

VILLAGE OF BREWSTER  
BOARD OF TRUSTEES  
04 JANUARY 2017  
7:30 P.M.  
REGULAR MEETING  
MINUTES

The Board of Trustees of the Village of Brewster is holding a Regular Meeting at 7:30 P.M. on January 4, 2017 at Village Hall, 50 Main Street, Brewster, NY 10509.

Attendees:

Mayor: James Schoenig  
Deputy Mayor and Trustee: Christine Piccini  
Trustees; Mary Bryde, Tom Boissonnault, Erin Meagher  
Village Engineer: John Folchetti  
Village Counsel: Anthony Molé  
Clerk & Treasurer: Peter Hansen

Absent:

Pledge to flag.

Notation of Exits

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

**Regular Meeting**

1. Pastor Travis Mitchell – request for waiver of fees – Pastor Mitchell brings forward a complaint about an increase in fees for fire inspection and operating permit and seeks a waiver for \$400 of the fees. Mayor Schoenig says the fee schedule did change and the fire inspection and operating permit were separated but the fees are applied equally and fairly across the board to all property owners regardless of their status and it is not something we can waive. Deputy Mayor Piccini says we may revisit the fee schedule in the future but that does not mean these particular fees are the subject of that review. Trustee Meagher asks Clerk Hansen if other churches paid these fees yet. Clerk Hansen says he is not aware of those particular facts. Trustee Bryde says she is open to questioning fees but at this time is unwilling to waive fees. Trustee Boissonnault says that we reviewed fees from other communities and used them as a guide to set our fees. Pastor Mitchell asked if there was any notice of the fee increases. Deputy Mayor Piccini says it would have been on our agendas when action was contemplated and in our minutes when action was taken at which point the new fee schedule would be posted on our website and available in the village office. Mayor Schoenig asks for clarification from Code Enforcement as to the methodology of the fee assessments. Clerk Hansen says he will gather more information.
2. 2017 fiscal year-to-date Budget Report – Clerk Hansen says everything is at or near plan. The contractual expenses in the general fund are a little higher than we would like but not too far off and some of that excess will be offset when law enforcement grants received are factored in to the budget lines. Clerk Hansen says we are slightly ahead of forecasted cash flow for the year to date through 12/31/16.
3. Minutes for approval;
  - 3.1. December 21, 2016 Regular Meeting - Trustee Bryde motions to approve the December 21, 2016 minutes, Trustee Boissonnault 2<sup>nd</sup> all in favor 5 to 0.
4. Vouchers Payable – Trustee Bryde reviewed the vouchers and found everything in order.

4.1. A -	GENERAL FUND	\$20,819.60
4.2. C –	REFUSE & GARBAGE	259.83
4.3. F -	WATER FUND	4,517.87
4.4. G -	SEWER FUND	54,913.61
4.5. TA -	TRUST & AGENCY	1,336.03

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Total Vouchers Payable \$81,846.94
- Mayor Schoenig motions to approve the vouchers payable as written, Deputy Mayor Piccini 2<sup>nd</sup> all in favor 5 to 0.
5. Land Acquisition and Developer Agreement – tabled until later in the meeting after possible executive session discussion.
  - 5.1. Resolution of Adoption of the Village of Brewster Redeveloper Requirements and Designation Procedures Policy

5.2. Resolution of Adoption of the Land Acquisition and Development Agreement with Covington Development LLC

6. Other Business

- 6.1. Deputy Mayor Piccini says she will be meeting with Todd Atkinson regarding the fee schedule. Additionally Planning Board recommendations for sign law changes in the B2 District need to be discussed perhaps starting at our next Board meeting. Deputy Mayor Piccini says the Town of Southeast organizational meeting is tomorrow night. Deputy Mayor Piccini says the Town adopted their fee schedule for special districts and points out that in the Peaceable Hill Water District there is a basic quarterly fee with no allowance for water usage and everything used is charged at \$0.023 cents per gallon.
- 6.2. Trustee Bryde thanks Deputy Mayor Piccini for reminding everyone of the holiday trash pickup schedule.
- 6.3. Trustee Boissonnault speaks to Wells Park opening day, weekend openings, coffee in the park, movie night. Possible dates are June 10<sup>th</sup> for coffee in the park with the Trustees, June 17<sup>th</sup> for the first movie (Father's Day weekend), and we need to find out when the Farmers Market is planning on opening this year.
- 6.4. Trustee Bryde reminds the Board and general public of the January 15, 2017 deadline for Village Matters articles and notices.
- 6.5. Trustee Meagher asks if we have any jurisdiction over the Studio Around the Corner when the do cabaret type events. Counsel Molé says they are in the district where it is an allowable use so we do not have any oversight capacity in that regard.

