

OFFICIAL MINUTES  
VILLAGE OF BREWSTER  
PLANNING BOARD

REGULAR MEETING  
MAY 23, 2007

Good evening, this is the regular meeting of the planning board of the Village of Brewster. This meeting is called to order at 7:35pm. And in attendance for the planning board all members are present David Kulo, Rick Stockburger, Christine Piccini, Jim Bruen, and Mark Anderson.

So our first order of business on our agenda is to accept the minutes or correct as necessary from April 25 2007.

David Kulo-I have to abstain.

Jim Bruen-Nothing jumped out.

Christine Piccini-If someone who appears and has read them would like to move to accept them we can do that.

Mark Anderson so moved

And second (seconded).

And everybody in favor-Ayes

CP-The minutes are accepted.

Christine Piccini-Also we each received an email of all the corrected minutes that Amy has done and the only action we'll take is to let Pete Hanson and I know that they can be put on the web page in place of the draft minutes for each of those dates. They will no longer be listed as draft minutes they will be the official minutes of each of the meetings we have those,

Our business, 1st item, *538 North Main St. Commercial Building (56.82-1-18)*  
And the applicant or his representative is here.

James Nixon -Good evening. Here we are with a revised plan for *538 North Main St.* The owner owns other property within 500 feet. And as the village ordinance states, within 500 feet, they can share a parking lot. Laid out are 19 parking spaces to be dedicated to and leased by the property at *530 N. Main*. This does not interfere with the parking that's already dedicated to use...

James Nixon-Ray Durkin sometimes has trucks in front there. In the past I guess one of the nearby auto repair place had permission to use it, but that permission no longer exists.

What Mr. Durkin and I discussed was a lease, as opposed to some other instrument that would tie the properties together.

Mark Anderson The discussion here had to do with deeded rights, which would be in perpetuity.

Mark Anderson- To come as a lease...

James Nixon-My thinking is, just trying to show how this might work, is that

538 N. Main Street, which doesn't have adequate parking onsite, and so we're proposing to lease it from someone else. In this case that someone else is the same owner. Conceivably, whoever is operating at 530 N. Main St. might want to lease parking at a different site.

James Nixon-Didn't find any ordinance that says exactly how you're supposed to do it. And I don't know of models from other municipalities that do this regularly. The village has not lately that I know of, but the planning board has approved projects w/ the understanding that the owner would get permits from the village for whatever parking they need.

James Nixon-In general my thinking is that it doesn't behoove the property owner or the tenant on 538 North Main Street to let parking go when they need it. If they really need the 16 or 17 spaces, they should continue to lease them however they lease them.

Mark Anderson- I'll say here that the board's understanding is that an ongoing dispute that exists in this community, between a guy named Doupis who bought the Borden building and Dan Wedley and his patrons. When the Jim Sprague (JS) property changed hands the new owner, Mr. Doupis Achilles, had a different policy about what he thought parking was worth. This has been a long running problem I've seen in court.

Christine Piccini-you're thinking that if we look for a document that said ok, a piece of paper without the perpetuities; but just something that said yes this was a definite arrangement, we will have this as our official parking,

...

*12 spaces plus a screening, pleasing to the eye*

Rick Stockburger- I'd feel better if we had something in the package from the owner that he understands, that if he wishes to continue to use 538 N. Main, he must maintain these spaces or equivalent spaces down there,

Christine Piccini- 12 is the ground floor as proposed on the plan which is with the extension on the back. So the 5 is gravy right now. 12 is the minimum.

Rick Stockburger- I would be happy if were to include a statement in this package, saying I understand I must maintain 12 spaces to continue to use this building.

Mark Anderson- 500 and 538 North Main should have that clause inserted into the deed(s).

What I hear you saying is that if you lose the spaces at Red Fox's area, they would be compelled to replace them by a lifetime acquisition by lease or purchase of same spaces.

Rick Stockburger This will give us a little coverage if this statement from the applicant is in the package, and he does away with those, in this package is a statement understanding that he must maintain 12 parking spaces.

Jim Bruen-Somewhere within five hundred feet.

I remember years ago when I got into a disagreement with Mr. Durkin, the applicant, that if you want to work this space, we'd like to see it naturally screened off.

We don't want to see a parking lot from N. Main Street. We would like to see some pine trees, something to cover up what a parking area for autobody mechanics would look. Like.

