

**Village of Brewster
Planning Board
September 24, 2013
Regular Meeting**

Board members in attendance:

Rick Stockburger, Assistant Chairman
Mark Anderson
Renee Diaz
Tyler Murello

Mr. Stockburger chaired the meeting as Mr. Kulo was absent.

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

New Business

First order of business:

Murello Subdivision – Center & Prospect Streets. 67.26-1-26. Site Plan Review of proposed subdivision.

. Mr. Murello recused himself from the Board for this discussion.

J. E. Folchetti, P.E. submitted memo entitled, Application for Approval of Project Development Plan, Center & Prospect Streets, Brewster, NY 10509 – S.B.L. No. 67-26-1-26. Zoning conformance summary follows:

. Application consists of subdivision of an existing parcel of land (approx. .394 acres), located at the northerly end of Prospect and Center Streets containing one single family residence and a barn INTO two single family residential parcels.

. Each of the proposed residential dwellings shall be served by municipally owned sanitary facilities including potable water supply and sanitary sewage collection. Extensions to respective sanitary mains will be required to serve the proposed residences. NO VARIANCES NEEDED.

. The parcel is located between Prospect and Center Streets, with frontage on both, in the Single Family – R – Zoning District. THE PROPOSED USE IS PERMITTED WITHIN THIS ZONING DISTRICT. No accessory uses are proposed.

- . Therefore, there are no issues re:
 - a. Two (2) 75' lots - okay
 - b. Frontages - okay
 - c. Green space - okay

- . However, based on Engineer's review of documents submitted to date, the recommendation is that the Application should not be deemed complete until all of the requisite information as described in Chapter 209, and 263-21 & 263-22 has been provided to the Planning Board, or a waiver of same has been issued by the Planning Board.

- . Mr. J. Folchetti cited the lack of a topography study and recommended to Mr. Murello that he needs a grading plan, which can be provided by Mr. J. Folchetti.

- . Mr. Stockburger stated that a site plan is needed.
- . Mr. J. Folchetti that the site plan component is needed to see how to handle the retaining wall, the grade back, etc.
- . Mr. Stockburger asked how much in advance to subdivision should this be done
- . Mr. J. Folchetti stated that review of site plan and subdivision should be done concurrently.
 - a. From a site plan perspective, how does this relate in between the two lots.
 - b. Final site plan for existing lot may look different after both site plans are done.
 - c. Need sewer/water details and storm water flow
 - d. Need grading specifics
 - e. Need retaining wall specifics
- . Question arose about using pavers for run-off and perk – Mr. J. Folchetti stated that they couldn't be used based on the current grade. However, after grading plans submitted and reviewed, perhaps they could be used.

- . Ms. Diaz asked about who's responsible for extension for sewer mains. Response explained that it is the responsibility of the property owner to make arrangements to have the sewer service tied into the water and sewer mains. Site plan will show this. And, there is a connection fee to the Village.

. Mr. Stockburger asked if there was any further discussion on this first order of business.

In summary:

- a. New lot conforming
- b. Lot 1 non-conforming, however pre-existing, therefore, okay.
- c. There will be a need for a 239 notification to the County.
- d. Mr. J. Folchetti will need to check on distance from Markel Park.
- e. Propose joint public hearing for SEQR and subdivision discussion.
Need to send out 239 notifications for response within next 30 days; as a result, public hearing can be set for November meeting.

. Mr. Stockburger asked if there were any other questions, and there were none.

Second order of business:

Commercial Building – 538 North Main Street. 56.82-1-18. Site Plan Review of demolition and site work.

. Per Mr. Nixon, this business will be deferred to the October meeting.

Pending Business

St. Lawrence O’Toole School & Parish Center Elevator Project. 67-26-2-15, 16 -- Review parish center elevator project.

. There is a difference of opinion between the Board and Mr. G. Folchetti, Esq.

. Mr. G. Folchetti believes that this elevator project was considered a Type 2 under SEQR. Therefore, he believes that it is not a code compliance issue.

. However, because this project is an exterior change, he would waive this, except for the public hearing.

. His recommendation is that this is an Unlisted Action, therefore, a Negative Action. Board concurred.

. Motion made to have public hearing for St. Lawrence project 67-26-2-15, 16 at next Planning Board meeting to be held on Tuesday, October 22, 2013 at 7:30pm at 50 Main Street, Brewster, NY. Motion passed 3-0; one abstention.

. Mr. Patrie representing St. Lawrence O’Toole project was advised to send out notices again for exterior only.

. Mr. Stockburger made motion to waive everything except site plan. This was seconded by Mr. Murello. Motion passed 4-0.

. Mr. Stockburger made motion to approve negative declaration for SEQR, P3, paragraph 1 alteration. This would be given to P. Hansen. This was seconded by Ms. Diaz. Motion passed 4-0.

. Mr. Stockburger stated this to be the conclusion of all business for the evening.

Accept draft of August 27, 2013 minutes

August 27, 2013 minutes were reviewed by board members present. Motion to approve August 27, 2013 minutes called by Mr. Stockburger with the following correction: Page 3, fourth paragraph should now read: Mr. Stockburger requested that Mr. Patrie send a letter to waive the Site Plan Application for this project, *except for the holding of a public hearing*. This was seconded by Mr. Anderson and passed by a vote of 3-0. Ms. Diaz abstained.

. Mr. Stockburger brought up the subject of the Moratorium. This went into effect Wednesday, September 18, 2013 and will include already submitted projects. New projects will have to go to the Board.

Attendees

Attendees in audience: Mr. Alan Patrie, Mr. Richard Ruchala, Ms. Erin Meagher.

Adjourn meeting

Motion to adjourn meeting made by Mr. Anderson; seconded by Ms. Diaz and passed by a vote of 4-0.

Meeting was adjourned at 8:00pm.