

VILLAGE OF BREWSTER
BOARD OF TRUSTEES
November 20, 2013
**Public Hearing &
Regular Meeting**
Minutes

The Board of Trustees of the Village of Brewster held a Public Hearing at 7:30PM followed by a Regular Meeting on November 20, 2013 at Village Hall, 50 Main Street, Brewster, New York 10509.

Attendees:

Mayor: James Schoenig
Deputy Mayor and Trustee: Christine Piccini
Trustees; Tom Boissonnault, Mary Bryde, Terri Stockburger
Village Engineer:
Village Counsel: Anthony Molé,
Clerk & Treasurer: Peter Hansen
Village Police: John Del Gardo

Absent:

John Folchetti

Pledge to flag.

Notation of Exits

Mayor Schoenig Motions to open the public hearing, Trustee Stockburger 2nd all in favor 5 to 0.

Public Hearing – Annexation Petition

Petition of Partners Management LLC to have the following properties annexed to the Village of Brewster and thereby seceded from the Town of Southeast.

1. 13 Argonne Road, Brewster, NY 10509 and identified by tax id # 68.5-2-24;
2. 978 Route 22. Brewster, NY 10509 and identified by tax id# 68.5-2-25; AND
3. 988 Route 22, Brewster, NY 10509 and identified by tax id#68.5-2-26.

Jack Gress read a statement (included in these minutes) regarding concern about adding the additional load on the sewer plant. Currently we are working on a new Comprehensive Plan for a revitalized Village and losing the sewer plant spare capacity could impact what we could achieve. Requests the public hearing not be closed and left open to receive all written comments.

Bart Lansky, who is a part owner in the Partners Management said other owners as well as the tenants/restaurant operators are here in attendance. Mr. Lansky says Brewster is in need of revitalization and this project will help achieve those ends. The Brewery/Restaurant is meant to be a destination attraction and is expected to bring traffic here which will flow over into the local community creating economic activity and making the community more attractive to investment.

Bob Dumont thinks this is a terrific idea and will bring economic activity to the Village and the region. But he is also concerned with water & sewer and needs some assurance that the sewer capacity can handle both urban renewal and annexation activities or that the SPDES permit limit can be expanded.

Rick Cipriani, part owner of the Bull and Barrel Brew Pub states his Intentions with phase 1 is to open the main dining room, a 200 seat restaurant and leave the upstairs as a banquet room. The design of the renovated building is not to have as many customers as Sciortino's Restaurant had when they were in their heyday. The Brewery side water usage is estimated at 300 gallons per day.

Mr. Bob Morini asks if the operation could open with the current subsurface sewer system. Currently the answer is yes but they would like to allow for growth and expect to employ up to 50 people when in full operation.

Mr. Degnan asked; is there a building plan application before the Planning Board of Southeast. Mr. Cipriani says there is. Mr. Degnan suggests bringing the Putnam County Board of Health into the discussions and requests their evaluation of sewer be included in the discussion.

Mr. Morini asks if there is a calculation done as a result of the annexation, both for tax levy and sewerage. Will the applicant rate be different than the Village rate? Will there be a connection fee? Who will be responsible for laying the sewer lines? Mayor Schoenig said there are still a lot of details to be worked out and this hearing is to hear the public's comments on the subject of annexation.

Mr. Anderson asks if the railroad easement is an impediment to annexation. Village Counsel Molé says the easement question still needs to be resolved and there will be mutual efforts to accomplish that goal. Mr. Anderson continued; are there other properties interested in annexation? Mayor Schoenig says there are no other annexation petitions pending before the Board at the moment.

Mr. Dumont asks if this annexation petition is a make or break for the Bull and Barrel Brew Pub? Mr. Cipriani says he knows of no one who pumps their waste offsite but they are willing to be the first, so no this is not a make or break issue but being connected to the Sewer Treatment Plant is far preferred as it is more appropriate for the business and improves water quality in the area.

Mr. Dumont asks how the building moratorium plays into this annexation. Counsel says they would need to come before the board for a waiver.

