

DRAFT

**Village of Brewster
Planning Board**

Tuesday, September 1, 2009 at 7:30 pm
Village Hall
208 Main Street
Brewster, NY 10509

Regular Meeting

This regular meeting was rescheduled from August 25, 2009.

Agenda:

1. Pledge to the flag.
2. Call to order. Attendance:

David Kulo, *Chairman*
Rick Stockburger
Mark Anderson
Kathleen Myerson
Renee Diaz (late)

Paul Pelosio
Greg Folchetti

David Kulo motions to open the meeting at 7:32 pm, Mark Anderson seconds.

AYES: 4 NAYS: 0

3. New Business

- **Eastview Subdivision** – Concept meeting

Theresa Ryan appearing. Plans have been submitted, including the original cluster homes. We met a few times with the Village Board and Folchetti's office. The Board decided that they would accept the dedication of the road, however they had additional requirements. The costs of these requirements were prohibitive; it would cost about \$100k per lot. We have now decided with going forward with a private road. It would be shorter, widths are 20 feet, asphalt curb, and no sidewalks. The first concept would have the property line down the middle of the road. Mark Anderson – if there's a car accident on this road, who has responsibility? Mark Anderson – so while the ownership of the land would be individual, there would be an easement to the homeowners association for the road? David Kulo – it's similar

to a condo, the road is common. Greg Folchetti – each of the members of the association have a common interest in the road. They have the responsibility of snow removal, maintenance, etc. Mark Anderson – what are the major differences in the two designs? Theresa Ryan - Design 2 would have the rest of the property into one parcel and then transferred to the homeowners association (stormwater pond, road, etc). Greg Folchetti – I think this is the better model, vs. the property line running to the center of the road. Mark Anderson– so there is no legal difference between these 2 things? Theresa Ryan – this is the cleaner way to do this. Rick Stockburger – it reduces the lot size. Mark Anderson – I'd favor this (version 2) since it would group all the common areas together. Theresa Ryan – if we're creating a 6th lot, but it's not buildable how does that affect fees? Greg Folchetti – it's based on the lots – so it would be 6. David Kulo – so this excludes the village from everything? Theresa Ryan – yes, the sewer would then be dedicated to the town.

Theresa Ryan – I will fill out the application, and get everything put together. Greg Folchetti – recreation fees get paid before the map gets signed, once the project has been approved. If you're looking for a waiver on the fees you'd need to go to the Village Board for approval.

4. Pending Projects

- **494 North Main Street**
Not in attendance

Training:

Discussion over Saratoga conference– vs. Pattern for Progress (the SEQRA solution). Rick Stockburger - we need 4 hours of training, so we could do these 3 hours, then need to do 1 hour online or pay John Folchetti to do additional education. David Kulo - what we could do is something like this, and schedule an evening online. Rick Stockburger – I'm going to try to this and Saratoga. Kathleen Meyerson – it will be hard for me to take a day off so early in the school year. Renee Diaz – New Paltz is more convenient, Mark Anderson needs to look at his calendar, and if he can do both, might want to. Everyone is to e-mail Rick and he will get Pete to cut a voucher. Rick Stockburger – with the commercial sign changes, we can use that as an opportunity for additional education. Rick Stockburger – how do we then get Bob to enforce the law? Mark Anderson – what is the transition process if their pre-existing sign is out of conformity? Greg Folchetti – I think that the planning board should be referred to for comment prior to closing of the public hearing given the effect on the Board. Rick Stockburger – for the training we need to train ourselves on the law, what it means, how we're going to implement it.

Our next regular meeting is September 22, 2009.

Renee Diaz motions to adjourn the meeting at 8:30 pm, Kathleen Meyerson 2nd.

AYES: 5 NAYS: 0