Mark Anderson-But you're saying that the auto body shop is currently using it.

James Nixon- That's my understanding, that we going to terminate that use by John's autobody.

Jim Bruen-12 spaces are there for the building and the front that faces Main Street is to be maintained with a natural screen. We may talk about the pine trees again, for a full screen across Main Street. I'm not sure if I should say something about being curbed so there is a particular bed made for screening plants

Mark Anderson- I like curbing. Keeps water from flowing.

James Nixon-Our proposal is still to knock down things and start over even if that means everything is in 2007.

Jim Bruen-But what size curb, and an individual bed, and naturally screened with 8-10 ft. evergreens spaced at every 8 feet.

Rick Stockburger-I don't want to see him come in and 5 yrs. down the road and say I bought this place, and now Mr. Durkin's putting up a condo and I don't have 12 parking places so I want permission to become nonconforming again.

Jim Bruen-It should be on the deed

David Kulo or Paul Pelusio That's why we need an easement on the deed for Red Fox.

Mark Anderson- This has triggered something that has tied up the village judicial system.

Christine Piccini-We're looking for a document, we're looking for something specific attached to the document in reference to the parking lot itself.

Rick Stockburger- If I saw an easement on the Red Fox property granting those '12', or however many you want to grant on there, I would certainly be much happier...

Christine Piccini-But I have to raise an opposite side issue here ...because that establishment we are talking about is restaurants which means it's not 24 hr usage, which means that you're looking for a lease, and we're already talking about not doubling and tripling up.

But in reality these spots east to the restaurant mean that that belongs strictly to the restaurant for its use, and the restaurant has the rights over those spots. If it stays with the owner, he has the ability to use those spots at times when the restaurant isn't in business and I'm not sure that it's fair to the owner to say yes, you have to put an easement on and take it offline all the rest of the time.

Mark Anderson- She brings up a valid point but it's not fair to say apt. dwellers overnight couldn't be in these spaces when other patrons are not in these spaces. I tend to agree with that philosophy of maximizing the use.

James Nixon-538 *North Main* has to maintain 12 spots within the 500 ft.

James Bruen -With curbing, 10 ft. pines, over 6 ft.

Rick Stockburger-You could probably come back with some kind of *North Main Street pine forest*

*Cp shall we move to another piece of this application...*

James Nixon-I think I showed you this schematic before 1st floor, 2nd floor similar ...side elevation, ...the long elevation you can see from the street. Here we just show form windows and

doors, there's not a lot of detail available...

James Nixon- The owner...further w/ this...black and white zone..., the concept here...brick front façade thinking white, some sort of 3 & 4, which will also be the back for the signs...headers that would work w/ brick or the stone, a \_\_\_ bricks something like that...and some sort of corner under the eave which has a bit of detail to it, not on every building around here but around here, Southeast house example, *50 Main Street* going in that direction  
The long side view, the owner hasn't decided as much the direction he wants there, It's a much larger wall, there's the cost factor, possibly something like some brick and some stucco...

Christine Piccini-And he said a façade brick as opposed to brick construction.

James Nixon-Oh right, he hasn't decided between 4" brick or 1/2" brick.

James Bruen- We understand the concessions we are trying for the applicant and obviously for the Village of Brewster; brick sounds great, could we also see some inlaid lattice in the windows for the colonial look...

Mark Anderson- 3 over 3 or something like that

James Bruen-Are you familiar with the boone dog...

James Nixon- (laughter), Yeah I've seen it a couple times.

Mark Anderson- "Mullions".

James Nixon "Mullions" between the glass.

James Bruen- Like 8 by 8 Mullions whatever fits the upper and lower windows, I'm not sure you can do anything down below,

James Nixon- On the door.

James Nixon- Commercial door even when building. Reopen a...genuine glamour of the ...21st century

Moving on to the doors-- the doors are plain, the doors have 1 plate of glass, as opposed to being more like a French door , a porch type of thing as opposed to a main entrance.

James Nixon- But actually I think you made a good point that we put the mullions in the window, and then something coordinated at the top.

James Bruen-What type of signage are we looking for...

James Nixon- My thought is we want to promote something like a, carved or letters on a back a board, or raised lettering with a gooseneck lamp, or something like that...