Mr. Degnan asks if this action requires a SEQRA application, and will any subsequent application before the ZBA address parking restrictions. Mr. Degnan believes the spare capacity of the sewer plant should be reserved for existing Village property owners first. If NYC DEP could be approached for an expansion of the SPDES permit and that would negate all his objections.

Paul McGann is very enthusiastic about this brew house coming to fruition but recognizes the need to flesh out the water and sewer impacts. He believes this annexation would be a very big benefit for this village.

Mr. Rick Stockburger says we have been trying to attract younger people with more expendable income for a long time. This Bull and Barrel Brew Pub will likely do just that. Additionally, the sewer plant has been running at no more than 60% for the last six years and the fixed costs of debt service would be offset by the increased flow from additional users. How long do we hold the spare capacity? It has been there for six years and no one has done anything to take advantage of the infrastructure. Mr. Stockburger is fully supportive of this annexation petition.

Wendy Wulkan, a principal in the Bull and Barrel Brew Pub, is concerned with helping the village as a whole and is not interested in being a lone outpost just to get connected to the sewer system. We want to help Village achieve success for all the residents and our business too.

Mr. Morini asks if we have gotten an opinion from Covington Development on this annexation. Mr. Morini thinks this consideration is premature given that the Comprehensive Plan is currently being modified.

Ms. Piccini recognizes the Mayor for already addressing the SPDES permit limitation with NYC DEP.

Mr. Anderson asks if the school board supports this annexation. Mr. Callahan will check with them to see if there is concern.

Mr. Anderson asks for solid numbers, calculations of costs and benefits before a decision is made.

Mr. Morini also wants to keep the public hearing open. Mayor Schoenig said the Board of Trustees will likely keep the Public Hearing open as the Town of Southeast has not weighed in on the subject yet.

Mayor Schoenig notes that the old housing stock on Main Street would be replaced with highly efficient buildings minimizing any impact of higher density on the sewer plant. Further study will be done to quantify multiple impacts and our Comprehensive Plan and Zoning Code updates will take this into account.

Rick Stockburger notes the full build out of the Village is what decided the SPDES permit number and that included spare capacity based on the previous Master Plan and Zoning Code.

Ms. Piccini clarifies that buildings are designed to Leeds specifications but certifications are not sought and as good stewards of the watershed the DEP should be amenable to expanding the SPDES numbers as the benefit is mutual.

Verna Bergstrom notes that Peaceable Hill will be pulling out of the water system at some point in the future.

Mr. Lansky is a little confused by the feeling that the Village is giving something up when the Bull and Barrel Brew Pub is likely going to be a draw to the Village and help spur economic development.

Barry Haitoff is an owner of the building where the Bull and Barrel Brew Pub will be located and a successful business owner in Southeast. He notes that there is a return for "giving up" spare capacity. The lost capacity will be far outweighed by the economic benefit.

Jack Gress recognizes Rick Stockburger's comments as true and he would like to see more business move into the Village. The last comprehensive plan did not address blight or urban renewal, this time we are. The re-zoning effort was designed to reduce sewer flow and now we are looking at reversing that trend. Mr. Gress thinks that increasing the SPDES permit is not going to be as easy as some might think. Mr. Gress thinks that revitalization of the existing Village footprint should be the first priority.

Bob Dumont thinks this annexation is a great idea and today marks the first time in decades where people are talking about coming into the Village instead of moving out and the Board should be lauded for achieving that dynamic. Mr. Dumont believes the board should pursue an increase in the SPDES permit.

Jennifer Maher, president of the Putnam County Chamber of Commerce and a realtor, brought the whole idea of this effort including the annexation to the Village and is invested in the positive outcomes. This plan has a good continuity and can likely succeed for the long term which is in the best interest of the whole region.

Counsel notes there are statutory requirements for annexation and suggests that the Village's continued Public hearing include the Town as a joint public hearing properly noticed. Town Board members present agreed to pursue a joint public hearing as a follow up to this hearing, likely at the Town Hall as their meeting room is larger.

