

**DRAFT  
VILLAGE OF BREWSTER  
PLANNING BOARD**

**REGULAR MEETING  
FEBRUARY 28, 2007**

Present: Chairperson Christine Piccini, Board Members David Kulo, James Bruen , Mark Anderson

Others present: Village Attorney Gary Kropkowski, Engineer Paul Pelusio

Not Present: Rick Stockburger

The Pledge of Allegiance was said and the meeting was called to order at 7:33 PM.

**Old Business:**

The **VOB Waster Water Treatment Plant Subdivision of the Lands of the City of New York**

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**John Folchetti** addresses the questions raised by the Planning Board at the meeting of January 24, 2007.

1. Plans with easements shown are available and awaiting signatures from the DEP.
2. Variances: waived during original application process by the Board of Trustees because it was a municipal project.
3. Special Use Permit: waived during original application process by the Board of Trustees.
4. Notification list of adjoiners: already addressed during original public hearings held prior to the construction of the WWTP.
5. SEQRA: lead agency declared by the VOB Board at their January 17 meeting and notice of intent for lead agency was circulated the following week. 30 day period has expired. VOB can declare lead agency at March 7 meeting and NegDec the project at that same meeting.

**Gary Kropkowski** assures the Planning Board that since the legally required process occurred at an earlier date (2001-2002), it is legally and administratively redundant to reconsider the project at this time.

**John Folchetti** states that the aspect of the project that is under consideration by the Planning Board - are the lines adequate on the plans so that approval can be granted and the map can be filed with Putnam County so New York City can convey the lot to VOB.

The members of the Planning Board engage in a discussion to define what is under consideration for approval. Consensus is reached that the approval needed is a formality and all the

substantive issues were addressed three or four years ago. All notifications took place in previous years and all requirements were met and documentation has been provided to support that.

Motion by **Christine Piccini** that the application be deemed complete and conditional approval for the Subdivision of the Lands of the City of New York (67.2-1) be granted this evening. Conditioned upon:

1. Receiving from New York City DEP signed versions of the easement maps.
2. VOB Board of Trustees concluding the SEQRA process.
3. Documentation of Administrative and Procedural compliance with Municipal

Code .

Seconded by **James Bruen**.

Ayes: **Mark Anderson**  
**James Bruen**  
**David Kulo**  
**Christine Piccini**

Nays: none

**John Degnan** offers to clarify any remaining questions on the status of the Passive Park.

#### **Other Business:**

##### New Inquiries:

1. Kevin Callahan introduces prospective new owners for 5 Progress Street. No consideration required by Planning Board for this project.
2. James Nixon representing DurQuinn for 538 North Main Street. Talks about plans to knock down fire damaged building and reconstruct with slightly larger footprint. Moratorium waiver has been granted by VOB Board of Trustees. Second story expansion would be for storage only at this time, however, there are no guarantees that any uses that would increase flow above that of most recent use (pizza restaurant) would be approved. Any future increase or change in the use of the second storey would require new applications and approvals. Parking requirements would need to be listed and compliance might require variances. Aesthetic details of structure should be listed in application. This project might be submitted to the Planning Board for consideration as early as the March 28 meeting

Training Session scheduled for members of the Planning Board on Tuesday, March 13, 2007 at 6:30 pm in Folchetti Office to discuss application procedure and time line.

**Minutes:**

December 14, 2006 Regular Meeting – unavailable for review

January 24, 2007 Regular Meeting – tabled until next meeting

**Next Meeting:**

March 28, 2007 at 7:30 PM - Christine Piccini will be unavailable. Rick Stockburger is suggested to act as chairman for the meeting.

Motion by **David Kulo** to close the meeting at 9:40 PM. Seconded by **James Bruen**. All agree.