Mark Anderson- What I'm thinking is you're doing great downstairs, that downstairs business has that nice sign plaque, what goes upstairs, if it was to be a commercial venture, ultimately, would probably also wants to announce itself to the world...

James Nixon- But if you're a 2nd floor office you might want to put your name on your window in gold...

Do we have a place where a freezeboard would fit in the signage...

James Nixon- Actually they have 2 options they also have this door towards the back, and an interior stair which means ...

James Nixon-But the 2nd floor needs 2 exits anyway, so one for the back, one is nearer to the front on the opposite corner...

Now that you raise the issue of how about a sign, if you have a 2nd floor business and you want people to come upstairs, you might do a hanging sign,

Mark Anderson- I liked Jim's ideas about the windows...I like brick very much; I think it's a

well-used material, blends in well w/ this area...

Jim Bruen-Let's talk about windows on the south side...

Jim Bruen-So when you're driving north and you come to look at this village...

Rick Stockburger- Towards Kobacker's from the firehouse...

Jim Bruen- This is Southside... What I think is important for us the Planning Board to look at, and it has nothing to do with whatever's going on upstairs; There's a breakup of that huge plastic vinyl piece that goes from that piece down to the end and see where the applicant would work some windows into that, just to be more pleasing to the eye, storage or not.

James Nixon-The south side right now is left blank really because...well the ground floor the owner is thinking and I'm thinking that the most likely use would be a restaurant...

I didn't put any windows any farther back...

Mark Anderson-Alley view in back; upfront the sun will stream into that side about midday on...

James Nixon- It may want more windows, a storage space doesn't want more windows; if it's an office, they might want more windows; if residential, they'll certainly want more windows

Christine Piccini- Do you think we'll be returning to this in our next meeting

Yes.

Christine Piccini- Some added detail to the side perhaps.

James Nixon- We can work on that.

Christine Piccini-Enhancing the windows on the front.

Christine Piccini At our next public hearing we can do that also.

James Bruen-I was wondering if we schedule a public hearing , and get the info we're talking about prior to the June meeting.

Rick Stockburger-Would you have by then final details to the three side building. At that time would you be able to come through and say it's going to be vinyl sided, it's going to be black, its going to have windows; or are you going to present to the public a 20 ft high by 40 ft long wall,

Christine Piccini-Why don't we plan then two weeks before our next mtg. you have for us everything that we need, so we can look at it at our next mtg. and schedule a public hearing after that...

James Nixon-Ok.

Christine Piccini-But that means if this stuff isn't done by June meeting and we still want more stuff than we're going to say we've got to wait another month again ...

...

Paul Pelusio- I did have comments but a lot of them are similar to what we previously submitted. I don't know how much discussion we've had on these; it appears we've discussed a lot of them tonight already.

Paul Pelusio- A lot of them are itemization; Given the few minor changes on the left, it feels like the same general comments.

Rick Stockburger- I understand Jim, that you or your applicant from John Folchetti & Associates at nominal cost could provide you with this information.

(Owned by the Village of Brewster and made available to you at a reasonable reproduction cost rather than paying survey).

Paul Pelusio- You requested the mapping... I don't know if we actually put it on any plan.  
Mark Anderson- I think this is something we'd waive at this stage.

Rick Stockburger- I think I would like to see the 538 *North Main* on the side and the tenant, assuming it's not going to be Verona performing arts.

Paul Pelusio- The type of lettering.

Mark Anderson- Does the Department of Health have anything to say about expanding the square footage downstairs with the septic system that's there currently...  
I'm not thinking about 2d floor, I'm thinking that the 1st fl will be larger than the old 1st floor...does anything happen w/ the septic temporarily as we wait, it would seem like an onerous cost to prove that the septic was adequate

Mark Anderson-They did award the contract on Wednesday night, right.

Jim Bruen- And we know it is the mayor's intention to have *North Main*

Mark Anderson- As a priority

James Nixon- We'll check it out but it sounds like it's probably not a problem.

Christine Piccini- And some of them I think you already have incorporated into this application and the rest 2 weeks before our next meeting

Christine Piccini- You want a due date, does that help you? Must be in by June 13th to be on agenda for June 27, so we can set the public hearing for July.

James Nixon- OK.

