

VILLAGE OF BREWSTER  
 BOARD OF TRUSTEES  
 06 JUNE 2018  
 7:30 P.M.  
 REGULAR MEETING  
 MINUTES

The Board of Trustees of the Village of Brewster held a regular meeting at 7:30 PM on June 6, 2018 at Village Hall, 50 Main Street, Brewster, NY 10509.

Attendees:

Mayor: James Schoenig  
 Deputy Mayor and Trustee: Christine Piccini  
 Trustees; Mary Bryde, Tom Boissonnault, George Gaspar  
 Village Engineer:  
 Village Counsel: Anthony Molé  
 Clerk & Treasurer: Peter Hansen  
 Deputy Clerk-Treasurer

Absent:

Todd Atkinson  
  
 Michelle Chiudina

Pledge to flag.

Notation of Exits

**Regular Meeting**

Mayor Schoenig motions to open the regular meeting, Deputy Mayor Piccini 2<sup>nd</sup> all in favor 5 to 0.

1. DPW Report – Dominic Consentino – no report. Mr. Consentino was unable to attend.
2. Walter Brewster House water and sewer bill relief – Joe Whalen representing Walter Brewster House explains that the Boiler had broken during the winter and the furnace discharged water down the floor drain. Since there was no caretaker on site anymore the leak went unnoticed. The Boiler was repaired at a cost of \$1,200. Mr. Whalen says they paid the bill of \$768.00 but were in shock because the bill is usually \$120.00 and ask if the water bill could be adjusted because the water was a leak and did not go down the sewer. Mayor Schoenig motions to reduce the water bill to \$120.00 for the quarter and the sewer bill to \$45 for the quarter, Trustee Gaspar 2<sup>nd</sup> all in favor 5 to 0. Mayor Schoenig motions to process a refund for the water of \$618.22, Trustee Gaspar 2<sup>nd</sup> all in favor 5 to 0. Clerk Hansen requests information on how to process the refund; to whom and sent where.
3. Financial Update – Nothing to report at this point in the fiscal year.
4. Change of date for Shed the Meds: Tuesday, July 24, 2018 9:00 to 1:00 at 208 Main Street parking lot. (was July 26<sup>th</sup>). Deputy Mayor Piccini motions to change the date, Trustee Gaspar 2<sup>nd</sup> all in favor 5 to 0.

5. Minutes for approval;

5.1. May 23, 2018 Special Meeting Minutes – Trustee Bryde motions to approve the May 23, 2018 Special Meeting Minutes, Deputy Mayor Piccini 2<sup>nd</sup> all in favor 5 to 0.

6. FY 2018 Vouchers Payable – Trustee Bryde reviewed the FY 2018 vouchers and found everything in order.

|          |                  |            |
|----------|------------------|------------|
| 6.1. A - | GENERAL FUND     | \$1,059.83 |
| 6.2. C – | REFUSE & GARBAGE | 80.87      |
| 6.3. F - | WATER FUND       | 77,712.93  |
| 6.4. G - | SEWER FUND       | 274.54     |

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Total Vouchers Payable \$2,128.17

Mayor motions to approve vouchers payable as written, Deputy Mayor Piccini 2<sup>nd</sup> all in favor 5 to 0

7. FY 2019 Vouchers Payable – Trustee Bryde reviewed the FY 2019 vouchers and found everything in order.

|          |                  |           |
|----------|------------------|-----------|
| 7.1. A - | GENERAL FUND     | 29,776.19 |
| 7.2. C – | REFUSE & GARBAGE | 21,273.24 |
| 7.3. F - | WATER FUND       | 16,079.47 |
| 7.4. G - | SEWER FUND       | 17,540.89 |
| 7.5. T - | TRUST & AGENCY   | 12,696.22 |

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Total Vouchers Payable \$97,366.01

8. Mayor motions to approve vouchers payable as written, Deputy Mayor Piccini 2<sup>nd</sup> all in favor 5 to 0
9. Other Business

