

COMPREHENSIVE PLAN COMMITTEE MEETING MINUTES
 JANUARY 28, 2015 - APPROVED
Comprehensive Plan Committee Members

Name	Position	Email address
Jim Schoenig	VOB Mayor	jschoenig@brewstervillage-ny.gov
Christine Piccini	VOB Deputy Mayor	dpiccini@aol.com
Tom Boissonnault	VOB Trustee	TJBVOB@gmail.com
Mary Bryde	VOB Trustee	MBryde314@gmail.com
Terri Stockburger	VOB Trustee	tp.stockburger@verizon.net
Peter Hansen	VOB Clerk/Treasurer	phansen@brewstervillage-ny.gov
Bob Cullen	Town of Southeast Councilman	rcullen@southeast-ny.gov
Jack Gress	VOB Zoning Board, Coalition for a Better Brewster	jackgress@verizon.net
Richard Ruchala	VOB Zoning Board	rrr845@gmail.com
Rick Stockburger	VOB Planning Board	rstockburger@verizon.net
George J. Gaspar	VOB Planning Board, Resident (architect by profession)	gjgaia48@gmail.com
John Folchetti	VOB Engineer, Consultant to Committee	John.Folchetti@jrfa.com
Anthony Mole	VOB Attorney	am@herodesmole.com
Bob Dumont	Business	Bob@thebowlcompany.com
Paul Hesse	Patterns for Progress	phesse@pfprogress.com
Barbara Barosa	Putnam County Planner	Barbara.Barosa@putnamcountyny.gov
Harold Lepler	Covington	haroldlepler@gmail.com
Larry Nadel	Covington	nadels@comcast.net
Don Rossi	Covington, Legal Counsel	dmrossi@hoganandrossi.com

Members present January 28, 2015	Members absent January 28, 2015
Jim Schoenig – arrived later	
Christine Piccini	George Gaspar
Mary Bryde	John Folchetti
Terri Stockburger	Paul Hesse
Richard Ruchala	Don Rossi
Barbara Barosa	Tom Boissonnault - ill
Anthony Mole	Bob Dumont
Jack Gress	Larry Nadel
Rick Stockburger	
Harold Lepler	
Peter Hansen – arrived later	
Bob Cullen	

Ms. Piccini led the Committee in the pledge of allegiance.

Ms. Bryde made a motion to open the Comprehensive Plan meeting work session. This was seconded by Ms. Stockburger and passed unanimously.

Also in attendance: Todd Atkinson, Village Engineer

Review of revised Transportation chapter

- . Ms. Barosa questioned including “train platform” in number 11 on page 1. Mr. Stockburger responded that this was okay.
- . Ms. Stockberger asked about how to implement the improvement of a 5-way intersection mentioned at the beginning of the document and the conversation went on to roundabouts. Ms. Piccini responded that the response to that can be found on page 6. Mr. Mole responded that this would be done in conjunction with development done in the area and Mr. Atkinson from the Village Engineer’s office explained that it would be included in any redevelopment in that area and that anything implemented would be able to accommodate buses and fire trucks.
- . Mr. Lepler asked about the Village Engineer’s expertise in traffic design. Mr. Atkinson responded that they didn’t have that expertise. Mr. Lepler suggested that Mr. Gallanti of Frederick Clark Associates, with whom he has a good relationship, volunteer some time to submit a concept document to meet the Village’s requirement and DOT’s standards to do that. Ms. Barosa responded that Mr. Schiff of VHB has done numerous

traffic studies and that the Committee should ask him to provide some conceptual studies.

- . Ms. Stockburger stated that she'd like to see some data on what the impact would be on the neighborhood.

- . Mr. Stockburger stated that a roundabout would slow down traffic and would help control speeds.

- . Ms. Piccini made a correction on page 10, Figure 1: Should be Exhibit 1.

- . Ms. Piccini recommended that the Committee address content issues at this point and that they will arrange to have a proof reading committee established to review all documents at a later date for spelling/grammar edits.

- . Mr. Gress referred to an earlier proposed roundabout at the fire house mentioned in the Columbia Study done in the early 2000's and asked if there had been any engineering studies done at that time. Ms. Piccini responded that she didn't think there were any studies.

- . Ms. Barosa explained that roundabouts and other alternatives would be analyzed for all intersections in future studies.

- . Mr. Ruchala stated that he remembered that the earlier proposed roundabout encompassed part of William's gas station and the adjacent wine store.

- . Mr. Gress added that there was no change to the bridge, but an island was added.

- . Ms. Piccini summarized that the Committee would want traffic studies conducted before developing a roundabout or any other solutions offered to address any intersection problems.

Comp. Plan Committee came to a consensus to accept this Transportation chapter that was distributed to the Committee originally on January 15, 2015, incorporating any edits.