Subdivision for *114 Main Street/41 Oak Street* (67.34-2-24)

Cp we need to set a *public hearing* again for that in order to do the 239 and compliance notification to county

Christine Piccini- You do not need to notice the *500 ft.* again, because it's a public notice and there have already been comments so this was more an internal meeting requirement that we overlooked last time...I know that you had asked about not doing it for this meeting that the owner is out of the country...will *June 27* work for them or should it be bumped

James Nixon-June 27 works fine.

Mark Anderson- Did the Building Department ever go over our recommendations...

Yes.

Rick Stockburger- There was a letter saying it was OK.

Christine Piccini- Nobody got that, should I make copies for everyone then.

Christine Piccini- We'll see you *the 27th* and the paperwork *the 13th* .

*New business*

Christine Piccini- *No new applications received by 5/9, so we're onto other business inquiries.*

Christine Piccini- Let's do, in reverse order, #2 (*Kobacker*) on agenda, first.

Frank Milano from Kobacker's market, 570 North Main Street, and I'm here for an informal discussion on a very small expansion.

Frank Milano-Do you guys have a copy of this?

Christine Piccini, this is the *Main Street, North Main Street*.

Frank Milano- 4 1-2 ft., That bottle room is a waste of space.

Frank Milano-This is the return room right, what we plan on doing is taking these out and moving them here; this is where the cold beer would be. I was going to wall this off but decided we needed 4-1/2 more feet.

Mark Anderson- So you're bumping up that return right there,

Frank Milano- And about as far as the roof that overhanging there now that's not going to change...

Christine Piccini-because it's business it's not change of use, it's expansion, do they have to do a site plan for us for this? Or is this just bldg permit for this?

Christine Piccini- I mean they were sent here to the planning board.

Paul Pelusio- I think in accordance ...the site development plan is technically reworked...what would normally be called for would be waiver in this case...

Christine Piccini aside from our requirements, what do you have as next step in yr timetable?

Frank Milano (to have it be ready) yesterday

Mark Anderson -What percentage of the building's sides are being changed, how much square footage this adds relative to the whole;

Mark Anderson-What kind of square footage is this whole space...

Frank Milano- I'm not sure if it's 4 1/2 or 5, say it's 5 by 20.

Mark Anderson-You've got a lot of square footage there right

Frank Milano- I think it's 12, 000 downstairs, and 1500 upstairs.

Mark Anderson- We're talking about an 1.1% chg.

Jim Bruen-Not a problem w/ parking.

Christine Piccini-So here...this wall moves out,

No- that will be a cooler.

Rick Stockburger-When we move it, this return area becomes home to cold beer.

Frank Milano- Move the beer so we can move the soda to where the beer is now, so I can move a cooler where the soda is now, so I can put more dairy in; everything's moving to the left.

Frank Milano-Like the one upstairs are blacked out.

Mark Anderson They're faux windows.

Frank Milano- Basically.

Talking about 4 ft, 5

Mark Anderson- 20 ft in length

Christine Piccini-Do we think if they have the original site plan and bring all this stuff in.

Christine Piccini- So we need (all) to see the original.

Assuming there are no changes from what was on that plan is good...but if there are changes, we need to see more.

Frank Milano- Do you want as it is now and how it will be?

Mark Anderson-Yes.

Mark Anderson- Is this door coming all the way across?

Frank Milano-No, a sliding glass door there is useless.

So I also want to step this in 2 1/2 to 3 ft instead of coming all the way to the end,

Paul Pelusio- Christine, the amended site plan will cover all site related issues, it seems as if you're looking or the board is looking for more details on the aesthetics.

Mark Anderson- A now and then rendering, we want to see...

Christine Piccini-And the materials you're going to use.

Paul Pelusio- this is the roof already existing-all they're doing is this...

Jim Bruen-Was the board pleased and fine at the site plan meeting?

...

*June 27 meeting*

Christine Piccini- I talked to James about signing.

Mark Anderson- If you want to put this as new business for the *June 27 meeting* then the documentation should *be here by the 13th*

Christine Piccini- Everything should be filled out and dropped off by the 13th of June.

Rick Stockburger-That site plan was approved for this extension...amend it to show

Christine Piccini-The full site plan exists. We're going to see the old one that they used for this project originally. In addition, on that they will show the amendment to what was already approved, which is the next extension

James Bruen-So would that site plan have the right of way...

