

COMPREHENSIVE PLAN COMMITTEE MEETING MINUTES
 FEBRUARY 25, 2015 - APPROVED
Comprehensive Plan Committee Members

Name	Position	Email address
Jim Schoenig	VOB Mayor	jschoenig@brewstervillage-ny.gov
Christine Piccini	VOB Deputy Mayor	dpiccini@aol.com
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Mary Bryde	VOB Trustee	MBryde314@gmail.com
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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
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Harold Lepler	Covington	haroldlepler@gmail.com
Larry Nadel	Covington	nadels@comcast.net
Don Rossi	Covington, Legal Counsel	dmrossi@hoganandrossi.com

Members present February 25, 2015	Members absent February 25, 2015
Jim Schoenig	
Christine Piccini	George Gaspar
Mary Bryde	John Folchetti
Terri Stockburger	Richard Ruchala
Tom Boissonnault	Don Rossi
Barbara Barosa	Bob Dumont
Anthony Mole	
Jack Gress	
Rick Stockburger	
Harold Lepler	
Peter Hansen	
Bob Cullen	
Larry Nadel	
Paul Hesse	

Ms. Piccini led the Committee in the pledge of allegiance.

Ms. Bryde made a motion to open the Comprehensive Plan meeting work session. This was seconded by Ms. Stockburger and passed unanimously.

Ms. Piccini stated that the objective of this meeting was to review and approve *content* for the chapters of the updated 2015 Comprehensive Plan to deliver to the VOB Trustees.

- . Updated Comprehensive Plan document will be distributed to the Committee again after Ms. Piccini and Ms. Barosa revise it with the content changes/additions discussed at this meeting. They will also update this document with any editorial/grammatical corrections.
- . Any additional editorial comments by Committee members should be forwarded to Ms. Barosa.

Review and approval of Chapter 1- Introduction

- . No comments/discussion.
- . Mr. Boissonnault made a motion to approve Chapter 1 as written for content.
- . This was seconded by Ms. Stockburger and approved unanimously.

Review and approval of Chapter 2 - Historic Resources

- . No comments/discussion.
- . Ms. Bryde made a motion to approve Chapter 2 as written for content.

- . This was seconded by Mr. Boissonnault and approved unanimously.

Ms. Piccini reminded the Committee that Chapter 3 - Demographics was not on the agenda as the short version was already approved and incorporated into the Comp. Plan; the long version will be added as an appendix in the Comp Plan and this has also already been approved.

Review and approval of Chapter 4 - Economic Development

- . Mr. Mole recommended that just this chapter be forwarded to Mr. Nolan of Pace for review and input, and Ms. Barosa concurred that it would be good to have another opinion.
- . Mr. Lepler asked about the Board's obligation from a SEQR standpoint requiring circulation among various agencies. Ms. Barosa stated that there is a list of agencies that receives this Comp. Plan. This would include any interested and/or any involved agencies, e.g., MTA, DOT, DEC, DEP, Town of Southeast, Putnam County. Response periods are set by law - for SEQR it is 30 days, and acceptance of draft plan is 90 days to have public hearings. Ms. Piccini added that the first action of the Village Board would be to accept the Comp. Plan as a draft plan and set the dates for the public hearings.
- . Mr. Lepler suggested including a cover letter describing the work that went into developing the Comprehensive Plan. Ms. Barosa responded that this is already part of the circulation letter.
- . Ms. Piccini asked about the wording of the first sentence in Section D, 4. Job Training. Should it read "program currently underway" or "development of the program currently underway." Mr. Hansen responded that this was in development. He will double check and confirm correct wording.
- . Mr. Schoenig made a motion to approve Chapter 4, with correction of wording in Section D, 4 sentence, if necessary. This was seconded by Mr. Boissonnault and approved unanimously.

Review and approval of Chapter 5 - Land Use, Zoning and Community Character

- . Ms. Piccini asked about wording on page 2 in Section A, 2. (3) - Open Space and Recreation, fifth line. Ms. Piccini asked if it should read "the currently under-construction park..." and if this was accurate. Mr. Hansen responded that this was not correct because they don't know what the final

configurations will be. It was agreed that “currently proposed” would be substituted for “under-construction”. Sentence would read: “... (3) currently proposed park and open space area to the south of Marvin Avenue...”

