

September 14th 2006.

**D R A F T**

**VILLAGE OF BREWSTER  
PLANNING BOARD SPECIAL MEETING  
SEPTEMBER 14, 2006**

**MINUTES**

Present: Chairperson Christine Piccini; Board Members: James Bruen, David Kulo, Mark Anderson; Village Attorney Gary Kropkowski.

The Pledge of Allegiance was said and the meeting was called to order at 7:35 p.m.

**Applicant 1: Farrell**

**Chairperson Piccini:** Questions for the June 21, 2006 meeting application process - may not need waiver.

Need to speak with Village Engineer if subdivided, but since mortatorium is in place must have wiaver of mortatorium and legal council.

Agreed.

Need wiaver from Village Board.

Can also wait until mortatorium is lifted and begin subdivision process again.

Do not know date of end of mortiorium.

Which means that the Board can not hear their requests for subdivision.

Any questions?

**Applicant:** No questions.

**Other Business: Discussion Of Applications To The Planning Board**

**Chairperson Piccini:** What might be needed and what the next steps would be.

Is there anything anyone would like to present?

**Daniel Leary:** Represents the co-applicant, Putnam County Foundation with the Village of Brewster as other applicant.

**INSITE Engineering** for the Bank Of New York building.

**Mr. Leary:** September 6, 2006 the Board of Trustees received existing waiver to move forward with the application and present proposal and future procedure. The Board of Trustees voted from the bench on 9/6/2006 granting the waiver but I have no documents in hand.

**Chairperson Piccini:** A copy of the waiver documents is included.

**Mayor Degnan:** Vote was unanimous at the Village Board Meeting.

**Mr. Leary:** Spoke about process and next steps. The site plan meets the requirements of the code. Minimum site improvements on site as part of the project.

**Chairperson Piccini:** You are welcome to talk about it but we do not have the Village Engineer at this meeting to review all the documents. Those will be required to be in the Planning Board's meetings hands 10 days before we put it on the agenda for the next meeting on 9/28/06.

**Mr. Leary:** would like to give an overview of the proposal and for you to determine the completeness of the application.

**Proposal:** 6 acre site. In 1993 there was a subdivision of the existing lot and easements. All 3 buildings share the lot. There will be a stair tower at the rear of the building with a walkway and side lot for entrance. Landscaping & patio for open space for outdoor sitting area. 36 parking spaces are on site. Variances have been granted for parking and density.

Property for 25 units. Every unit has ADA compliance. Mr. Gills' application and application by Mr. Tedesco adding another floor if it becomes an issue then we are will to agree to do what we need to do. We have spoken with the mayor.

**Mr. McCormack** (another engineer) shows plans. The upper 3 floors are residential use. Combination of studios (which are considered bedrooms) and 1 & 2 bedroom apartments. The drive comes through and a second egress had to be created.

The framing has already been done by the former owner but the rendering does not show it.

The darker lines are new and the bathrooms are to ADA compliances.

5 foot circle - wheel chair radius circle. Community laundry.

The 3rd & 4th floors are the same. Stairwell off to the rear, 2 stairs & elevator. Some plumbing completed.

There are roll-in tubs or showers for wheelchair access. The plumbing and fixtures are standardized, laminates, etc.

There have been no new units since the last time it was approved. 25 units with 29 bedrooms.

The other floors are identical in layout. The facade is to be redone. Use of same elements of the Southeast House to keep in character. Redish brick, new curved windows at top for show, limestone bases and keys. Large frieze on top, cornice, wrought iron elements to 2nd & 3rd floor windows.

Store front will be brick to be in keeping with more traditional nature.

Where the alley is - take to where caddy corners back. To East side of the building with brick around but in a "V".

The roof will be a parapit roof with an additional 2 feet to gain height and will now sustain a green roof with concrete planks but will test for structural load.

The footprint of the roof is 8,270 sf.

Hot water applications for solar. The elevator comes through to the penthouse. The roof material is old and will be replaced.

We will go over and beyond for energy use to make a highly green building, more than typical.

We will move forward with both the interior and exterior at the same time.

**Chairperson Piccini:** Asks the Board if there are any more questions.

We need information from the engineer's office as to what is submitted at this time. From today will be 10 days required for submission.

**Mayor Degnan:** Need to defer to engineer and make sure all criteria is met.

**Terry Stockberger:** We can schedule a special meeting after the engineers have looked at it.

**Mr. Leary:** We have cc'd Mr. Folchetti with the submission and he would have received it on 9/12/06.

**Mayor Degnan:** If there are any glaring omissions then the clock stops.

**Mr. Leary:** 239 referral to County Planning Agency is required because within 500 feet of Main Street.

**Chairperson Piccini:** The Board will do that when the application is complete.

**Mayor Degnan** asked what the the Board's early thoughts were.

**Chairperson Piccini:** Officially it is not the intent of this meeting tonight to do anything but to discuss what is needed to get to the next meeting.

Motion to adjourn? Mark motions to adjourn. David Kulo seconds.

**Meeting ends at 8:22 p.m.**