7. New Business

- 7.1. Mayor Schoenig mentions there will be a press conference tomorrow at 1PM to announce the \$2M grant received from NYS Empire State Development Corporation.

8. Mayor Schoenig motions to go into executive session to discuss the Land Acquisition and Developer Agreement briefly and action is expected to be taken after executive session, Deputy Mayor Piccini 2<sup>nd</sup> all in favor 4 to 0. Trustee Meagher recuses.

9. Deputy Mayor Piccini motions to come out of Exec session, Trustee Bryde 2<sup>nd</sup> all in favor 4 to 0.

10. Land Acquisition and Developer Agreement – resumed from item 5 in original draft agenda after executive session discussion. Mayor Schoenig says these resolutions if approved by the Board will not be binding until signed by Covington Development LLC. Mayor Schoenig asks Clerk Hansen to put the documents on our website tomorrow pending final signatures.

10.1. Resolution of Adoption of the Village of Brewster Redeveloper Requirements and Designation Procedures Policy - Mayor Schoenig motions to adopt Resolution No. 010417-1 - Resolution of Adoption of the Village of Brewster Redeveloper Requirements and Designation Procedures Policy, Deputy Mayor Piccini 2<sup>nd</sup> roll call vote:

10.1.1.	Deputy Mayor Piccini	Aye
10.1.2.	Mayor Schoenig	Aye
10.1.3.	Trustee Bryde	Aye
10.1.4.	Trustee Boissonnault	Aye
10.1.5.	Trustee Meagher	Abstain

Resolution passes 4 Ayes, 0 Nays, 1 Abstain

10.2. Resolution of Adoption of the Land Acquisition and Development Agreement with Covington Development LLC - Mayor Schoenig motions to adopt Resolution No. 010417-2 Resolution of Adoption of the Land Acquisition and Development Agreement with Covington Development LLC, Deputy Mayor Piccini 2<sup>nd</sup>

10.2.1.	Deputy Mayor Piccini	Aye
10.2.2.	Mayor Schoenig	Aye
10.2.3.	Trustee Bryde	Aye
10.2.4.	Trustee Boissonnault	Aye
10.2.5.	Trustee Meagher	Abstain

Resolution passes 4 Ayes, 0 Nays, 1 Abstain

11. Public Comment

- 11.1. Mark Anderson asks about adopting policies today when there has been a relationship with the developer for several years. Counsel Molé says this is a more comprehensive agreement regarding the

relationship between the Developer and the Village moving forward but there is no binding agreement until such time as Covington executes the contract on their end.

11.2. Mark Anderson says he has written in support of Village revitalization but does not agree with only allowing a single developer to have control. Mayor Schoenig says Mr. Anderson should contact Covington Development LLC and express his desire to partner with them.

11.3. Mr. Anderson again says his basic disagreement with the Village was the selection of a single developer prior to the Comprehensive Plan Update and subsequent Zoning Code Update, effectively giving that single developer total control over the redevelopment of the Village. Deputy Mayor Piccini reminds Mr. Anderson that the process of redevelopment/revitalization/urban renewal/comprehensive plan update started well before Covington Development LLC was even known to be interested in the project and that local land owners were given the opportunity to meet with the Mayor and Deputy Mayor to discuss what was needed for them to move forward with development. Mayor Schoenig says we sought ideas, proposals, and suggested changes that were needed in order to spur redevelopment and no responses or suggestions for change during or after the meeting were submitted. Mayor Schoenig goes on to say we then sought several high profile developers after we met with Hudson Valley Patterns for Progress, which was prompted by the closing of Garden Street School, to no avail. Not one major developer we spoke with or solicited was interested in being a preferred developer. It was a year or two later that Covington Development LLC approached the Village and expressed unequivocal interest in being that preferred developer and has invested a great deal of time and money getting to this point. A point I might add which is exactly where the Village wants to be. Deputy Mayor Piccini says she drove the original Comprehensive Plan Update after attending several New York Planning Federation (NYPF) seminars and arranged to have NYPF, PACE Land Use Law Center, NYS Department of State, MTA, along with our Zoning, Planning and Village Board of Trustees all get together to work on this project with common ways and means. All this was well prior to any developer becoming involved and Mr. Anderson should understand that this is and has been an evolving process for many years and included the selection of a preferred developer of our choosing as we were advised by Professor Nolon of PACE Land Use Law Center. Counsel Molé says the Village has been complemented time and time again for their approach to redevelopment especially including a selected developer in the comprehensive plan and zoning code updates.

11.4. Pastor Mitchell has a member who lives in Sprague Inn and asks if there is a time line for the development. Mayor Schoenig says there no time line at present.

12. Mayor Schoenig motions to Adjourn, Trustee Bryde 2<sup>nd</sup> all in favor 5 to 0.