

**Village of Brewster
Planning Board Meeting**

July 28, 2015

APPROVED

Board members in attendance:

Rick Stockburger, Vice Chairman

Renee Diaz

George Gaspar

Tyler Murello

Also in attendance:

Mr. Todd Atkinson – VOB Engineer

Mr. Robert Cameron – Putnam Engineering, PLLC

Ms. Judy Othmer – B.O.S CEO and Treasurer

The Pledge of Allegiance was recited, whereupon the proceedings were called to order at 7:30pm.

Regular meeting

Mr. Stockburger served as Chairman in Mr. Kulo's absence and made a motion to open the regular meeting. This was seconded by Mr. Gaspar and passed unanimously.

Attendance was taken.

New business:

2 Palmer Road 67.12-1-28: Request for waiver of moratorium; conceptual review of site plan.

Motion by Mr. Stockburger to request waiver of moratorium. This was seconded by Mr. Gaspar. After a short discussion, Mr. Stockburger made a motion to vote. This was seconded by Mr. Murello and passed unanimously after a roll call vote.

Pending Business

494 North Main Street 67.26-1-13: Site plan review

- . Board reviewed VOB Engineer's recommendations on the B.O.S. Land Development Inc.'s site plan.
- . Board reviewed Mr. Cameron's responses to VOB Engineer's recommendations.

- . Mr. Gaspar recommended that in the future, responses to VOB Engineer's report be inserted directly after each notation for easier understanding of response.

Discussion

- . Mr. Stockburger recommended including a detailed report on the new canopy on the new site plan.
- . Mr. Stockburger reminded Mr. Cameron that silver is not an authorized color in VOB signage, and that only the VOB Trustees can approve change in color palette.
- . Mr. Atkinson contested Mr. Cameron's statement that there is no increase in runoff (#7) and asked for new calculations if not previously paved.
- . Mr. Atkinson noted that there was no delineation between car driveway and sidewalk and that a proposal for pedestrian traffic and curb cuts was required (#9 & #11). There was also a question on whether the sidewalk was on DOT property and whether a permit might be needed.
- . Mr. Cameron to provide information on the coordination of deliveries which will be provided with the site plan (#13).
- . There are a total of nine parking spots: three spaces for customers, two spaces for employees and four spaces at the pumps.
- . Mr. Atkinson recommended marks on pavement for directions for entry and egress.
- . Mr. Atkinson recommended enclosure around trash.
- . Mr. Atkinson recommended including handicap mark-up on site plan revision.
- . Mr. Atkinson to question thermal run-off .
- . Mr. Stockburger requested that Mr. Cameron address all outstanding issues, revise site plan, and provide copies to board members in sufficient time to have an adequate review period prior to next Planning Board meeting.

Mr. Cameron asked whether this site will be a Type II action. Mr. Stockburger responded that since there is no change in site use, there should be no issue.

However, he will present the question as to whether this is Type II or an Unlisted Action to Mr. Folchetti, VOB Counsel, and should have a determination at next Planning Board meeting on August 25, 2015.

Accept minutes of June 23, 2015

Mr. Stockburger made a motion to approve the minutes from the June 23, 2015 meeting. This was seconded by Mr. Murello and approved 4-0, with one absence.

Rezoning Coordinates Review

- . Village Board looking to Planning Board and Zoning Board to review Rezoning Coordinates to make comments.
- . Mr. Stockburger requested a complete written package for review. He proposed that each Planning Board member have an opportunity to review, make their comments, and then they would meet to review/compare their comments and consolidate them on one version.
- . He would also like to have a hard copy of the existing 263 and a new 263.
- . Ms. Piccini wants feedback before August 25, in order to be done to cancel the Waiver of Moratorium.
- . Mr. Stockburger advised Ms. Piccini that the Planning Board will determine if they will be able to hold a Special Meeting, which will have to be Noticed as a Special Worksession.

Saint Lawrence O'Toole Parking Lot

- . Blacktop paving improperly executed and didn't match site plan.
- . Will have to be redone in order to obtain C of O.

Adjournment

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

Meeting adjourned at 8:50pm.