

**Village of Brewster
Planning Board Meeting
Sept 22, 2015
APPROVED**

Board members in attendance:

David Kulo, Chairman
Rick Stockburger, Vice Chairman
Renee Diaz
George Gaspar
Tyler Murello

Also in attendance:

Mr. Greg Folchetti – VOB Counsel
Mr. Todd Atkinson – VOB Engineer
Mr. Robert Cameron – Putnam Engineering, PLLC

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

Regular Meeting

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

Attendance was taken.

New Business: None

Pending Business

First Item

2 Palmer Road 67.12-1-28: Site plan review and comments.
Mr. Robert Cameron represented this property.

Mr. Stockburger confirmed with Mr. Folchetti that the Planning Board has been confirmed as the lead agency for this project.

Second Item

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

. Mr. Kulo asked for a summary of changes to the site plan. Mr. Cameron responded:

- New canopy will be positioned in the same space as the original canopy and will not exceed the property line. Design plans have been filed with the VOB Building Department.
- Mr. Cameron to provide an “as built” to clarify location of pipes, drains, tanks, etc.
- Mr. Cameron confirmed that gasoline deliveries would be during off hours.
- Mr. Cameron would add the hours of operation of the gas station/retail store on the site plan.
- Mr. Gaspar recommended consistency among all pages/drawings within the site plan in order to document all revisions.

There was a significant discussion about the sidewalk on North Main Street.

- Mr. Cameron stated that their plans included reconstruction of the sidewalk on Michael Neuner, however, the sidewalk on North Main Street is currently not in good condition and that it shouldn't be the responsibility of the applicant to repair it.
- He expressed that it was difficult to obtain a firm response from DOT on their plans and the timing of any of their plans re: bridge renovation/reconstruction which leads to North Main Street .
- Mr. Stockburger stated that the sidewalk needs to be replaced as it is a public safety issue for pedestrians.
- Mr. Atkinson stated that the site's use has expanded from merely a gas station to a retail location, also. Mr. Kulo added that they need to address pedestrian traffic and consider public safety.
- Mr. Cameron said he would hold off on any North Main Street modifications until he received a response from DOT. Mr. Kulo asked that Mr. Cameron maintain a record of his correspondence with DOT to document DOT's cooperation or non-cooperation, and to stipulate a response by Oct. 7/8, 2015.
- Mr. Stockburger asked for the curb cuts to be defined on Michael Neuner.

Mr. Cameron asked the Planning Board when they would be comfortable to schedule the public hearing.

- . Mr. Stockburger reminded Mr. Cameron that the sidewalk issues needed to be resolved first.

- . The Board agreed unanimously that the scheduling of the public hearing would be contingent upon the incorporation of all changes onto the site plan. All Board members agreed to review changes one more time prior to determining date for public hearing.

Third Item

Rezoning Review – removal of Articles VI, VII, VIII and X from the Zoning Law to be made into separate laws.

- . Mr. Stockburger reviewed his revisions and comments to Articles VI, VII, VIII and X with the Board.

- . The Board agreed to review each section and submit to Mr. Stockburger any comments/recommendations, and Mr. Stockburger would consolidate them into one Master document to submit to the Village Board.

- . Mr. Stockburger also reviewed and provided comments on Article XI, although this section was not on the original list.

RE: Comprehensive Plan

- . Ms. Diaz stated that she would like to see updated Village maps once the new zoning has been completed.

Accept minutes of August 25, 2015

Mr. Gaspar made a motion to approve the minutes from the August 25, 2015 meeting. This was seconded by Ms. Diaz and approved 4-0, with one abstention.

Adjournment

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

Meeting adjourned at 8:45pm.