge (east side of the Village), Railroad Avenue at Veteran’s Park and North Main Street/Route 6/Carmel Avenue by firehouse (west side of the Village).
- . Intersection of Main Street and Oak Street should not be considered a gateway.
- . Route 6/Route 22 and Main Street at Borden Bridge location should have gateway signage from that intersection up to Peaceable Hill Rd.

Page 11 correction on Photo 5: Delete Marvin Avenue and make it North Main Street.

Page 12 correction on Photo 7: Inset of bus shelter should be a bike kiosk to include map of Village and its attractions.

Mr. Gress asked about the overhead walkway for safe and easy walkway to Metro North mentioned in the Comp. Plan recommendations in incentive zoning section, and asked if it shouldn't be included in the Transportation chapter, also.

Discussion:

- . Overhead walkway would lead commuters directly into a parking lot and bypass the Village.
- . Covered overhead walkway would be a benefit to commuters to keep them out of the weather.
- . Ms. Martini suggested a more general rewrite to include considering an overhead walkway or other alternatives for easy access to/from train station and parking.
- . Mr. Gress was against an overhead walkway and thought it wouldn't be aesthetically pleasing.
- . Mr. Stockburger stated that a parking structure would be better.
- . Consensus was not to mention overhead walkway.

Handicap parking discussion:

- . There would need to be accessibility to Metro North from new parking.
- . Currently there are 15 handicap parking spots behind One Main Street.
- . There is also an elevator at the station.
- . Also five handicap spots at Metro North station.

Paper Road = Ellen Avenue on west side of tracks discussion:

- . Mr. Gress suggested that an overhead walkway to Ellen Avenue would be acceptable, but not one going from train station to Railroad Avenue.
- . Mr. Ruchala stated that this should be mentioned in the Comprehensive Plan since the plan spans a ten-year period and it could be a possibility in the future.
- . Mr. Gress made a point that this structure would be on Metro North property to Metro North property and asked what influence the Village

would have on its use. Mr. Mole responded that while the Village can't know Metro North's intentions nor force their hand, it would help to have this documented in the Comp. Plan to show what the Village would like to have done.

- . Mr. Gress reminded the Committee that Metro North had proposed a parking lot on that property and then changed it because of the need for an electronic transformer. At the time, Metro North was willing to do what the Village wanted, and Denis Castelli was involved in these discussions and worked with Metro North to ensure that it looked like an historical type of building so no one would know it was a "metal box".

- . Ms. Piccini explained that the electronic transformer was needed for additional power for the train.

- . Mr. Stockburger reminded the Committee that Metro North already has said that they can't extend the platform. However, he suggested that the Committee should include wording to extend Ellen Road to Carmel Avenue, with an overhead structure that would then hook into the current overhead structure. It was also noted that some of this property is MTA property.

- . Ms. Martini was asked to draft language to include this information re: west side of the tracks.

#### Bike lanes discussion:

- . Mr. Gress asked about having more specifics on the locations of the bike lanes.

- . Mr. Boissonnault agreed and stated that there are places in the Village where dedicated bike lanes are possible, and where dedicated bike lanes are not possible. They are good for the Village and retail because they slow down traffic. Fall back is shared lanes.

- . Mr. Lepler asked about incorporating a bike lane on existing sidewalks, but the Committee wasn't in favor of this.

- . Mr. Stockburger mentioned that State Routes give bikes "right of way".

- . It was agreed that there would have to be bike lanes on both sides of the street.

- . Ms. Martini will add more language on bike lanes and improve the illustrations.

- . Ms. Barosa mentioned that the County is planning to install bus shelters throughout the County and in Brewster, and asked if there were recommendations on where they should be installed. The requested

location for bus shelters should be provided to Ms. Barosa by the end of the month.

- . Ms. Martini will add language about bus shelters, as well.
- . Mr. Gress asked about including how community needs are being met by the goals and objectives outlined throughout this documentation.
- . Ms. Barosa stated that too many specifics might limit things in the future.
- . Ms. Martini will expand language in Transportation chapter and the Recommendations section.
- . Mr. Hesse recommended that reconstruction of the retaining wall section on page 10 be updated to reflect current status.

## II. Recommendations chapter Economic Development section

Page 3, number 2: Delete “ethnic cuisine”.

Page 4, number 6: Eliminate number 6.

## B. Proposed Land Use Plan section

Page 5, fourth paragraph, last line should end with, “...require a Special Exception Permit from the Accountable Board to the community”.

Page 5, middle of paragraph, change to, “...maximum of 74”. This would be the height of structure, and HVAC equipment/utilities are not included.

Mr. Gress asked about getting a chart showing existing setbacks/height limitations/FAR, and details for setbacks/height limitations/FAR in the proposed recommendations.

Mr. Lepler asked about heights of non-habitable structures, churches, steeples, towers, antennae. Ms. Martini responded that this should be written into the zoning code.