Deputy Mayor Piccini motions to continue the public hearing with the intent of having a joint public hearing at the Town Hall, date and time to be determined and properly notice and with a chairman appointed, Trustee Stockburger 2nd all in favor 5 to 0.

Regular Meeting

Mayor Schoenig motions to open the regular meeting, Trustee Stockburger 2nd all in favor 5 to 0.

1. Monthly Reports for October, 2013

- 1.1. Code Enforcement Report – Joe Szilagyi delivers the October Code Enforcement Report. Mayor Schoenig motions to accept the code enforcement report for October, 2013, Trustee Bryde 2nd all in favor 5 to 0. Report is included in these minutes.
- 1.2. Police Report – Deputy Mayor Piccini asks if Halloween was an active night. Chief Del Gardo said; no.
- 1.3. Trustee Bryde asks;
 - 1.3.1. What was the \$874 in vehicle repairs? Chief Del Gardo said the big repair was a rear axle that went bad.
 - 1.3.2. Where was the child walking in the roadway? A 3 year-old managed to overcome a locked door at the residence by Beechers Funeral Home. We were able to get there within a minute and contained the situation.
 - 1.3.3. Where was the fight in progress? Chief Del Gardo said there was one on Progress St., a 2nd fight took place at the Xtra-Mart.
 - 1.3.4. Last month I asked about the traffic from the 84 closure, was there any update this month? Chief Del Gardo said there was virtually no impact.

Deputy Mayor Piccini motions to accept the Police Report for October, Trustee Stockburger 2nd all in favor 5 to 0. The Police Report is included in these minutes.

1.4. Engineer's Report – postponed – Mr. Folchetti absent

1.5. Planning Board Report – Mr. Kulo delivers the Planning Board Report for October. Deputy Mayor Piccini motions to accept the October Planning Board Report, Trustee Stockburger 2nd all in favor 5 to 0. The report is included in these minutes.

1.6. Zoning Board of Appeals Report – A report was dropped off for the record and is included in these minutes.

Mayor Schoenig motions to accept the ZBA October report, Trustee Boissonnault 2nd all in favor 5 to 0.

2. Putnam County Housing – Mayor Schoenig motions to waive fees up to \$5,200 for grant funded renovations, and issue a letter of support for application – Mayor Schoenig motions to waive building fees up to \$5,200, Deputy Mayor Piccini 2nd all in favor 5 to 0.
 3. Comprehensive Plan Committee Work Session Dates December 10, 2013 and in 2014; January 8, and January 21 for Board of Trustee Work sessions for the Comprehensive Plan Committee to be held at 7PM at Village Hall, 50 Main St. Brewster, NY 10509. These meetings will include guidance/training for committee members from PACE on conducting the public meetings for the Comprehensive Plan. Newly appointed County Planner Barbara Barosa wants to act as the single voice of the updated plan and all revisions to the current plan should be sent to her for collation. Deputy Mayor Piccini motions to notice the Work Session dates as stated, Mayor Schoenig 2nd all in favor 5 to 0.
 4. Envision Brewster Work Session Dates December 5th and December 19th at 10AM on Thursday mornings. Beginning in January 2014 the 2nd and 4th Thursdays at 10AM at Village Hall, 50 Main St. Brewster, NY 10509. Trustee Boissonnault noted that we want to create “buzz” for the comp plan update and use community activities as venues to generate interest. Trustee Bryde notes that we need to start talking about what we are doing as a quick-read update in multiple media outlets. Trustee Boissonnault says that meeting recaps should be done after each meeting and suggests keeping it to 2 or 3 sentences. Deputy Mayor Piccini motions to notice the Envision Brewster Work Session meeting dates for 2014 as 2nd and 4th Thursday of each month until further notice, Mayor Schoenig 2nd all in favor 5 to 0. This change will allow Team Brewster meetings to be held on the 1st Thursday of the month.
 5. Annexation – tabled until after the next Public Hearing.
 6. Minutes for approval – November 6, 2013 – Trustee Bryde motions to approve the November 6, 2013 minutes, Deputy Mayor Piccini 2nd all in favor 5 to 0.
 7. Correspondence sent - received for October, 2013 – Trustee Bryde asks about the DOT letter detailing the plans to repair the collapsed retaining wall near 121 Main St. Deputy Mayor Piccini asks about Heit letter regarding the proposal to change a commercial property to residential – to a more conforming use for the zoning district, Mayor Schoenig motions to accept correspondence sent (none) & received, Trustee Bryde 2nd all in favor 5 to 0.
 8. Vouchers Payable – Deputy Mayor Piccini reviewed the vouchers payable and found everything in order.

