

**Village of Brewster  
Planning Board Meeting**

August 25, 2015

APPROVED

**Board members in attendance:**

David Kulo, Chairman  
Rick Stockburger, Vice Chairman  
Renee Diaz  
George Gaspar

Also in attendance:

Mr. Todd Atkinson – VOB Engineer  
Mr. Robert Cameron – Putnam Engineering, PLLC  
Father Gill – St. Lawrence O’Toole Church  
Luis – St. Lawrence O’Toole Church Caretaker  
Mr. James Nixon – Architect for St. Lawrence O’Toole Church

Mr. Kulo led the Board in the Pledge of Allegiance, 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 Ms. Diaz and passed unanimously.

Attendance was taken.

**New Business:** None

**Pending Business**

First Item

2 Palmer Road 67.12-1-28: Site plan review and comment.

Mr. Robert Cameron represented this property.

Mr. Cameron requested that the Planning Board be lead agency to commence the SEQR process.

. Mr. Stockburger stated that usually Mr. Folchetti, Counsel for the VOB, prepares this paperwork, and that Mr. Folchetti has stated that this would be a conflict of interest for him.

. Mr. Kulo suggested Mr. Mole, Esq.

- . Ms. Diaz cited that the scope of the project changed from 64,000 square feet to 82,000 square.
- . Mr. Cameron responded that the available parking area allowed the building area to increase in size.
- . Mr. Stockburger asked about water and sewer requirements for an 82,000 square foot building and asked for a water and sewage plan estimate for the 82,000 square feet. He also asked for a date for first occupancy.
- . Mr. Cameron responded that there would be no water/sewage issues, based on his review of the Village water and sewer guidelines.
- . Mr. Cameron asked for a waiver for signage since he doesn't know who will be occupying the building. Mr. Stockburger asked for the location of the signage, at a minimum, regardless of how many tenants or tenant names. Approval will be conditional approval based on signage. The waiver would be Village Board waiver. Mr. Cameron responded that he will try to figure out where the signage will be positioned.
- . Mr. Gaspar asked if what they have presently is the final building and parking space plan. Mr. Cameron responded that what he has presented is conceptual, as he doesn't have final elevation defined and is still pursuing permits, which may impact his plan.
- . Mr. Kulo reiterated that a solid plan is needed now so the Planning Board has something firm to evaluate, rather than have a plan that is open, with the possibility of too many changes.
- . Mr. Stockburger asked about the placement of mechanicals. Mr. Cameron responded that they would be located in the basement and on the roof, not viewable from the road.
- . Mr. Stockburger recommended the current site plan be used for SEQR for DEP/DEC review to determine what environmental impacts will be. Then, the Planning Board can address an amended site plan, based on incorporation of SEQR comments.
- . Mr. Stockburger added that the first thing they need to do is have Village Counsel generate the paperwork to declare the lead agency.
- . Mr. Stockburger made a motion to tend to have the Planning Board lead agency. This was seconded by Ms. Diaz and approved unanimously.

### Second Item

494 North Main Street 67.26-1-13: Site plan review revisions.

- . Site plan revisions to be presented at the next Planning Board meeting – September 22, 2015.

### Third Item

St. Lawrence O’Toole parking lot – Non-compliance with site plan issue.

- . Mr. Nixon presented the Board with an overview of the deviations from the signed-off site plan and why the Brewster Building Inspector, Mr. Joe Hernandez, would not sign off on the work.
- . Discussion ensued regarding visibility as it relates to the hump in the parking lot. Board members would like to personally drive through the lot to check on visibility.
- . Discussion ensue regarding the hump and drainage, particularly onto Mr. Lawler’s property. Father Gill responded that this has been addressed to Mr. Lawler’s satisfaction and that he and Luis will be vigilant during heavy rain storms concerning neighboring basement flooding.
- . Mr. Gaspar asked about signage around the residents’ parking spots. Mr. Nixon responded that there would be “For Residents only” signage once stop order is lifted.
- . Father Gill conceded to cutting out the hump, leveling off the parking lot, raising the wall and complying with the original site plan, and will provide a letter to Mr. Hernandez describing these next steps.
- . Mr. Stockburger added that if Mr. Hernandez agrees to this, no amended site plan required.

### Rezoning Coordinates Review

- . Mr. Stockburger reviewed what Ms. Piccini from the Village Board was requesting. Ms. Piccini wanted a report from the Planning Board based on their review of the Zoning Chapter based on the Comp Plan to ensure that the proposed zoning changes were in sync with the Comp. Plan. To date, the Planning Board hasn’t received the new zoning changes, nor the final Comp. Plan. Board consensus was that without receipt of the final versions, the Board cannot act.
- . The second item that Ms. Piccini reported is that they are planning to remove Site Plan Approval out of Zoning and make a separate Site Plan Approval Law; remove Subdivision and make a separate Subdivision Law; remove Storm Water Immersion Control and make a Storm Water Law; and remove the Planning Board (Article 10) and make a separate Planning

Board Law.

- . Mr. Gaspar expressed that he needed more information to comment/act on this.
- . Ms. Diaz expressed that she'd like to consult Counsel on whether this can be done. And, would like to understand Ms. Piccini's rationale to do this.
- . Mr. Stockburger advised the Planning Board that the Village Board is meeting on Wednesday, August 26, 2015.

### Building Moratorium

Ms. Diaz asked about the extension of the building moratorium. Mr. Stockburger responded that there was a public hearing to extend the building moratorium and wasn't sure for how long, but thought for three months. Three months seemed to be the consensus.

### **Accept minutes of July 28, 2015**

Mr. Stockburger made a motion to approve the minutes from the July 28, 2015 meeting. This was seconded by Mr. Gaspar and approved 3-0, with one absence.

### **Adjournment**

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

Meeting adjourned at 8:50pm.