Discussion over Sections D and E ensued.

- . Page 10, Section D – Possible Zoning Text and Map Changes (Preliminary)

- . Delete number 1. Permit bed and breakfasts

- . Page 12, Section E – Housing: Issues and Potential Solutions: Delete last paragraph, “Workforce affordable housing...in the zoning regulations.”

- . Mr. Lepler asked what the rationale was to eliminate workforce affordable housing in the document. He felt that by keeping it in, it encouraged young people, veterans, school teachers and first responders to move into the community.

- . Ms. Piccini responded to say that not including that paragraph didn’t mean that the community couldn’t provide it; it just didn’t tie down the Village to meet the arbitrary numbers. Ms. Barosa mentioned that it would eliminate the density bonus.

- . Mr. Gress stated that this wouldn’t address veteran workforce people without addressing everyone that is entitled to affordable housing. And if included, it would subject the Village to set up a plan to have these percentages. If HUD financing got involved, all the percentage rules would fall into place, once they provided the money. HUD would mandate the median income based on the monies that they would lend. He continued to say that once HUD got involved in Putnam County, this would all be forced on the Village.

- . Mr. Gress continued to say that one only has to look at Westchester County where HUD has mandated that Westchester County includes this type of clause in their zoning, and there are lawsuits going on now. He added that workforce housing has failed in Bedford and North Salem, both in Westchester County. All the housing given to workforce has been overruled. This was done seven or eight years ago, and the laws have now changed. HUD has now set guidelines and they are trying to do this throughout the United States. They are using Westchester County as a test case.

- . Ms. Piccini reminded the Committee that this wording has already been removed in other sections and that by removing it here, there is consistency.
- . Mr. Gress felt the Village was safe not to include this paragraph at this time as it could always be added to the zoning later.
- . Mr. Lepler made a motion to approve Chapter 5 with content changes as noted. This was seconded by Mr. Boissonnault and approved unanimously.

Review and approval of Chapter 6 - Transportation

- . Ms. Piccini questioned the accuracy of the last sentence in the last paragraph on page 5 in Section A, 4 Road Maintenance, "Refurbishment of roads is an on-going process; whenever the Board of Trustees secures grant money, maintenance updates occur." Ms. Piccini asked if maintenance updates only occurred upon receipt of grant money. Mr. Hansen responded saying it was really state funding, not grant money. Mr. Stockburger recommended adding "major" so that the sentence should read, "Refurbishment of roads is an on-going process; whenever the Board of Trustees secures funding, major maintenance projects occur."
- . Mr. Nadel made a motion to approve Chapter 6 with content changes as noted. This was seconded by Ms. Stockburger and passed unanimously.

Review and approval of Chapter 7 – Natural Resources and Infrastructure

Discussion revolved around the Village's fire protection rating.

- . Page 5, section Quality, Fire protection: Mr. Stockburger talked about the Village's slightly below average Public Protection Class rating, and that he'd like to see wording stating that if the Village were rated independently, instead of being combined with the Town of Southeast, it would have a higher rating.
- . Ms. Piccini suggested adding wording at the beginning of the first paragraph such as, "The Village of Brewster is not an independent fire district, but is served by two fire stations..."
- . Mr. Stockburger suggested adding wording to paragraph 6 on page 7 to reiterate that all 57 hydrants in the Village meet the fire hydrant standards to meet robust firefighting, etc.

- . Mr. Hansen added that the Village was set up with a strong foundation for robust fire-fighting capabilities when it upgraded the water system throughout the Village.
- . Mr. Lepler asked if it were possible for the Village to be looked at and graded as a sub-district. Ms. Piccini responded that they would investigate to find out if this were possible.
- . Page 6 and 7 reference to number of hydrants should be corrected for consistency – either 57 hydrants or 70 hydrants; to be confirmed. Similarly, the phrase, “have a main connection greater than or equal to six inches” should be stated in both places.
- . Page 10, Utilities Section – Power/Gas/Telecommunications paragraph 1, third line, insert: broadband and voice before modem. Sentence should read, “...Comcast provides cable service and cable, broadband and voice modems.”
- . Page 10, Utilities Section – Solid Waste Collection and Disposal, first paragraph, first sentence, insert: residential. Sentence should read: “A private company (Suburban Carting) in contract with the Village collects all Village and residential garbage.”
- . Ms. Stockburger made a motion to approve Chapter 7 with the content changes for consistency of the exact number of hydrants, to add wording to bolster the Village of Brewster’s rating, and with changes to page 10. This was seconded by Ms. Bryde and passed unanimously.