8.1. A	General	\$50,249.51
8.2. C	Refuse & Garbage	20,463.61
8.3. EN	Professional Fees Escrow	1,915.00
8.4. F	Water	6,791.53
8.5. G	Sewer Operations	47,287.63
8.6. H62	Tonetta Brook Retrofit	34,648.13
8.7. TA	<u>Trust & Agency</u>	<u>3,849.18</u>
	Total Vouchers Payable	\$165,204.59
- Mayor Schoenig motions to approve vouchers payable, Deputy Mayor Piccini 2nd all in favor 5 to 0.
9. Other Business
 - 9.1. Deputy Mayor Piccini confirms Special Exception Use Permit for Prospect Progress Goals, Inc. public hearing December 18th
 - 9.2. Trustee Stockburger asks about the holiday flags and who we purchased them from. Trustee Stockburger will stop by the office tomorrow to see if we can research who flags were purchased from. Trustee Stockburger still needs to send Dan Crawford a request to remove the hanging baskets.
 - 9.3. Trustee Bryde NY Alert – can we include another notice in the next billing (January, 2014).
 - 9.4. Trustee Boissonnault – update on the flyer, still working with Mark Anderson, Trustee Stockburger sent a recycling flyer. Trusting Boissonnault asks about taking over bank owned or repossessed properties? No solution has been provided as yet.

9.5. Mayor Schoenig – final date for FBS – Counsel advises no date has yet been set. Mayor advises to send them a date of November 30 for contract end date and finalize the rescission of the contract.

10. New Business

10.1. Deputy Mayor Piccini received notice from Tiffany Zezula of PACE about a planning conference at PACE and wishes to attend. Counsel advises he is attending.

10.2. Deputy Mayor Piccini – Relates a Tour de Putnam meeting with Libby Pataki, Ray Fusco, and Katie DeMarco about relocating the cycling classic to the Village, starting and ending in the Village of Brewster with a pasta feast on Main Street for participants. The intent is to close Main Street from Progress St. to One Main for the duration of the race. The general consensus was to start and end on Main Street and have a Pasta feast for all ride participants and available for purchase for bystanders. The ride event coordinators were excited about the venue and looking forward to working with us on the event.

10.3. Trustee Stockburger is working on changing the City of Elgin survey to be specific to the Village of Brewster, Trustee Boissonnault is also working to refine their survey to suit our needs and host it on Survey Monkey. A Village employee will likely be able to input the survey and our web site can host the links as well as the Envision Brewster Facebook page.

10.4. Trustee Boissonnault mentions the digging up of Bailey Park and installing storm sewers. Should we be involved when they restore the land to make it more attractive as a park and see about raising the grade and extending the park tract to the bridge?

10.5. Mayor Schoenig brings up the letter from Supervisor Hay regarding leasing Wells Park for \$1.00 a year. We need to look at ongoing maintenance costs of grounds keeping etc., Trustee Stockburger wants to receive a break on the town levy on village taxpayers if we take over the park costs as we pay Southeast for recreation currently in our taxes. DPW Superintendent Crawford will weigh in with his concerns and consideration of the potential impacts will be delineated before any decision is made.

10.6. Mayor Schoenig notes that the Police department wants to replace the vehicle that was sold for \$3,800 and replace it with a car that costs \$3,500. Mayor Schoenig so motions, Trustee Stockburger 2nd all in favor 5 to 0.