Review of revised Recommendations chapter

- . Ms. Barosa referred to section 2. Business/Residential (B-3) and the reference to building heights, which should be four stories.

. Mr. Gress stated that four-stories (45 feet) was specifically discussed and agreed by all, and this would not include structures on the roof, e.g. air conditioning units, etc.

Section B.1. Downtown Center (B-1), second paragraph, sixth line: 740 feet should be 74 feet.

. Mr. Gress added that the four-story determination needs to be added to B-1, and also suggested adding 45 feet in B-3.

. The Committee agreed that the four-story determination would be for those buildings facing Main Street. Based on the topography of the Village, additional stories could be permitted (e.g., Marvin Avenue could include six stories), however those buildings facing Main Street would be four stories.

. Mr. Stockburger added that the Fire Department can accommodate 100 feet in height, as long as they have access, e.g., step backs on buildings, and no power lines to interfere with them. And, since all architects need to have their plans reviewed by the Fire Department, this will be considered.

. Mr. Lepler also stated that the Fire Department, per Mr. Clair, has stated that as long as what is done on the side streets of Main St. to Marvin Ave. gives them a platform where they can stabilize their equipment they can accommodate roughly 75 feet.

. Ms. Stockburger stated that she thought that ten stories would probably be too tall for this community.

. Mr. Mole stated that there needs to be a clear definition of how building heights are measured (e.g., to the roof line or the gutter line, etc.) and it should be in the code.

. Mr. Stockburger added that he'd like to see a statement that says that four to six stories (45 feet of livable space) would be permitted on buildings on Main Street in the B-1 and B-3 zones. Mr. Stockburger also reminded

the Committee that the Planning Board will determine ultimate design approvals.

- . Ms. Piccini reminded the Committee the B-3 zone was intentionally designated to be different from the B-1 zone.

- . Ms. Piccini summarized that the Committee will maintain the height designations in this document and address various heights at a later date.

- . Ms. Barosa referred to section 7. Residential: Neighborhood Residential and Low Density Residential (R), fourth paragraph.

- . First sentence needs to be moved to preceding paragraph and “cluster” needs to be deleted from that sentence and the following sentence in the fourth paragraph.

- . Also, more specific language needs to be added to describe the west side of the railroad tracks and the associated access road.

Also, in the Transportation Chapter, #11, need to add more language for paper road and associated closing of other accesses.

- . Mr. Stockburger did not think that 30-minute parking on Main Street was a good idea because it wouldn't be able to be enforced. Ms. Piccini responded that they should leave it in, in anticipation of possible changes in future.

- . Ms. Barosa brought up the subject of shared markings for bike lanes and needing more language on this subject, and Mr. Stockburger suggested adding “Shared lane markings should be considered” at the end of the second to the last paragraph before 2. Metro-North and MTA.

- . Mr. Gress asked Ms. Barosa if she had any additional information on the proposed locations for bus stops. Ms. Barosa responded that they are still working on this. She asked for suggestions. Mr. Stockburger recommended a stop at Kobackers.

Section C, number 1, a. Gateways: Mr. Gress stated that the third gateway at Railroad Ave. needs to be added to this section and that the gateway at Oak Street needs to be removed.

Section D, twelfth paragraph: Delete “chain”.

Review of revised Implementation chapter

Section 1, a., (1), first line: Need to delete the “townhouse zone”.

Section 1, a., (2): Ms. Barosa stated that the Committee did not discuss new zoning around the Garden Street School (Currently listed as R-20). Ms. Piccini stated that the Committee has discussed that the zoning needs to be addressed. Alternative zoning phraseology discussed: encourage incentive zoning; permitted use; special exception use permit or separate category with approval by Board of Trustees and Planning Board citing potential uses for the school that would fit.

. Mr. Schoenig asked how does the Village include the proper zoning phraseology to get a developer interested to propose his ideas.

. It was determined that the section would remain as is, removing “new”.

. Mr. Stockburger suggested that the R-20 should be removed.

. Mr. Mole mentioned that Mr. Callahan may be able to share suggested uses based on his conversations with prospective, interested buyers.

. Mr. Stockburger stated that they should add Highway District and OP District mentioned in Comprehensive Plan.

Re: Bed and Breakfasts (B&Bs)

. Consensus was that B&Bs should not be in B-1; should be in R, and PB and B-3 as special exception use.

Section 1, b., (2) first paragraph, second line: delete “remain” and replace with “increase”.

. Ms. Piccini asked if they were maintaining drive-throughs in B-3. Ms. Barosa responded that they discussed removing them from B-1, but didn't discuss them in B-3.

Section 1, b., (4): Mr. Mole asked about changing the wording of "Special exception use" to "Special use". Ms. Piccini responded that the reason "exception" was included was to emphasize that it was an exception.

