

**Village of Brewster
Planning Board
August 27, 2013
Regular Meeting**

Board members in attendance:

David Kulo, Chairman
Rick Stockburger, Assistant Chairman
Mark Anderson
Tyler Murello

The Pledge of Allegiance was recited, whereupon the proceedings were called to order at 7:40pm

Call to order

Chairman Kulo stated that this was a **regular meeting** of the Planning Board and he was in attendance along with Rick Stockburger, Tyler Murello and Mark Anderson. Renee Diaz was absent. Chairman Kulo made a motion to open the meeting, which was seconded by Mr. Anderson and passed by a vote of 4-0.

Accept draft of July 30, 2013 minutes

July 30, 2013 minutes were reviewed by board members present. Motion to approve July 30, 2013 minutes called by Mr. Kulo; seconded by Mr. Stockburger and passed by a vote of 4-0.

Meeting discussion

New business: Application of St. Lawrence O'Toole Church/School, 11 Eastview Ave., Brewster, NY, 10509, Lot # 67.26-2-15,16, **for site plan approval** for a front setback from 20 feet to 12 feet. The request is to accommodate an 8-foot variance for an ADA-compliant elevator to be added to the front of the building.

Representing St. Lawrence O'Toole Church/School: Mr. Alan Patrie.

- . Mr. Patrie provided an overview of the construction plans for the elevator and shared drawings with the board. Additional square footage = 87 sq.ft.
- . Mr. Patrie advised that he has received approval by the Zoning Board for the variance to construct this elevator.

- . Mr. Patrie explained that after consulting with various elevator companies and architectural firms, construction of the elevator on the front of the building allows for the least amount of infrastructure impact. (Interior construction cost has been estimated at \$200,000).
- . Mr. Patrie explained that the elevator will line up and cover the current set of exterior windows to the right of the front entrance.
- . Mr. Patrie provided the following additional information about the current site's building:
 - Section 1 was built in 1931; middle section was built in 1953; newest section was built in 1960.
 - The proposed elevator is ADA compliant and can accommodate a wheelchair, as well as an attendant and others.
- . Mr. Anderson asked about entry to the elevator. Mr. Patrie explained that entry to the elevator was from the interior only; no exterior entry.
- . Mr. Stockburger explained that a handicapped person would enter the building from the rear parking lot up through the handicap entrance and move to the front of the building to the elevator.

Mr. Patrie said that Joe Hernandez suggested a faux window at the top of the elevator tower, something to complement the current windows, maybe a half-moon window.

Mr. Patrie suggested mounting a St. Lawrence O'Toole sign.
Mr. Kulo stated that needs recommendation from the Building Department.
Mr. Anderson asked Mr. Patrie to consult with the Building Department to ensure that the sign conforms to the Village standards/guidelines prior to finalizing it.

Mr. Murello didn't care for the half-moon window; thought very 60's.
Mr. Anderson said round windows are so Brewster.

Mr. Anderson asked about the lot located outside of the village where a new church was planned.
Mr. Patrie didn't have details on that construction, only that it was still planned, but not now. He also stated that the current building could still function as a school building even if they moved out of the Village.

Mr. Stockburger brought up the subject of a 239-m and said that this was not a 239-m application, therefore no thirty-day wait period was required.

Mr. Stockburger made a motion to make this a Type II Action, in accordance with SEQR 617.5, section C2. Mr. Murello seconded this motion. Motion passed 4-0.

Mr. Stockburger brought up the point that there was no Site Plan Application before the Board and that there needed to be a public hearing before final approval. He then asked the Board if they wanted to waive the Site Planning Application and a discussion ensued.

Mr. Stockburger requested that Mr. Patrie send a letter to waive the Site Plan Application for this project except for the holding of a public hearing. Also asked Mr. Patrie to distribute notification to property owners. Mr. Patrie stated that he'd request response to the Village Office by next Tuesday, Sept. 3, 2013.

Board agreed that they would try to hurry to meet Mr. Patrie's schedule.

Mr. Stockburger confirmed that all fees were paid.

Mr. Stockburger requested a waiver application from 15 days to 7 days.

Mr. Stockburger made a motion to have the public hearing on September 10, 2013 at 50 Main Street, Brewster, NY at 7:30pm. Motion seconded by Mr. Anderson. Motion passed 4-0.

Pending Business - Moratorium

Mr. Stockburger brought up the subject of the moratorium for one year on residential building in Putnam County, which the Putnam County Legislature has introduced as an official resolution. Mr. Stockburger stated that the County Legislature may vote on it next Wednesday, Sept. 4, 2013.

Mr. Stockburger suggested grandfathering in any applications made prior to the moratorium and anything in process with the Planning or Zoning Boards, e.g. building permits.

Mr. Anderson stated he was okay with grandfathering projects already in process.

Attendees

There were no additional audience attendees to this Planning Board meeting.

Adjourn meeting

Motion to adjourn meeting made by Mr. Anderson; seconded by Mr. Murello and passed by a vote of 4-0.

Meeting was adjourned at 8:10pm