10.7. PACE wants Mayor Schoenig to be part of the Mayors Redevelopment Roundtable, a network of ten municipalities. This organization has many benefits including the potential to provide opportunities for additional funding. The organization is still in the planning stage. Currently no cost to join. Trustee Boissonnault motions to approve our participation in this organization, Trustee Stockburger 2nd all in favor 5 to 0.

11. Public Comment

11.1. Verna Bergstrom thanks the Board for recommending her for the Woman of Distinction award. Deputy Mayor Piccini says it was our pleasure and is well deserved.

11.2. Rick Stockburger questions the park issue and wants to revisit making Oak St. and Eastview one way given the Wells Park potential pedestrian traffic.

12. Mayor Schoenig motions to adjourn, Trustee Stockburger 2nd all in favor 5 to 0.

JOHN G. GRESS

November 20, 2013

Village of Brewster
Board of Trustees

Mayor and Trustees, Re Annexation Petition

I am specifically concerned about adding more properties to the sewerage treatment plant.

The main obligation of the Board of Trustees is to the current taxpayers of the Village. The village is under going a new Comprehensive Plan with the intention of updating the zoning chapter 263 and then establishing an Urban Renewal Plan. The goal is to revitalize the Village of Brewster, encourage new development and improve the current structures.

In order to rebuild our community there will be an increase in the water consumption and sewer treatment gallonage. I believe we have sufficient water to supply others outside the village however the sewer allotment is another issue. I understand that it would be extremely difficult to increase the current SPEDES Permit with NYC DEP.

The Village Board enacted a Moratorium in order to give us time to develop a new Comprehensive Plan without being under pressure from new projects. I believe this should apply to the annexation petition.

I believe we must know what the sewer allotment requirements for the village improvements are before we assign sewer allotment to an outside entity.

I request that the Public Hearing not be closed until there is an opportunity for all written comments to be presented and a reply sent to all questions.

Sincerely,



John G Gress

47 PEACEABLE HILL ROAD • BREWSTER, NEW YORK • 10509
PHONE: (914) 669-5500 • CELL: (914) 646-4049

October 2013 Code Enforcement Report



VILLAGE OF BREWSTER
50 MAIN STREET
BREWSTER, NY 10509
(845) 279-3760

AUGUST 2013 SUMMARY REPORT

BUILDING FEES =	\$2,555
PROPERTY REGISTRATION =	1,640
SAFETY INSPECTION =	<u>1,050</u>
TOTAL FOR AUGUST =	\$5,245

PERMITS:	15
FIELD INSPECTIONS:	6
FIRE INSPECTIONS:	22
OPERATING PERMIT:	2
PROPERTY REG INSPECTIONS:	4
TOTAL COs, CCs:	17
APPEARANCE TICKETS ISSUED:	4
ORDERS TO REMEDY:	25
PROPERTY REGISTRATION PENDING:	94
STOP WORK ORDER:	0

**VILLAGE OF
BREWSTER POLICE
DEPARTMENT
MONTHLY REPORT**

OCTOBER 2013

**POLICE CHIEF
John Del Gardo**

VILLAGE OF BREWSTER POLICE DEPARTMENT

MONTHLY REPORT

TO: Mayor James Schoenig - Board of Trustees
FROM: Police Chief John Del Gardo
RE: Monthly Report October 2013

TICKETS

Uniform Traffic Tickets:	41
Parking Tickets:	101
Local Ordinance:	1

TOTAL TICKETS	143
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TAXI INSPECTION	37
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ARRESTS

DWI	Peiffer
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VTL-512	Oliver
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WARRANT	Romano
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TOTAL ARRESTS	3
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SECURITY VISITS PATROL

Sewer:	117
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Water Tank:	101
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Well Field:	48
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SECURITY VISITS	266
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FOOT PATROL HOURS