-I'm not sure what the difference is between site plan and survey, but survey has right of way  
Survey is intended to show legal boundaries of parcel.

Site plan has all manmade features/additions to the parcel, in addition to the legal

Christine Piccini-And when we look at it, it's all either be this answers all our questions, we can schedule a public hearing if we need one, or you didn't show up this or had a question about that, we want this also, and you'll have to do that part.

The main thing is getting the 13th, so Paul has 2 weeks to review it,

Rick Stockburger- He's going to go back and see the comments he made 2 yrs ago

So yr paperwork *before 13th*, and you on *6/27th*

*851 rte. 22*

Christine Piccini- I had a phone call this afternoon and he said am I on the agenda I turned in my app; and I said you turned in stuff, but I don't think it's a complete application.

Christine Piccini- You may have gotten through the list of what is on the plan and covered everything that needs to be on the plan, but I don't think that everything we need for our application is here.

...

Mark Anderson- I'm surprised they're letting automotive slide, this looks much nicer than automotive. I'm surprised, that's kind of like the zoning that's hard to get, and it's hard to find a place to put anything to do with an automobile, anything like that.

I would think automotive would rent at a premium because it's such a rare zoning.

*Awnings—old, new*



Mark Anderson- The whole North side of Main Street had or has retractable *awnings*, a lot of buildings the sun used to shine on and down it goes.

Mark Anderson- I have in my career commissioned to make *awnings* for *94 Main Street* at least.

Jim Bruen –Cool.

Jim Bruen-But what about the perm ones.

Mark Anderson- These are not retractable. They sit there all the time?

Jim Bruen-These are cold plastic.

Mark Anderson- The practicality is if it's a rainy day, because this is a façade that is straight up vertical it would protect patrons getting to the door, mgr., struggling to unlock, or put down umbrella, get in the door w/o getting sopping wet.

Jim Bruen-Awnings are important, but do we want plastic...

Mark Anderson- Would you rather see a permanent roofline that does the same function as the awning.

Jim Bruen- If we'd like to run with the architecture of the village...yes, not saying permanent structure line going across all 3 faces, but 3 separate faces, overhanging porches,

Mark Anderson-So you're saying instead of losing a low-weight frame, and material, you want structure.

Jim Bruen - *new awning type*.

Jim Bruen-I don't see any supporting beams coming down.

Mark Anderson- New awning...typical.

Jim Bruen- Would it make this whole building much prettier, a supporting porch w/ some ginger bread around?

He's got all the other mouldings.

Mark Anderson- Put some posts, columns on this side of the walkway, support an overhang across the whole of the front. Next page, you've got this little sidewalk running across, you're thinking put a column or two in there, cover the entire walkway.

Jim Bruen-Looking at that, how many feet.

Mark Anderson- The footage there probably 3 or 4 ft.

Mark Anderson-Sidewalk width approx; 1 inch is equivalent to 15 ft.

Mark Anderson- There's another reference on there 6 by 6 by w2.1 x w2.1.

Mark Anderson- Looks good to you, Paul Pelusio.

Paul Pelusio- That's the welded mesh they're putting underneath to hold the concrete (6 ft anyway, 12 ft wide).

Paul Pelusio (David Kulo) that's 6 ft anyway.

4' concrete wasn't (4 inch) wants 4 ft wide.

Maybe 6 by 6 implies sidewalk is 6 ft because is size of metal.

...

Rick Stockburger- Somebody's going to have to show us, I'm only going to have 3 cars an hour at Subway, what the traffic impact is of that? Right now there's hardly any traffic as a repair garage for Honda.

Mark Anderson- We're dealing with a building that may be over 100 yrs old, and you're dealing w/ a road that had its capacity outstripped years ago. ..

Rick Stockburger- You're going right back into the SEQRA stuff, the environmental impact, the traffic impact.

Mark Anderson- Across the street, I started paying attention to that site, there was 1 accident while was I driving by, with people blocked.

Mark Anderson- It seems foolish to deny these buildings with the ability to transition with time.

Mark Anderson- What I'm saying is it's hard for me to conceive of penalizing individual landowner, any one, for regional traffic flows that have grown with sites that have been improved outside of our jurisdiction. Rte 6 runs from Provincetown to Oregon, Bishop California

Jim Bruen- So basically this property is going to be used for primarily southbound traffic. Because there's going to be a no left turn sign off the exit.