Mr. Lepler suggested, regarding R&D and light industrial in residential areas, that there be additional language that provides for the Village's internal review, to say that any truck traffic or environmental issues in terms of the operation of any business, can be reviewed under the normal purview of the Village. He added that the Village needs to know what the business is using for product/testing/R&D or using any hazardous material.

. Ms. Barosa brought up having discussed inclusion of medical research and development, rather than general research and development. Mr. Gress responded that this was in the OP zone. She asked if that would solve the issue.

The Committee discussed Mr. Lepler's suggestion and felt that they were covered by SEQR and that this would also be addressed by the Planning Board and through zoning.

Section 1, b., (3) first paragraph, last line: change "rezoned for R&D" to "rezoned to add R&D".

Review of revised Governance chapter

. Mr. Gress asked if police should be added to this chapter. Mr. Hansen responded that he thought Governance meant police. Ms. Piccini responded that the courts and police should be added.

. Ms. Piccini noted that the Village revenue numbers included in this report reflect the prior budget year, but the most current budget numbers will be included when the report goes to print.

Also, need to add a statement that the most current information is available on the Village website, and Mr. Hansen will provide Ms. Barosa with that information.

Review of revised Demographics chapter

- . Mr. Gress made a motion to accept the short version of the Demographics chapter that was distributed to the Committee on January 15, 2015. This was seconded by Mr. Hansen and passed unanimously.
- . Ms. Piccini explained that the Demographics longer version will be included in the Appendix.

Review of revised Natural Resources and Infrastructure chapter

- . Mr. Atkinson recommended adding the 2014 daily average water usage information.

RE: Parks section

- . Third line, third sentence should be rephrased to say that one pass will provide access to many parks.
- . Fifth line, fourth sentence should add “leased to” before “and operated by the Village of Brewster...”
- . Mr. Boissonnault will provide information on the Village/Town policies for residential fees and recreation programs.

RE: Water section

- . First paragraph, second to the last line: Delete “such” prior to “permits for parking.”

RE: Potable Water System

- . First paragraph, last line: Change “from” to “for”.
- . Also add reference that permits can be obtained online.

RE: Consumption and Rates

- . First paragraph, first line: Delete “per capita”.
- . Delete “(without profit)” from the wording under Table 2.

RE: Metering

- . First paragraph, last line: Insert “without meters” after “outside users”.

RE: Quality, Fire Protection

- . Mr. Stockburger asked why the Village received a low grade for fire protection. Mr. Atkinson explained that the Village is not a fire district by itself, but includes areas outside of the Village.
- . Mr. Stockburger suggested that wording should be included to state that the Village is not a free standing fire district and includes districts outside of the Village and the classification received is based on the entire fire district.
- . Paragraph preceding Wastewater Treatment and Sewage Facilities, second to last line: Change “70” to “74”.

RE: Wastewater Treatment and Sewage Facilities, EBCR Basin

- . Last paragraph, second to the last line: Change “are expected” to either “are being addressed by” or “have been achieved with”.

RE: Water Protection Efforts

- . Last paragraph, third from the last line: Change “307 acres” to “3.07 acres”.

Minutes

Mr. Gress made a motion to accept the minutes from the January 14, 2015 meeting with one spelling correction on page one to change “council” to “counsel”. This was seconded by Mr. Lepler and accepted unanimously.

Next meeting dates:

Wednesday, February 11 and Wednesday, February 25, 2015.

Mr. Gress asked if written comments to the Comprehensive Plan Committee are accepted by the public and the answer was, No.

Mr. Hansen reminded the Committee that the preliminary budget is due to the Village Board by March 20, 2015.

Ms. Piccini asked Ms. Barosa about the agenda for February 11, 2015.

. Ms. Barosa advised that the following chapters would need to be reviewed: Historic chapter, Land Use chapter and updates to the Economic Development chapter and/or any updates to the chapters discussed at this meeting.

Ms. Piccini suggested, that in the interest of time, she and Ms. Barosa review the updated chapters prior to distribution to the entire Committee to ensure all edits/updates had been included, with Ms. Martini present.

Mr. Gress reminded the Committee that more detail on B-1, B-3 and B-5, and FAR was requested at the last meeting from VHB and it was never provided.

Ms. Piccini referred to the Implementation chapter, second paragraph, last sentence which says, "More detail will be provided before these documents become the subject of their public hearings", and questioned what this means and will ask VHB.

Mr. Lepler suggested that the public hearing be on the Comprehensive Plan only and not include the zoning, as it would too much for the public to digest.

. Ms. Barosa responded that the public hearing would be on the subject of the GEIS, which is covering the Plan and in general terms covering the zoning amendments and the urban renewal process.

. Mr. Gress added that zoning is based on the Comprehensive Plan and PACE's recommendation was that if the Village wants something done in zoning, make sure it's in the Comprehensive Plan.

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

Meeting concluded shortly before 9:00 pm.