

**Village of Brewster
Planning Board Meeting**

Oct 27, 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 summarized that there were still issues with the site plan and that after SEQR hearing the applicant will need to come before the Board and review the plan again.

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. Atkinson responded that all issues were satisfied, with the exception of the sidewalk on Main Street, and therefore acceptable to move to public hearing.
- . Mr. Atkinson added that there has been no response from DOT re: their schedule for work at that intersection and sidewalk on Main Street.
- . Mr. Stockburger asked if approval of the site plan after public hearing could be conditional on sidewalk repair. Mr. Folchetti responded, No, because it wouldn't be enforceable, since Applicant doesn't own the sidewalk property.
- . Mr. Stockburger added that the site plan could be approved without the sidewalk repair resolution.
- . Mr. Folchetti asked if the Board was looking to make this project a Type II Action, thereby requiring no further environmental review. Mr. Stockburger responded, Yes.
- . Mr. Stockburger made a motion to make this project a Type II Action. This was seconded by Mr. Murello and approved unanimously.
- . Mr. Gaspar made a motion to set a public hearing for site plan review on Tuesday, November 24, 2015 at 7:30pm at 50 Main Street, Brewster, NY 10509. This was seconded by Mr. Murello and passed unanimously.

Establishment of tattoo parlor in Brewster Village

- . Tattoo law repealed.
- . Under new law they are "as of right use".
- . Discussion cited that the Applicant is not a "fly-by-night" operation and that the establishment will also provide medical tattoos, as well as display an art gallery.
- . Mr. Stockburger made the motion to recommend that the establishment of the tattoo parlor be approved. This was seconded by Mr. Murello and approved unanimously, 5-0. Board vote as follows:
Mr. Kulo Aye
Mr. Stockburger Aye
Mr. Gaspar Aye
Mr. Murello Aye
Ms. Diaz Aye
- . Mr. Kulo to send email to Village Board.

Comparison of Comprehensive Plan to Proposed Zoning Code

Mr. Stockburger presented a review of the Comp Plan against the current Zoning Code and cited the following:

Sections 10-5 and 10-7: Comparison of wording shows potential conflicting information.

On behalf of the Planning Board, Mr. Stockburger will summarize these potential conflicts to be submitted to the Village Board.

Accept minutes of September 22, 2015

Mr. Stockburger made a motion to approve the minutes from the September 22, 2015 meeting, with the following correction: Page 3, under Comprehensive Plan, first paragraph. Delete: Ms. Piccini has requested that the Planning Board ensure that their recommendations are implemented into the actual law.

This was seconded by Mr. Murello and approved unanimously.

Adjournment

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

Meeting adjourned at 8:15pm.