Rick Stockburger-So it's the same issue as the Duncan Donuts going up right across from it...

Sha Ni Ro and Duncan donuts

Mark Anderson- So it's a b1 zone and it'll primarily be b2.

Mark Anderson-What could we get here.

Rick Stockburger-Could get another garage.

Rick Stockburger -Auto sales and services, gas stations and commercial garages, we could have in there.

Mark Anderson- But also retail, restaurant, tavern, personal svc, office all those things could show up.

Rick Stockburger-Eventually et down to traffic flow situation; The board told the Sha Ni Ro guy that Folchetti...

Rick Stockburger-Folchetti would be happy if had signed off w/ a cert traffic engineer, signed off on the traffic flow and the rest of that stuff, to how they're going to handle, across the street.

Rick Stockburger-Somebody s going to have to show us, I'm only going to have 3 cars an hour at Subway, what the traffic impact is of that? Right now there's hardly any traffic as a repair garage for Honda

Rick Stockburger- But now what kind of offices, what subway, how many cars going in and out,

David Kulo- t would be great to have these 2 sites redeveloped but I am still not satisfied with the way that intersection is being, the lack of planning for that intersection, with these plans being presented to us.

David Kulo- Other than there's no left turn sign,

Mark Anderson-Which will be violated by the few.

David Kulo- But also, the traffic light is right there and the traffic light is there, you have 2 lanes, one going straight, and one right turn only,

David Kulo-We need to have something that shows me sanity at that interchange.

David Kulo-To reconfigure the traffic signals there...right now it exists and it is a ...

Mark Anderson-We're dealing w/ building that may be over 100 yrs old board and building went up Civil war era ...you're dealing with a road that had its capacity outstripped years ago. ...

Rick Stockburger-You're going right back into the SEQRA stuff, the environmental impact, the traffic impact...

Rick Stockburger-You get a certified traffic engineer to study this, study the use, and come back and you certify traffic engineer, there's no problem w/ this intersection, this traffic flow...

Mark Anderson-Have we suggested that they both hire the same party.

Rick Stockburger-This guy hasn't come back in and talked to us.

They were going back and forth with the Sha Ni Ro guys...

Mark Anderson-Across the Street, I started paying attention to that site, viewed 1 accident while was I driving by, people blocked...

Rick Stockburger-Those guys with their special use permit, did they come back with a new layout,

Mark Anderson-So they're going to solve that issue...

Christine Piccini- To the village board...

Mark Anderson-It seems foolish to deny these buildings the ability to transition with time.

Mark Anderson- These buildings are all old, neither is less than 60 yrs old.

Rick Stockburger- By the same question, you can't have them make unsafe traffic flows...

Jim Bruen-You can't forget that they preexisting nonconforming uses.

Mark Anderson-How do you burn the individual as the traffic count has gone up, the region has gotten developed, it's a federal highway...

Jim Bruen-If this site is not approved, it might go right back to automotive and you'd have an eyesore, and you'd have just as much traffic...

Mark Anderson-What I m saying is its hard for me to conceive of penalizing individual landowner, any one, for regional traffic flows that have grown w/ sites that have been improved outside of our jurisdiction. Rte 6 runs from Provincetown to Oregon, Bishop California...

Mark Anderson-Coast to coast it's a federal highway.

Mark Anderson-A lot of its traffic does not originate or terminate in the Village of Brewster.

You can't do anything because growth has...

David Kulo- On practical matter owners also will expect something from the municipality that is a traffic pattern that is going to meet the needs of their businesses. And part of that is a safe and moving traffic.

Rick Stockburger- You don't want to end up w/ a rte 22 traffic problem created down here because you put in 5 restaurants even though gee if a guy wants to develop a gas station, and now you want to put into this, you create a bottleneck

David Kulo- Customers are not going to come back because I tried & couldn't get a parking space there I can't make a left turn, I can't do this...

David Kulo-You have to address those issues.

You can't make right turn,

Mark Anderson- I have always put my office on rte 6 middle branch side, because rte 22 is it's an onerous proposition to be on all day long...

Rick Stockburger- But I think it's our responsibility to make sure whatever we allow in there to do it to have a safe traffic flow, as safe you can make it.