Ms. Barosa brought up the subject of signage. Committee agreed that the content in the document is acceptable as stated.

## Residential: Neighborhood Residential and Low Density Residential section

Page 8, paragraph 3, line 4: Delete “both sides” (Should be walkway to west side of tracks only).

Page 8, number 9 becomes number 8.

Question came up about how to address clustering and open space, etc.

. Ms. Martini advised that what can be written into the code is that steep slopes, environmentally sensitive land, wetlands, open space, etc. can be taken out of the development area.

. Ms. Martini suggested that in order to preserve those lands that should not be developed, where land can be developed, one can give greater density on that adjacent land. There are many alternatives, e.g., conservation easement. But it needs to be written in a way not to preclude development without encumbering developers. Can add wording that states: with the objective of preserving sensitive environmental features.

. This needs to be addressed in the zoning code.

#### C. Traffic, Transportation and Public Facilities Plan section

. Discussion revolved around implementation of one-way streets and change of overall traffic patterns throughout the Village.

. Mr. Mole recommended including the phrase, “considering traffic patterns with consideration of the goals and objectives of the Village”.

. Ms. Martini will modify the document based on Mr. Mole’s recommendation.

Page 12, number 2: Modification of retaining wall statement to include scheduled completion by the spring of 2015.

Page 12, number 3: More information to follow.

#### D. Downtown Plan section

Page 15, first paragraph, first line: delete “ethnic restaurants”.

Page 15, second paragraph, third line: delete “chain (restaurants)”

Page 16, second paragraph, fourth line: delete “(especially those with an ethnic or cultural theme)”.

#### III. Implementation chapter

Page 2, paragraph 2, first line: Change “four-story” to “six-story”

Page 2, paragraph 2, fifth line: Delete “spaces”

### Discussion on Bed and Breakfasts (B&B)

- . Mr. Boissonnault and Mr. Stockburger were concerned with B&Bs in the Village.
- . Ms. Piccini stated that the parameters for inclusion of B&Bs would be defined rigidly and that the Village could tax them locally.
- . Mr. Gress added that regulating B&Bs would fall under the zoning code.
- . Ms. Piccini stated that B&Bs shouldn't be located in B1 but rather in B3 or R districts.
- . Mr. Gress stated he'd like to have more clarification on text changes to B-2, B-4 and B-5 zones.
- . Mr. Mole added that legislation would dictate regulations on B&Bs.
- . Ms. Piccini summarized that: B&B remains in the document but stipulation of where is removed.

### Discussion on Landscaping

- . Mr. Stockburger commented that these landscaping restrictions should be removed.
- . Ms. Martini stated landscaping has been included to delineate where parking should be or to indicate entrance/exit.

### Discussion on zoning and "as of right"

- . Mr. Stockburger cautioned the Committee about an "as of right" place in zoning.
- . Mr. Gress to provide earlier documentation from Shamberg Marwell & Hollis report to explain earlier experience with the Village Board on "as of right".

Page 3, last paragraph: Delete.

Next steps: Ms. Martini will incorporate all changes/additions discussed at this meeting and the expectation would be to have this revised document by the next Comprehensive Plan meeting on January 28, 2014.

#### IV. Sustainability chapter

Page 1, paragraph 4, third line: Correction already made: Regional Council formed in 2011, not 2001.

Page 2, number 6: Delete “farmland”.

Mr. Boissonnault made a motion to accept the Sustainability chapter, with the above correction. This was seconded by Mr. Stockburger and passed unanimously.

Mr. Hansen made a motion to recommend the Sustainability chapter to the Village Board of Trustees. This was seconded by Mr. Boissonnault and passed unanimously.

#### Minutes

Mr. Gress made a motion to accept the December 10, 2014 Comprehensive Plan minutes. This was seconded by Mr. Boissonnault and passed unanimously.

#### Final comments

Ms. Piccini advised the Committee that Meghan Taylor would no longer be part of the Comprehensive Plan Committee as she has taken a new position.

Next meeting dates:

Wednesday, January 28, 2015

Wednesday, February 11, 2015

Wednesday, February 25, 2015

Ms. Barosa reminded the Committee that Ms. Martini to follow with chapters on Historic Resources and Revised Land Use and Governance.

Ms. Piccini reminded the Committee that the chapter on Natural Resources and Infrastructure has been circulated to the team.



Mr. Boissonnault announced to the Committee that they are about to go public with the Friends of Wells Park page thru Facebook. Meeting in February tentatively established.

Ms. Barosa asked about the Demographics chapter and that this needs to be approved. Mr. Gress said he'll forward both the long and short version of it to the Committee.

Mr. Stockburger made a motion to close the meeting. This was seconded by Mr. Boissonnault and passed unanimously.

Meeting concluded shortly before 9:00 pm.