

**Village of Brewster  
Planning Board Meeting**

Nov 24, 2015

APPROVED

(No recording available for this meeting)

**Board members in attendance:**

David Kulo, Chairman

George Gaspar

Tyler Murello

Also in attendance:

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.

**Public Hearing**

. VOB Counsel recommended that the Public Hearing be rescheduled because the original notification to the public didn't contain the actual time of the public hearing.

. As a result Chairman Kulo announced that the public hearing would be rescheduled.

. Mr. Murello made a motion to reschedule the public hearing for 494 North Main Street, 67.26-1-13, Brewster, NY to be held on Tuesday, December 22, 2015 at 7:30pm at Village Hall, 50 Main Street, Brewster, NY 10509.

This was seconded by Mr. Gaspar and approved unanimously.

**Regular Meeting**

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

Attendance was taken.

**New Business:** 56 Marvin Ave. – 67.35-1-3. Site Plan amendment for outdoor storage.

- . Mr. Gaspar stated that he objected to the review of 56 Marvin Ave. site plan amendment for outdoor storage since the submission of the site plan was not received prior to the deadline which requires that plans be submitted to the Planning Board 15 days in advance of the meeting.
- . Mr. Craig Bumgarner was the attorney representing the Applicant for this location.
- . Mr. Bumgarner summarized that the purpose of his attending at this meeting was to obtain recommendations and guidance from the Planning Board prior to revising the site plan in order to ensure all relevant requirements were being addressed and included.
- . Due to complaints, Joe Hernandez, the VOB Building Inspector, issued a violation against this Applicant for the clean-up of this property, and Applicant has made a court appearance to show status of progress being made to respond to the violation.
- . Mr. Bumgarner explained that the original engineer used the prior site plan and modified it with drawings to include the additional outside storage.
- . Currently there is a small area of storage which is located on septic fields.
- . Applicant would like to move all storage to the back of the lot, however, that would increase the size of the storage area located on septic fields. There may be issues with the septic fields.
- . The storage area is for fencing and fencing materials.
- . Mr. Bumgarner explained that he was recommending some type of enclosure or cover for the proposed storage area, particularly since that area is looked upon from an above neighbor.
- . Mr. Atkinson asked for a copy of the current easement between properties and would like a definition of storage in a B3 zone.
- . Finally it was agreed that all parties (Applicant, Applicant's engineer, Harry Nichols, VOB engineer and VOB Building Inspector) meet next week to discuss the property site, neighboring property and easement and any concerns voiced by the VOB Building Inspector to address any deficiencies, and ensure all issues are addressed in revised site plan.

**Pending Business:** 494 North Main Street 67.26-1-13: Site plan review and resolutions.

- . Mr. Cameron advised the Board that he has received no response to his communication to the DOT.
- . Mr. Atkinson advised the Board that he has made multiple attempts to

speak to the appropriate person at the DOT, but has had no success in contacting the permit administrator.

. As stated above, public hearing for this site will be held on Tuesday, December 22, 2015.

#### Zoning Code Discussion

Mr. Gaspar reported that in response to the Village Board's request to investigate the B1 and B3 districts and their coverage, the Planning Board concluded that development and coverage of the B3 district is less than the B1 district.

#### **Accept minutes of October 27, 2015**

Mr. Kulo made a motion to approve the minutes from the October 27, 2015 meeting. This was seconded by Mr. Gaspar and approved unanimously.

#### **Adjournment**

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

Meeting adjourned at 8:00pm.