Jim Bruen- As safe as you can make it is not in the plan.

Jim Bruen- And it's already approved, it already exists.

Mark Anderson- Existing curb cuts to remain...

Rick Stockburger-Same curb cuts that exist. All up in arms about...Putting in the Duncan donuts...Duncan donuts is not changing curb cuts, not changing traffic flow, we're trying to make them change traffic flow, to make them flow better and safer.

Mark Anderson- I understand I have not thought the Duncan Donuts shop across the street is the best thing to be putting in there. But in my private life I understand that I deal with a lot of functionally obsolete bldg, , I deal with a lot of buildings , I have all these footprint buildings downtown that I would love to have modern parking levels and everything else...it would enhance my ability to get great tenants. If we put a stranglehold on them completely. we need to keep safety in mind always, but I don't want to say to them that because of all these external things going on, you can't do anything. Again I love the fact that they're putting right at the gateway to our community a more pleasing aesthetic. That's a positive.

Jim Bruen-I don't think this can be changed that much.

Jim Bruen- The entrance ...

Rick Stockburger- We're going in front of the board and we're going to do type 2 and sera actions and unlisted actions. We're going to do due diligence but there's no safety impact on the traffic flow by changing this from a garage at 1 car an hour going in and out to a subway.

Rick Stockburger-Who knows how many guys coming from rte. 22 coming out of village, want to pick up a subway, do the same diligence...

Christine Piccini-Does it change everything or nothing if he comes in w/ the same project and subway is not part and parcel of it.

Marl Anderson-I think you only look at that user as one of 1000 restaurant users who can come in under the b2 zone. The Subway can come and go and you could have potentially 3 Subway-type restaurants there.

Christine Piccini-Or you can have a psychologist who sees 1 client an hour.

Mark Anderson-You could have, absolutely, that's also a legal use.

Rick Stockburger- You could have a deli, a Subway and

Christine Piccini-The water...

Rick Stockburger-They'll be on the sewer...

Christine Piccini- The flows are still going to be an issue, it will matter

Rick Stockburger -Depends on what the flows are going to be and how much available space is available

Mark Anderson- All these buildings...one has to look at a building as being able to adapt to change.... There's a lock just like Frank is modifying the building, he's not changing the business but he's modifying that structure to meet a change in what is demanded

Mark Anderson- I think a big problem of what we have a lot of vacancies downtown is in part because we haven't been able to adapt our community to the automobile ...and maybe it'll be a benefit now as gas prices to get out of their cars and walking villages will become more appealing but we lost all these people to these outer out of town shopping plazas because we didn't have the adaptability to go provide space for automobiles

Rick Stockburger -And I don't want to be the one, when the first guy pulls out of the subway shop and gets tboned making the illegal turn...

Rick Stockburger-Did you do due diligence as you said you did under SEQRA

Mark Anderson- So we need a traffic stud. Agreed.

Rick Stockburger- I don't know if we need a traffic study. We just need to look at it the same way because we're at the worst intersection at the village. We just need to look at it; I don't know how it's going to come out

Mark Anderson- Well there's no limitation on which way you can go in and out, is there...right now

Rick Stockburger -There's no legal way to change that because only the state can give you a one way sign.

Christine Piccini- Right

Rick Stockburger-So there are no one way signs, you can go left and right, however you want...

Mark Anderson -And you can do it from either driveway currently

Rick Stockburger- Currently yes because there's no space.

Mark Anderson- I know on a highway a curb cut is a hard thing to get I don't know how tough it is but going up to apply to the (dlc)has always been an onerous issue.

Jim Bruen-It's a curb cut here now

Mark Anderson- It is too

Christine Piccini- It is too

Mark Anderson- Right now you could do either way (out and in)...

Jim Bruen- This whole curb cut is there ...

Rick Stockburger- No these 2 here are there.

Rick Stockburger- A traffic engineer, Mark may well say you're hell of a lot better to come in here

Crossing and go out here...and this may well be reversed, train to exit now, out of traffic, further away from intersection and closer to intersection

Rick Stockburger- Now you are trying to get out closer to the intersection with everybody cutting the light

Mark Anderson- A lot of its traffic does not originate or terminate in the Village of Brewster.

You don't want to end up w/ a Route 22 traffic problem created down here because you put in 5 restaurants.

