

**Village of Brewster  
Planning Board Meeting**

August 26, 2014

FINAL

**Board members in attendance:**

David Kulo, Chairman

Rick Stockburger, Assistant Chairman

George Gaspar

Tyler Murrello

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

Also present, Mr. Todd Atkinson from J.Robert Folchetti & Associates, LLC -  
VOB Engineers

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. Murrello and passed 4-0.

There was a large turnout from the community.

Mr. Kulo asked for comments and there were none. Mr. Kulo also stated that there were no comments at the July, 2014 public hearing.

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

**Regular meeting**

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

Pending business

Saint Lawrence O'Toole, 67.26-2-15(16) site plan review.

Mr. Drazen Cackovic, AIA of DCAK.MSA, presented a brief overview of the interior and exterior renovations. Also present, architect's engineer: Matthew Shepple.

Interior work in the church:

- . Change of columns to 12" round columns
- . Resurfacing of interior surfaces
- . Some changes to liturgical set up

An addition consisting of 3000 square feet over two stories to provide additional space and to provide access from the parking area with the addition of an elevator. There will be two reconciliation rooms, which are replacing the current reconciliation rooms with more space. The lower level will primarily provide additional storage. The adoration chapel, which is used during the day, will allow the balance of the church to be closed. Heat and air conditioning will only be required for the adoration chapel at this time leading to savings in the expense of heating and air conditioning.

Exterior work:

- . Changes to landscaping/paving in a new landscaped courtyard between the church and gymnasium. There will be an enlarged plaza in front of the church. There will be new lighting, similar to the light poles throughout Brewster Village.

Mr. Kulo asked the audience if there were any comments.

- . Father Gill reminded everyone that this project was started two years ago with initial plans of relocating outside of the Village, however, the church opted to remain in the Village.
- . Father Gill also told the Board and the audience that Cardinal Dolan will join St. Lawrence O'Toole on June 27, 2015 to celebrate the church's 100<sup>th</sup> anniversary and will attend the community for the inauguration of the new building.

Ms. Erin Meagher, President of The Landmarks Preservation Society of Southeast presented the VOB Planning Board with a declaration letter stating that The Landmarks Preservation Society of Southeast voted unanimously to support the restoration and expansion of the St. Lawrence O'Toole Church. Her letter also stated that this project meets and exceeds the U.S. Dept. of Interior's requirements for the preservation of historic properties.

With no additional comments, Mr. Stockburger made a motion to close the public hearing. This was seconded by Mr. Gaspar and passed unanimously.

Mr. Gaspar reviewed how some of his concerns from the previous meeting were addressed, and made additional comments.

RE: Storm water prevention plan – He would describe the predevelopment of the site as gently sloping, not relatively flat, and that the runoff preferably would not go onto Prospect Street. Mr. Stockburger said he was happy with the runoff plan.

RE: Construction practices – If necessary the streets adjacent to the site will be swept to remove excess mud, dirt, rock from the site and suggested having a track pad prior to going on to Prospect St.

RE: Driveway – Glad to see that the driveway will be maintained to go through the porte cochere.

RE: Sign and shrine to be relocated during demolition. Where are the sign and statue going after the demolition? Mr. Cackovic explained that the shrine will be relocated from the front to the courtyard and positioned against the wall of the gymnasium.

RE: The light stanchions and the crab apple tree – There will be new stanchions in front of the gymnasium and they will be 2' shorter than those in front of the church. The one by the crab apple tree will be moved a little to the left or a little to the right of the tree.

RE: Height of bollards – Mr. Cackovic agreed he would make the notation on the plan and that they are 3'6" in height.

RE: Operation hours of the construction – Will be 8am through 7pm Monday thru Saturday.

RE: Signage – Mr. Gaspar felt that the architect overdid the modification and suggested removing one IN and one OUT sign.

RE: Dumpster location on Eastview Ave. – Should be indicated.

Mr. Gaspar asked about two pads with equipment noted on the NE and SE corners. Mr. Cackovic explained that there will be two condensers for the church on one pad and three smaller condensers for the addition on the other pad.

Mr. Gaspar asked about what kind of landscaping would be provided. Mr. Cackovic explained that this would be addressed at a later time, left as grass for now.

Mr. Kulo asked if there were any other comments, and there were none.

Mr. Stockburger made a motion to approve the St. Lawrence O'Toole site plan, 67.26-2-15(16), contingent upon the amended site plan drawings to include the following notations/additions:

- . Notation of 3'6" bollards height
- . Notation to indicate location to where the shrine was to be moved and location of the sign
- . Notation of addition of tracking pads onto Prospect Street
- . Notation of lighting heights – difference between the two
- . Removal of two of the IN and OUT signs so that there will only be one of each
- . Inclusion of the two engineering comments notes 5 & 6 from Folchetti Associates from Aug 25

This was seconded by Mr. Murrello and unanimously passed.

#### 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.

The Board agreed to declare a negative declaration and Mr. G. Folchetti put and read the motion before the Board for them to adopt, "The application for 22 Garden Street and 14 Eastview Avenue – 67.27-1-1 & 67.26-2-26 is an unlisted action and the Board is conducting an uncoordinated review and has declared itself as Lead Agency and makes a determination there is no significant adverse environmental impact or affect."

Mr. Stockburger made a motion to adopt negative declaration motion as described by Mr. G. Folchetti. This was seconded by Mr. Gaspar and passed unanimously.

Mr. Stockburger made a motion to approve the site plan for 22 Garden Street and 14 Eastview Avenue, 67.27-1-1 and 67.26-2-26. This was seconded by Mr. Murrello and approved unanimously.

Mr. Gaspar posed a question regarding parking requirement and the St.

Lawrence O'Toole project meeting code.

. Per Mr. Ruchala from the VOB Zoning Board the parking is acceptable as is and is a pre-existing condition, grandfathered in.

Mr. Ruchala asked if there was any resolution about the drainage in front of St. Lawrence O'Toole church.

. Mr. Atkinson, engineer from Mr. J. Folchetti's office, responded that the grass was to be maintained as is and will allow the flow of drainage naturally.

Mr. Stockburger made a motion to table the review and approval of the minutes from the July 22, 2014 Planning Board meeting until Ms. Diaz is present. This was seconded by Mr. Gaspar and passed unanimously.

Note: The Board answered the outstanding question on the minutes of who seconded a resolution mentioned on p.4: Mr. Gaspar agreed to have seconded this resolution.

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

Meeting was adjourned at 8:05pm.