

Meeting Notes for January 26, 2010

Present:

David Kulo
Kathi Meyerson
Renee Diaz
Mark Anderson
Rick Stockburger
Paul Pelussio

Absent:

Greg Folchetti

David Kulo: Motion to open meeting (7:45pm), seconded by Rick Stockburger, all in favor.

David Kulo: Apology to the audience for delay, to allow members to arrive. Greg Folchetti will not be in attendance, however, Anthony Mole would arrive later to act as council.

Eastview Subdivision:

David Kulo. Reading of Resolution to declare VPB Lead Agency for Eastview Subdivision. Resolution passed 4 AYES 0 NAYS 1 ABSTAIN.

Paul Pelussio: Engineer recommendations have not been received by the applicant.

David Kulo: Public Hearing Scheduled for Feb 23, 2010 prior to regular meeting, with the consent of council (not present).

Brewster Honda:

David Kulo: Recognizes Michael Liguori of Brewster Honda. Out of a conflict of interest, I refuse myself. Rick Stockburger, co-chairman, will assume chairman for these proceedings.

Renee Diaz: for the record, I refuse myself.

Michael Liguori: BH submitted amended site plan. Buildings will be a little smaller. Analysis of traffic study does not recommend a traffic light at Rte 22 and Allview Ave. However, we will provide \$70,000 for a traffic light within the first year of operation if subsequent studies and safety issue require one.

Marc Anderson: Service area, where will the queue be?

Michael Liguori: In the loading area in back.

Kathi Meyerson: Will loading off of vehicles only occur during regular business hours?

Michael Liguori: Yes.

Rick Stockburger: The \$70K for traffic light – is it a true commitment, what if the NYS DOT has a higher cost for installation?

Michael Liguori: Our generous commitment is an estimate of future cost and we believe is fair value. The State of New York is responsible for the installation and cost of lights, and may do so for broad reasons, not just the expansion of BH. Right now, there are no backups on Rtes 6 and 22.

Mark Anderson: Rte 6, 202 are national routes which accommodate redirected traffic from I-84. Will unloading trucks create more problems in obstructing traffic?

Michael Liguori: Trucks will unload on the site, removing this problem.

Mark Anderson: What happens when the trucks come after hours? Or will they, since they are equipped with GPS and have distribution methods to avoid this.

Kathi Meyerson: It may be feasible, but what about the local residence – how can they be assured that you will comply?

Tim and Brian: Truckers will need to comply. Gate will be locked during non business hours.

Rick Stockburger: What is the location of the gate?

Michael & Tim: That remains an open question.

Michael Liguori: When can the PB set up the Public Hearing?

Rick Stockburger: I still have questions. What about the nec-dec of the Town PB?

Tim: This is a continuing matter with a Public Hearing scheduled.

Rick Stockburger: We were here in December, how could a neg-dec be approved without the input of the VPB as involved agency?

Mark Anderson: Are there plans for a conservation easement on the unimproved section of the site?

Michael Liguori: We are seeking a deed restriction instead.

Mark Anderson: I find it acceptable for some development such as a septic field than expanded parking lots.

Michael Liguori: Agreed. This is a matter for the Town PB. But for this PB we can agree to a conservation easement.

Rick: I to see such plans before we set up a Public Hearing.

Mark: Where will the gate be located?

Rick: If the gate is on the property isn't locked, Bob Serino will issue a citation if the gate is in the Village.

(Anthony Mole arrives at 8.20pm)

Rick: We will need to see conservation or deed restriction and location before Public Hearing date is set.

Mark: What is the opinion of council? Move forward to schedule a public hearing?

Tim: We can do it in March.

Rick: Have the plans in our boxes by March 8 and schedule Public Hearing at the end of the month.

Rick: Curious about changing Town zoning from R60 to OP-2. This can be a negative impact on the residents. This is a subdivision, in my opinion.

Anthony Mole: Any variances?

Rick: Can you get a variance?

Michael: You can make it a condition.

Rick: So you are making an agreement for conservation?

Tim: Not a condition. There are potential tax problems.

Rick: In any case, verbal agreements mean nothing.

Kathi: We are concerned about the Village residents in the area.

Mark: Can we make a condition prior to approval?

Anthony: It is an option.

Rick: We want this to keep the meadow on Meadow Lane. Again, we want a location of gate, restrictions on the land; PB needs to agree to traffic light situation.

Mark: Remember, other factors can contribute to traffic.

Rick: Applicant should be required to pay costs.

Mark: Even for traffic not attributable to BH?

Rick: We need to make it required and funded. We can do the “where as” Costs of \$75,000 plus any addition, gate location, adverse impact of zoning change in Town. I want to see actions to mitigate adverse impacts. We also need Paul’s comments.

Anthony: I can draft a resolution as stated. Plans on Feb 8, 2010 and Public Hearing set for February 23, 2010.

Motion is accepted 3-0.

Rick: Motion to adjourn.

Renee: Seconds.

All in favor. (9.20 pm)