Review and approval of Chapter 8 – Governance and Chapter 9 – Sustainability

- . Ms. Piccini reminded the Committee that these chapters were already approved with their edits.

Review and approval of Chapter 10 - Recommendations

- . Page 2 – Parks, Recreation and Open Space, number 3: Add Bailey Park.
- . Page 5, Section B, 2 Business/Residential (B-3) – Second paragraph, third line. Mr. Nadel suggested a change so that the first level should be 14 feet and three stories of 12 feet, which would change 45 to 50.
- . Page 6, Section B, 2 Recreation and Open Space (C) - First paragraph, seventh line. Change: “...stretch will also be eliminated” to “stretch may also be eliminated” to be consistent with the sentiment on p.10, Section C,

c., third paragraph, “The possible development of a Village Green should be considered by closing off vehicular access in the area directly behind the old Southeast Town Hall...”

Extensive discussion revolved around PUD zone; floating zone; cluster zoning; inclusive zoning; B-1 zoning; R-30 and R-40 zoning for increased density; designation of R-20 for various locations including west side of railroad tracks and Garden Street School site; more open door and less constraints for the Garden Street School site; rezoning of Garden Street School site.

- . Consensus was that the Committee needed to ensure that there was consistency between Comprehensive Plan Recommendations and Implementation Chapters re: zoning determinations.
- . Change wording on p. 7, Section B, 7-Residential: Neighborhood Residential and Low Density Residential (R), third paragraph to include: “decrease lot size to allow for increased density and to help preserve environmentally sensitive land in the vicinity” and delete “Incentive and PUD zoning”.
- . Agreement by the Committee that on p.7, prior to the start of Section C, a number 9 should be added. This number 9 to include wording to state that the Village may wish to consider floating, incentive and other zoning mechanisms to encourage development, where appropriate.
- . Page 10, last paragraph in Section C, 1, c – Complete Streets: Delete “1000 car”.
- . Parking zone needs to be incorporated into B-1, as accessory use.
- . Page 13, section D – Need to decide how to number conceptual drawing information, or refer to separate appendix.
- . Mr. Lepler made a motion to approve Chapter 10 with the content changes discussed. This was seconded by Mr. Boissonnault and passed unanimously.

Review and approval of Chapter 11 – Implementation

Discussion revolved around highlighted section on p2, Section 1, b. (1).

- . Delete all references to “special exception uses permit” and change to “as of right”, except in second paragraph, second line.
- . Include six stories on both sides of Main Street.

- . Include hidden parking down to Marvin Avenue that doesn't get counted in the six stories.
- . Remove all references of encouraging development on south side of Main Street.
- . Need to confirm height and density in B-3.
- . Mr. Stockburger made a motion to approve Chapter 11 with content changes indicated. This was seconded by Mr. Nadel and passed unanimously.

Re: Corrections on exhibit pages

Exhibit 2: Maple needs to change to Michael Neuner.

Exhibit 2 & 4 & 6, 7, 10 and 11: Cornell Avenue needs to change to Eastview.

Mr. Gress made a motion to accept the minutes from the January 28, 2015 meeting. This was seconded by Ms. Bryde and passed unanimously.

Ms. Piccini will advise Committee if meetings scheduled for March 11 and March 25, 2015 will be held and will advise if/when Committee disbanded.

. Mr. Mole to investigate the procedure for disbanding Committee, specifically if there are requests for additional work by the VOB Board of Trustees.

Motion to adjourn the meeting made by Ms. Bryde. This was seconded by Ms. Stockburger and passed unanimously.

Meeting concluded shortly before 8:55pm.

