

Village of Brewster  
Planning Board Meeting  
50 Main Street  
Brewster, NY 10509  
October 27, 2009

*Present:*

David Kulo  
Renee Diaz  
Mark Anderson  
Rick Stockburger  
Paul Pelussio

*Absent:*

Kathi Meyerson  
Greg Folchetti

Pledge to the flag.

David Kulo motions to open the meeting at 7:30 pm. Rick Stockburger 2nds.

AYES: 4 NAYS: 0

David Kulo – We have representatives here from 22 Eastview. I apologize that I haven't had time to look at your package, but we will listen to your comments tonight. Just as a follow up to the last time that you came here, the concept plan was to maintain the road as a private road with a Homeowners Association. Theresa Ryan, from Insight Engineering, and Robert Morini are here to discuss the final site plans for the subdivision (Concept Plan #2), which would allow the road to be private and under the legal provisions of a Homeowners' Association. The PB had responded favorably to this concept plan in the previous meeting. If you'd like to go ahead and discuss. Rick Stockburger – I would like to note that the subdivision application fee has not been made, so there's no formal application. Theresa Ryan – we submitted that quite some time ago. Rick Stockburger – I spoke with Bob Serino and he hasn't received it, nor did Barbara. Theresa Ryan – it was a really long time ago. Rick Stockburger – I can check again on this tomorrow. Theresa – we developed these plans as a result of the conversation we had last time with the Planning Board. We came up with a full set of plans with grading, utility, landscape, and layout plans, and all the details. We've submitted the stormwater management report to Paul as well. Basically we addressed every item in Paul's last letter in one way or another. What we said was that we would follow up with Platt at some point. Our goal tonight is really to see if we can get a public hearing scheduled, as well as a SEQR determination, as we hadn't gotten that far. Do you think we have enough information on the plans to have a public hearing? I wanted to get some input back from Paul to see if we have enough information in there. Paul Pelosio – I did get a

chance to review it, most of the comments that I have are more technical in nature, and not germane to the overall plan itself. I'd be comfortable moving forward. Mark Anderson – almost everything is in addition in the plan, except the proposed sewer mains have been removed from the plan. Theresa – there now won't be one main pipe down the center of the road to collect it. There will be a separate pipe that goes to each residence, then to the pump station.

Rick Stockburger - we need to be sure the fees are paid before any approvals. Also, if the 500 foot notification is required. Researched code.

David Kulo: This would be better if verified by council. Notification to Greg Folchetti would be forthcoming.

Rick Stockburger: As a Type II action under SEQR, motion made the intention of the Village of Brewster Planning Board to be Lead Agency. David Kulo seconds the motion.

AYES 4                      NAYS                      0

David Kulo: Public Hearing for this matter will be Tuesday, November 24, 2009 at 7:30pm. The Planning Board's Regular Meeting will follow. General Municipal Law 239M package will be prepared and sent to Putnam County for review.

Rick Stockburger - We need to find out from Bob Serino about activities at the building across from Kobacker's. It may be functioning as a church. Also, Country Kitchen has not completed rear siding work.

David Kulo – I will email Bob regarding these issues.

Mark Anderson motions to adjourn. Renee Diaz second.

AYES 4                      NAYS                      0