Main Street:	193
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M.T.A Station:	81
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Residential:	19
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TOTAL HOURS	293
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911 CALLS	70
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Walk in-Pickup Compls	28
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Court Hours Village	24
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Court Hours S.E.	79
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VEHICLE

Repairs:	\$874
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MILEAGE

7K-245	1558
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7K-246	1061
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7K-243	0
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DWI	0
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Mileage Total:	2619
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Fuel:	359
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PEO Stockburger	Tickets:	43
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PEO Gianguzzi	Tickets:	24
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Total Hours		68
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(Security Detail) 2 Officers

(Security Detail) 2 Officers

911 DISPATCHED CALLS – 70

AIDED CASE – 27

EDP – 3

ROBBERY – 1

LARCENY – 1

FRAUD CASE – 1

DISPUTE – 4

DOMESTIC DISPUTE – 2

LOST CHILD – 1

CHILD WALKING IN ROADWAY – 1

SUSPICIOUS PERSON – 3

FIGHT IN PROGRESS – 2

VEHICLE ACCIDENT – 5

911 HANG UP – 4

ASSIST PCSO – 1

HARASSMENT – 1

CRIMINAL MISCHIEF – 1

WELFARE CHECK – 1

INTOX MALE – 1

NOISE COMPLAINT – 3

BOLO – 1

OPEN DOOR – 1

BRUSH FIRE – 1

PARKING CONDITION – 1

LOST PROPERTY – 1

MISSING VEHICLE – 1

DEAD ANIMAL – 1

VILLAGE OF BREWSTER POLICE

SELECTIVE TRAFFIC ENFORCEMENT

OCTOBER 2013

STOP SIGN – 6

SPEED – 2

CELL PHONE - 13

SEAT BELT – 0

D.O.T. TRUCK ENFORCEMENT – 0

VTL ARRESTS – 1

RED LIGHT – 0

ONE WAY STREET – 0

PASSED STOPPED SCHOOL BUS – 1

TOTAL – 23

Village of Brewster Planning Board Report for October, 2013
David P. Kulo Jr.
Chairman

To James Schoenig, *Mayor*
Christine Piccini, *Trustee, Deputy Mayor*
Mary Bryde, *Trustee*
Teresa Stockburger, *Trustee*
Tom Boissonnault, *Trustee*
Peter Hansen, *Clerk & Treasurer*
Anthony Mole, *Counsel*

Public Hearing & Regular Meeting October 22, 2013

Board Members in Attendance:

David Kulo, Chair
Rick Stockburger,
Mark Anderson
Tyler Murello
Renee Diaz

• **11 Eastview Avenue 67.26-2-15, 16 Elevator Project.**

Public Hearing on this application resulted in no public comments. During the Regular Meeting that followed, the application was approved by a unanimous vote.

Pending Business

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

Engineer Report recommended some minor changes to the site plan that Mr. Folchetti was available to review with the applicant. SEQR Negative Declaration would apply and Public Hearing would be set for December 3, 2013

Addendum

The VPB agreed to change November meeting to December 3, 2013. In addition, December meeting will be held on January 7, 2014. The regular meeting for January will be held as scheduled on January 28, 2014.

David Kulo
Chairman, Planning Board
November 20, 2013

Richard Ruchala
12 Main Street Pmb # 267
Brewster, NY 10509
November 19, 2013

Village of Brewster
208 Main Street
Brewster, NY 10509

To The Village Board of Trustees:

In the month of October two applicants appeared before the Zoning Board of Appeals.

152 Main Street wanted to put a building/enclosure to wash cars. A 13-foot front yard variance and a 7-foot side yard variance. Both variances were granted 3 yea votes and 0 nay votes.

Prospect Progress Goals Inc.sent an application to convert property at 13 and 13A Prospect St. from commercial to residential. The applicant John Degnan requested the application be continued till January 13, 2014. The purpose for the continuance was to speak to the Village Board regarding a Special Use Exemption Permit.

Sincerely

A handwritten signature in black ink, appearing to read 'R. Ruchala', written over the printed name.

Richard Ruchala
Chairman