

**Village of Brewster  
Planning Board Meeting**

July 22, 2014

FINAL

**Board members in attendance:**

David Kulo, Chairman

Rick Stockburger, Assistant Chairman

Renee Diaz

George Gaspar

Tyler Murrello

Also present, Mr. Greg Folchetti, Counsel to Planning Board.

The Pledge of Allegiance was recited, whereupon the proceedings were called to order at 7:30pm.

**Public hearing**

Mr. Kulo made a motion to open the public hearing. This was seconded by Mr. Stockburger and passed 5-0.

Mr. Kulo asked for comments and there were none. Mr. Stockburger made a motion to close the public hearing. This was seconded by Mr. Gaspar and passed unanimously.

Mr. Kulo took attendance and cited that there was no new business.

**Regular meeting**

Mr. Kulo made a motion to open the regular meeting. This was seconded by Mr. Stockburger and passed unanimously.

First order of business

152 Main Street – A&R Service Center, 67.35-1-30, Mr. James Nixon, architect, presented for the Applicant.

Re: Discharge of waste water from one of the bays into the sewer. Mr. Nixon and Mr. John Folchetti, Village Engineer, met late last week. Mr. Nixon presented the results of the discussion with an agreement, and will have something in writing on the next submission.

Mr. J. Folchetti recommended that Mr. Nixon check with the Village Clerk about water usage on that property. Looking back on two years of usage,

the usage is minor. Therefore, Mr. J. Folchetti suggested that they install an oil/water separator, which would allow for sediment fall out. This would allow for the discharge to flow without any problem. This solution shouldn't change the site plan.

RE: Architectural changes

Mr. Nixon spoke to the owner and they agreed that the overhead door will be an 8' height and there will be a series of transoms above it. Mr. Nixon said he would consider putting windows in the garage doors.

The south side facing Main Street will have windows added high on the wall. The brick face would stop at the eave line and a cement board siding, which looks like shingles, would continue to the roof line.

Mr. Nixon will make sure to make those modifications on the plan's drawing.

Ms. Diaz asked about any other Village Engineer's concerns. Mr. Nixon responded to the concerns that were mentioned at the prior meeting.

- . They will provide a survey map.
- . The retaining wall grading numbers and details will be added to the revised plan.
- . Indication of disturbance by demolition and construction will be highlighted on the site plan.
- . Details of erosion and sediment control plan details will also be added.
- . Construction over the lateral will be addressed when locating the oil/water separator.

Mr. Murrello asked what an oil/separator looks like. Mr. Nixon explained that it is usually a cement tank with a couple of chambers (a lot like a grease trap in a restaurant). Mr. Nixon wasn't sure about the size and would have to let them know. He explained that it would be buried either under the slab inside or under the pavement outside. It will need maintenance and there is a schedule to follow for cleaning.

Mr. Kulo asked about car wash systems and Mr. Nixon explained that this is a different system.

Mr. Kulo asked about lighting and Mr. Nixon said that there would be no changes to the lighting.

Mr. Nixon asked if they were ready for the public hearing.

Mr. Stockburger said that they have already done the variance, the 239. But haven't done SEQR.

Mr. Gaspar asked if Mr. Nixon would have enough time to make the changes to the site plan drawings, and Mr. Nixon responded, Yes.

Ms. Diaz asked if he and Mr. Folchetti would have time to finalize their plans re: oil separator and Mr. Nixon responded, Yes.

Mr. Stockburger read the law re: Type 2 designation. Conclusion that this project is a Type 2.

Mr. Folchetti recommended doing the SEQR before the public hearing.

Mr. Stockburger made a motion to set up the public hearing on August 26, 2014 at 7:30pm at 50 Main Street in the Village of Brewster for a site plan review of the A&R Service Center, 67.35-1-30. This was seconded by Mr. Murrello and passed unanimously.

#### Second order of business

22 Garden Street and 14 Eastview Avenue – 67.27-1-1 & 67.26-2-26: Lot line adjustment on two parcels. Applicant was represented by David Strong, attorney for the Brewster Central School district.

- . Mr. Kulo reported that they have received the 239N approval.
- . Mr. Stockburger reported that the Applicant has requested in his July 21, 2014 letter a waiver of all the requirements of the site plan application.
- . Mr. Gaspar made a motion that they do grant the waiver. This was seconded by Ms. Diaz and passed unanimously.

Mr. Kulo read the following resolution:

Resolution of the Planning Board of the Village of Brewster, July 22, 2014 for 22 Garden Street and 14 Eastview Ave. site number 67.27-1-1 & 67.26-2-26.

Resolve that the Village of Brewster Planning Board hereby determines that pursuant to village code 263-21R and 1 that the proposed site plan Applicant is hereby granted a waiver of the terms and conditions and requirements of the site plan approval otherwise required of the Village of Brewster code.

Be it further resolved that this resolution shall have an effective date of July 22, 2014 by the Planning Board of the Village of Brewster. This resolution

is thereupon duly adopted.

Mr. Kulo offered the resolution as read. This was seconded by Mr. Gaspar and passed unanimously.

