

**Village of Brewster
Planning Board Meeting Minutes
February 21, 2017**

BOARD MEMBERS IN ATTENDANCE:

George Gaspar, Chairman
Rick Stockburger, Assistant Chairman
David Kulo
Tyler Murello

BOARD MEMBERS NOT IN ATTENDANCE:

Rick Lowell

ALSO IN ATTENDANCE:

Mr. Todd Atkinson, PE
Gregory Folchetti – Attorney, Costello & Folchetti

Mr. Gaspar led the Board in the Pledge of Allegiance, whereupon the proceedings were called to order at 7:30pm.

REGULAR MEETING:

Boardmember Kulo made a motion to open the regular meeting. This was seconded by Boardmember Murello and passed unanimously.

Search for Change, 2611-2615 Route 6:

Jamie LoGuidice of InSite Engineering appeared before the Board on behalf of this application.

Chairman Gaspar said the Public Hearing was opened and closed at the last meeting with some comments that were part of last month's meeting and the next step should be resolutions.

Mr. Folchetti said right and he sent Chairman Gaspar a draft of the resolutions but Chairman Gaspar did not receive them. He had the email on his phone and explained the contents. He said there was a SEQR Negative Declaration, which would be the first thing that would be handled. He said he would read it and Chairman Gaspar can make a motion based on his reading to which Chairman Gaspar agreed. Mr. Folchetti said this is with respect to Search for Change. The parcel is 67.25 block 1 lot 19. This is a SEQR Declaration of significance and a Negative Declaration form. This form basically resolves that the Board designates itself as Lead Agency for an uncoordinated review of this project and that pursuant to part 617 of the implementing regulations you make a determination that this unlisted action would not have a significant effect on the environment for the following reasons and there are 17 or 18 reasons that will not result in any significant adverse impacts to air quality. There will be no negative impacts to surface or water features that would result from the proposed action under the Storm Water Management facilities proposed. It will involve some excavation and site

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disturbances but not significant in scope of nature. No long term noise impacts are anticipated as a result of the project. All solid waste generated by the project shall be collected onsite and shall be disposed of with a certified solid waste facility. No disposal system is required and no new improvements are proposed. The project will not create any projected flooding impacts. No flood planes are located within the vicinity of the site. The proposed action will not result in any negative impacts on wetland resources. The proposed action will not result in the removal of onsite trees in a significant fashion. There will be no impact on a significant habitat area as a result of the project. No generation of additional vehicular trips anticipated in a significant fashion. It does not create a material conflict with the community's current development goals or plans. The project will not result in adverse impact to the character of the surrounding neighborhood. The proposed action will not impair the character or quality of important historic, archeological or architectural resources. The proposed action will not result in a change in the way energy is currently used on the site. It does not present any opportunity to adversely affect public safety nor will it create a hazard to human health. It will not result in changes to two or more elements of the environment which alone would not have a significant impact on the environment and the proposed action is not related to another action, which would be funded or approved by an agency which when considered cumulatively would meet one or more of the aforementioned criteria. Mr. Folchetti said that is your draft Negative Declaration with your reasons and findings. If someone wants to make a motion to adopt it as read by Counsel you can do that and someone can second it if you wish.

Boardmember Stockburger made a motion to adopt as read the Negative Declaration, seconded by Boardmember Kulo, and passed all in favor.

Mr. Folchetti asked Chairman Gaspar if he wanted to do the Site Plan and Chairman Gaspar replied yes.

Mr. Folchetti said this is a Final Site Plan approval resolution for Search for Change Inc. Site Plan Section 67.25 block 1 lot 19. I will just read in what I have for the drawings reviewed:

Existing conditions site removal plan dated December 2, 2016 ex 1,

SP1 - Site Plan, revised December 2, 2016

SP2 - Erosion and Sediment Control Plan, Revised December 2, 2016

He continued: this is a motion to approve the Site Plan application with all the standard conditions that are normally placed within our Site Plan approval resolutions regarding term and duration of Site Plan approval pursuant to the Village Code regarding any bonding that's required by virtue of the engineer's determination. There is one specific condition that all of the comments of the Village Engineering Consultant as embodied in the memorandum dated December 19, 2016 would be a part of the Site Plan approval and be incorporated therein. Otherwise it's a standard approval and you can adopt that and put it to a vote for a period of one year from approval.

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Boardmember Kulo made a motion to approve the Site Plan as read, seconded by Boardmember Stockburger, and passed all in favor.

Chairman Gaspar asked Mr. Atkinson if his comments were addressed and he replied they were addressed.

Chairman Gaspar asked about fees and Mr. Atkinson said they would need to check with Mr. Hansen, but Ms. LoGuidice was told to bring two copies for signature and once escrow has been checked and confirmed the Chairman may sign off on the plans.

Ms. LoGuidice explained that there is a revision to be done just showing the owner's consent. Boardmember Stockburger asked Ms. LoGuidice if she would like a copy of the signed Site Plan and she replied that she would and she did bring an extra copy which will be left with the Chairman.

Getty Gas Station, Route 22

Chairman Gaspar informed the Board that he has Mr. Atkinson to contact their engineering firm, Putnam Engineering. Mr. Atkinson discussed a letter that Putnam Engineering generated today, which had been sent to the Board via email earlier in the day.

Boardmember Stockburger said the Board approved this in December 2014 and Mr. Atkinson said their Building Permit expires on March 9 and they have already re-applied for a new Building Permit. Boardmember Stockburger asked if they needed a Site Plan extension and Mr. Atkinson replied that was something that needed to be looked into. Mr. Atkinson asked Mr. Folchetti if once you get your Building Permit you are in the Building Department and Mr. Folchetti confirmed that once you have your Building Permit your approval time clock stops for the Site Plan.

Mr. Atkinson said he had a meeting with Mr. Hernandez, Bill Sorca, Rob Cameron, the owner, and American Petroleum. He said they brought their escrow up to date, they have re-applied and they are waiting for the calculation under the new fee schedule, and once that is set they will be applying for a one year extension but their goal right now is that they want the building up complete within a four month period.

Boardmember Stockburger asked if anyone would be opposed to a Site Plan extension if it were needed and Chairman Gaspar said he would like to see the Site Plan first to see if there were any modifications. Mr. Atkinson said they added a rain garden in the front right corner that was required by the Department of Environmental Protection (DEP). Mr. Folchetti said they shouldn't need a Site Plan extension if their Building Permit is not expired and Mr. Atkinson said it is not expired.

Mr. Atkinson said they are also supposed to send a closure report on the spill that happened there over years but it's about 575 pages so he told them not to email it but they do have the closure report with the DEC closing that spill.

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Planning Federation:

Chairman Gaspar asked who would be attending the Planning Federation and all board members will be going. The dates are March 26, 27, and 28, 2017.

Boardmember Kulo made a motion to approve the minutes January 17, 2017, seconded by Boardmember Murello and passed all in favor with Boardmember Stockburger abstaining due to absence.

Boardmember Stockburger made a motion to adjourn the meeting. This was seconded by Boardmember Murello and passed unanimously.