- 9.1. Trustee Gaspar would like to offer a document to ascertain business use regarding description of tenancy and use it as a business review form to help determine if a change of use has happened with a change of tenant.
- 9.2. Trustee Bryde attended the Eagle Scout ceremony and found it very impressive. County Executive Odell attended along with other dignitaries and Peter received many proclamations and Wells Park looked lovely. The Memorial Day ceremony was an exceptional turnout and Tom Smith and Trustee Bryde presented the Village of Brewster wreath. Trustee Bryde says the Relay for Life fundraiser was a great success with \$110,000 attained so far which is greater than the \$100,000 goal. Trustee Bryde reminds the Board and the public that the Flag Day ceremony at the Elks Club is Thursday, June 14<sup>th</sup> at 6:00. Trustee Bryde says the court audit is scheduled for June 13<sup>th</sup> at 10:00.
- 9.3. Trustee Boissonnault mentions the music event this weekend at Wells Park and DPW is going to do final preparations on Friday. The layout looks good and portable toilets are on hand to supplement the bathrooms on site. A portable trailer is set up to be used as a cooling site.
- 9.4. Mayor Schoenig says Harold Lepler has a plan to share with us while we wait for the DEP to finalize the land transfer of the Green Lot. Bill McGuinness of Sun Homes displays a conceptual drawing showing development at the east end of Main Street on the south side with garden apartments, for-sale rowhomes, a linear park, shop fronts, offices, with apartments above on Main Street bounded by Marvin Avenue on the west and extending east and south toward the river within the bounds of private parcels that can be accumulated for purchase and development of this project. There is also an opportunity to transform 208 Main Street into riverfront loft condos should the Village want to move to consolidate operations elsewhere. Preliminary diagrammatic conceptual sketches are attached to these minutes. Mayor Schoenig suggests that Sun Homes come back and present the concept again, perhaps in more detail, on August 1<sup>st</sup> at a regular meeting and the Board of Trustees can consider whether the proposed construction and alterations are consistent with the Master Plan and do not compromise the objectives of the Urban Renewal Plan after which the applicant may pursue the project through the normal channels starting with the Code Enforcement department.

#### 10. New Business

- 10.1. Trustee Bryde attended a book launch, (Putnam County Veterans of WWI by Roderick Cassidy) at the Centennial Golf Club with the proceeds of the book sales going to the Southeast Museum.
- 10.2. Mayor Schoenig says he received a phone call from Senator Murphy's office regarding the possibility of obtaining a grant for the Wells Park Bike & Hike Trail Connection. Details to follow.

#### 11. Public Comment

- 11.1. John Lord asks if the presentation we just heard from Sun Homes could become phase 1 of Urban Renewal. Mayor Schoenig says yes it could. Mr. Lord asks if properties would be condemned. Mayor Schoenig says the properties are intended to be acquired by the developer at fair market value. Condemnation is a last resort.
- 11.2. Jackie Boissonnault expresses concerns expressed to her by several neighbors about storm damage and the lack of attention to remediating the damages at some neighborhood properties. In general neighbors say several properties' aesthetics are lacking and overcrowding is still an issue. One property even has an appliance on the front porch. Ms. Boissonnault asks what can be done about these issues. Mayor Schoenig says we will have code enforcement be sure to enforce the property maintenance law along with all the other laws as written in Village code.

12. Trustee Gaspar motions to adjourn Trustee Bryde 2<sup>nd</sup> all in favor 5 to 0.

# ENVISION BREWSTER 6 JUNE 2018



64 GARDEN APTS  
1 & 2 BR's

18 SHOPFRONTS @ 750 SQ FT  
18 APTS or OFFICES @ 750 SQ FT OVER



LINEAR PARK



ROWHOMES  
18 3 BR @ 1600 SQ FT  
18 2 BR @ 1200 SQ FT



RIVERFRONT LOFT CONDOS



**ENVISION BREWSTER  
6 JUNE 2018**



**VIEW UP MAIN STREET  
OVER LOFTS**



**TYPICAL GARDEN APARTMENT LANE**



**VIEW DOWN MAIN STREET**





# SUN HOMES