Mr. Stockburger made a motion to approve the lot line adjustment as shown on tax map dated May 29, 2014 for tax map 67.27-1-1 and 67-26-2-26. This was seconded by Mr. Murrello and passed unanimously.

Mr. Stockburger read the following re: SEQR:  
Determination pursuant to the NYS State Environment Quality Review Act (SEQR) for tax map 67.26-2-15 and 16 resolved that the Village of Brewster Planning Board hereby determines the proposed action herein as a Type 2 adjustment pursuant to 6NYCRR Section 617.5C2 and no further environment review is required. We further resolve that this resolution shall have the effective date of July 22, 2014.

Mr. Stockburger offered the resolution as read. This was seconded by Mr. Gaspar and passed unanimously.

Mr. Folchetti said he would draft a resolution for a negative resolution, as it doesn't fall under Type 2.

Third order of business:

Saint Lawrence O'Toole – 67.26-2-15(16) – Site plan review. Architect for applicant was not present.

. Mr. Kulo said that this Board could talk about this project for the benefit of the Board.

. Mr. Gaspar had comments and Ms. Diaz had questions for the architect.

. Mr. Gaspar stated that he raised questions about the pavement, lighting and lighting stanchions (bollards) at the last meeting.

RE: Lighting - He said he wanted clarification because there were two lighting photographs presented and it wasn't clear if both produced the same wattage of output. The architect was supposed to confirm this.

RE: The light stanchions – Plan and legend needed to be corrected.

RE: Light poles being the same height in front of church and in front of adjacent building – This was addressed and clarified on the site plan submitted.

RE: Crab apple tree – How is that addressed vis-a-vis the light stanchion to be installed.

RE: Where is the water runoff on the pavement being installed in the front

going? Draining into the street or contained on their site? This still needs to be addressed.

RE: Sign and shrine to be removed during demolition. Where are the sign and statue going after the demolition? Still needs to be addressed.

RE: Pavement – Would like to see more grass than pavement to soften the hardness taking place in the front. And where is all the water going with unevenness of the pavement/sidewalk. Would prefer the pavement in the back to go away.

RE: Sediment and erosion control plan – Not addressed on the site plan. After further review of the plan at the meeting, the symbol for sediment and erosion control plan was discovered. Recommendation was that it should be highlighted more.

RE: Notes on front page of site plan state that if there are any deviations, the owner should be notified. Question is, shouldn't the Village Engineer also be notified of any discrepancy? This is note number 4.

RE: Note number 13 - Note should read that the demolition debris is removed to an approved offsite location, and strike "directed by the owner" as it's not his responsibility.

Mr. Folchetti asked if the plans the Board was reviewing were new. Mr. Stockburger responded, Yes, there were new change pages submitted, and that the date of submission was June 27, 2014. Mr. Folchetti asked if there was an engineering memo to accompany this, and that this is needed, as well.

Ms. Diaz had comments as well:

- . Number 21 and 22: Hours of operations vis-à-vis following Village noise ordinances. They need to follow work hours: Weekdays and Saturday-7am-8pm; Sundays and holidays-10am-8pm.

- . Parking – Want to make sure construction vehicles parking on site don't block sidewalks, public areas.

Mr. Kulo asked if it was appropriate to make recommendations to make changes to these hours of operations, based on this neighborhood. Mr. Folchetti said that this could be part of the approval condition.

Mr. Gaspar recommended that an hour change later be suggested on Saturday. Mr. Stockburger recommended making this suggestion re: exterior work.

Mr. Folchetti said that the Board could do a SEQR.

Mr. Kulo read the following re: SEQR:

Determination pursuant to the NYS State Environment Quality Review Act (SEQR) for tax map 67.26-2-15 and 16 resolved that the Village of Brewster Planning Board hereby determines the proposed action herein as a Type 2 action pursuant to 6NYCRR Section 617.5C2 and no further environmental review is required. We further resolve that this resolution shall have the effective date of July 22, 2014. Planning Board of the Village of Brewster. This resolution was thereupon duly adopted.

Mr. Kulo offered the resolution as read. Mr. Stockburger seconded this and it was approved unanimously.

Mr. Folchetti said that for the next meeting the Board wants:

. SEQR determination for consideration on Garden Street and an approved resolution for consideration, and a SEQR resolution for consideration on 152 Main Street.

#### Fourth order of business

Approval of June 24, 2014 minutes

. Mr. Gaspar made a correction to add that there was a representative from Folchetti Engineering present.

P. 4, first line: Change "ideally" to "similar to". Sentence should read "...there will be four pole-mounted lights, similar to those in front of the train station..."

Mr. Stockburger made a motion to approve the minutes as amended from the June 24, 2014 Planning Board meeting. This was seconded by Ms. Diaz and passed unanimously.

#### Fifth order of business

Mr. Kulo brought up the subject of training and reminded Board members that they need a minimum of four hours of training. Mr. Kulo will be going next week.

Mr. Stockburger made a motion to adjourn. This was seconded by Mr. Murrello and passed unanimously.

Meeting adjourned.