

**Village of Brewster
Planning Board Meeting
September 23, 2014
APPROVED**

Board members in attendance:

David Kulo, Chairman
Rick Stockburger, Assistant Chairman
Renee Diaz
George Gaspar
Tyler Murrello

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

Regular meeting

Mr. Kulo made a motion to open the regular meeting. This was seconded by Mr. Gaspar and passed 5-0.
Attendance was taken.

Mr. Kulo explained that there were two items on the agenda.

First order of business:

121 Marvin Ave. – Request waiver of moratorium.

Mr. Kulo asked if there was any discussion needed.

. Ms. Diaz responded by asking if this project didn't entail adding a new residence to the building. Ms. Diaz asked if this project shouldn't be referred to the ZBA before any recommendations were made. Response was "NO" because the job of this Board was not to make the decision, but rather make a recommendation.

. Mr. Stockburger stated that he would make a recommendation to the Planning Board to deny the waiver of moratorium for 121 Main Street due to the fact that adding an apartment was not part of the approved zoning for that area (It's an R20 zone).

. Mr. Gaspar added that they weren't complying with the setback requirements for that property either. He suggested that dimensions be added to the site plan to assure conformances, and Mr. Stockburger suggested that the square footage be added to the site plan for the accessory use.

Mr. Stockburger made a motion to recommend that the Planning Board deny the waiver of moratorium because they are adding an apartment on a building in an area that is not zoned for an apartment. This was seconded by Ms. Diaz and passed unanimously.

Second order of business:

66 Marvin Ave. – Recommendation of waiver of moratorium.

Mr. Kulo asked for discussion.

- . Mr. Stockburger said that he talked to Mr. Hernandez who said that the parking outside was never delineated. Therefore, the site plans need to be updated to reflect this.

- . Mr. Gaspar stated that a commercial garage is not allowed in this zone.

- . Mr. Stockburger said that Mr. Hernandez wants to have a clearer delineation of where the residence is and a clear indication of where the parking is for commercial use on the site plans.

He added that this is currently a B1 zone. And that it is designated as pre-existing, non-conforming auto use, and that it has been this way for the past fifty years. He added that it has always been used as a commercial garage.

- . Ms. Diaz asked if it was always used as a commercial garage and the answer was, Yes. Mr. Stockburger added that he now wants to add an auto lift.

Mr. Stockburger made a motion to recommend the waiver of moratorium provided the site plans are updated with the parking area delineated and the auto lift designation included. This was seconded by Mr. Murrello. Motion passed 4-1 (Ms. Diaz).

Review and approval of the minutes from the July 22, 2014 minutes.

- . Page 4: Question arose as to who seconded the resolution offered by Mr. Stockburger. It was agreed that Mr. Gaspar seconded the resolution. Resolution was then passed unanimously.

- . Page 2: Ms. Diaz asked that her general concerns be reflected more specifically as the Village engineer's concerns.

Mr. Kulo made a motion to accept the minutes from the July 22, 2014 meeting with the above amendments. This was seconded by Mr. Stockburger and approved unanimously.

Mr. Stockburger made a motion to approve the August 26, 2014 minutes. This was seconded by Mr. Murrello and approved 4-0, with one abstaining due to absence (Ms. Diaz).

Mr. Kulo asked if there was any other business.

Mr. Stockburger announced that the Planning Board Federation was to hold its meeting in Lake George on April 12-14, 2015, and this is in this year's budget. Mr. Stockburger stated that he would try to attend.

Mr. Kulo asked if there was any other business.

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

Meeting was adjourned at 7:50pm.