But I think it's our responsibility to make sure whatever we allow in there to do it to have a safe traffic flow, as safe you can make it. .

Rick Stockburger-We're from the board and we're going to do type 2 and SEQRA actions and unlisted actions. We're going to do due diligence but there's no safety impact on the traffic flow by changing this from a garage at 1 car an hour going in and out to a Subway.

Who knows how many guys coming from Rte. 22 coming out of village, want to pick up a Subway, do the same diligence...

Mark Anderson- I think you only look at that user as one of 1000 restaurant users who can come in under the b2 zone. The Subway can come and go and you could have potentially 3 Subway type restaurants there.

Christine Piccini-Or you can have a psychologist who sees 1 client per hour.

Mark Anderson- You could have, that's also a legal use.

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Mark Anderson- Right now you could do either way (out and in).Rick Stockburger- Now you are trying to get out closer to the intersection with everybody cutting the light.

Christine Piccini-All of these things we'll talk about after we get a complete application.

Christine Piccini- Next thing on agenda says *annual training requirement*. The new village budget has money in it again for training which we can apply to something like last yr, when we went up to Saratoga springs for a couple of days for that

Christine Piccini ...the state requirement is...that we need to in this calendar year, which is almost ½ over make sure that we have each of us have 4 hours worth of training.

Mark Anderson- *Are our sessions at Mr. Folchetti's office good for any of this?*

Christine Piccini- *Yes*. if the...this is one of the recommendations that we talked about.

Christine Piccini- The village has to make a resolution that they will accept that as training. If you're not sure going away is going to work, then you have to make sure you're coming to 4 hours worth of training.

Christine Piccini- So if you know what you went to, what dates you went, and can send me that, that would be really helpful,

Mark Anderson- I probably have that in my palm pilot so it should be easy to find out.

Christine Piccini- Otherwise you can't be reappointed to the board...we'd have to give it to someone else

Christine Piccini- Saratoga springs again; same group that did it last yr.

Christine Piccini- If you think you'll probably not make it for that, we'll probably do more of the Folchetti training.

Paul Pelusio There was this thing too, where's New Paltz.

Mark Anderson- It's close; also a very nice town.

Christine Piccini- We all have to make sure we're doing that and when we set up more training dates, and then email, and I'll give you a phone call again.

Christine Piccini- Next thing recommendations from *Bob Serino* who is now *Building Inspector* here I stopped in the other day to talk to him...some of the stuff we talked about already in the other note;

Christine Piccini- Was asking about fees collected and if those fees get escrowed which we're asking the Village of Brewster to make sure that's the way all the fees...

Rick Stockburger- They don't currently get escrowed.

Rick Stockburger - They go right into the general budget.

Christine Piccini -He's also asking if we think it would be worthwhile for him to generate a comment form from the building inspector to fill out on every application.

Christine Piccini- And he also asked if any of our apps get seen by the fire chiefs to make sure they have code compliance...

Paul Pelusio- The issue is the permit, they need to make sure the building permit is done.

Mark Anderson- Remember the fiasco on Oak street they set up all these parking spaces and then the fire dept. weighed in and it was...we need that lane open..And after they spent all this money they reversed course; when does the fire dept step in

Mark Anderson- This is 35 Main Street, the old Boone Dog site, and somebody who looked at it a couple of days ago wanted to know, how many people are allowed to be in this space...

Christine Piccini- And the next thing is the recommendations to the village board of trustees and that we got by email.

Christine Piccini- And that's fine by me if you do it by email unless you want to discuss it

tonight.....

Christine Piccini- In the increased application fee section the mapping as provided by village engineer.

Christine Piccini-Got it by email today.

Christine Piccini- The 3rd one on here, we're recommending that they make a resolution To accept the training we get from...

Sufficient to meet that...

Rick Stockburger- Can't get more than 4 hours

Christine Piccini- When you take a look at this see if something jumps out, or tell me if I misunderstood something, send me an email and I'll fix that so that we can get on the agenda with this

Unless you tell me to change from the June 6 due diligence Brewster board meeting

Christine Piccini- And this is simply the resolution that we'd like them to adopt this.

Christine Piccini- If anything else-

Mark Anderson- Motion to adjourn.

Second-David Kulo.

9:45 pm meeting is closed.

Should have new biz at next meeting