

***** DRAFT ******

Brewster Village Planning Board Meeting
January 23, 2008

In Attendance

David Kulo
Mark Anderson
Rick Stockburger
Kathleen Meyerson

1. Pledge to the Flag
2. Call to order

7:30 pm

Motion to open the meeting: David Kulo
Motion Seconded by Mark Anderson

AYES: 4 NAYS: 0

3. New Planning Board Member Introduction
 - a. Welcome to Kathleen Meyerson, who was appointed by the trustees of the Village of Brewster.
4. Old Business

851 Rte. 22 – Dr. Aqueel

Comments from Building Inspector – Bob Serino. There are outstanding issues regarding the landscape design in the back. I'm not sure if we've seen a landscape plan as I didn't receive one. Most of the Board affirmed they did receive, and Dr. Aqueel provided a plan to Kathleen Meyerson and Bob Serino. Bob Serino was concerned with the removal of the trees and being able to retain the hill for stability of the building. Bob advised that he is satisfied that with the trees even, if the roots die off the stability is fine. Another concern he raised was regarding the exposed soil, and that when it rains it is running off into the stream. The soil will need to be seeded to control erosion on the hill, and different plantings. Bob further advised that he asked for the contractor to get something on it right away, otherwise when it thaws out and we get rains, it'll add more sediment into the stream. Bob was also advised that Dr. Aqueel was changing the siding in the rear, and he advised Dr. Aqueel that it had to get back to the planning board for approval since what had been approved was four sided brick. Inside we'll have 3 side tenants. 2 sides will be used by Dr. Aqueel the other side to be used as a food service. Dr. Aqueel advised it may change from

food service to another professional. Bob presently has building plans for interior plans. It has been airtested and approved, the slab has been poured, and the application is pending. All water to the dental chairs are below slab. Mark Anderson asked how many lines to each station? Dr. Aqueel there are 5 (water, air, gas, vacuum, waste). Dr. Aqueel interjected that he's still going to do brick on the front and 2 sides, and would like to do siding in the back due to the lack of space, siding would be easier to do. Mark Anderson replied that it cheapens the appearance from a public building. Kathy Meyerson, additionally the brick matches everything else. Rick Stockburger asked can you put brick veneer rather than brick. Mark Anderson – they sell a product that gives the appearance of brick, while it's not. So you can get a product there that is thinner if that's the concern. Dr. Aqueel asked if stucco is an option. Mark Anderson replied that the building you're next to is historic, you came to us with a brick look which we approved, and now your coming at us with something different. David Kulo added – there's no question that your building has a lot of visibility. Mark Anderson added that he'd like you to stay with what you initially proposed to us. Dr. Aqueel replied that he'll put up a brick veneer, that he just doesn't want to start with having to put in footings due to the proximity to the embankment. Bob Serino advised that in seeing this plan, there's a number of different types of trees, what I would be concerned about, that certain trees in certain locations would cause problems or structural problems later with the building. Dr. Aqueel would like to use an Alberta spruce... and ideally keep trees 12-13 feet to not exceed the height of the building using miniature plants/trees. He doesn't want anything to be too overpowering. Mark Anderson advised that he shouldn't be surprised if some of the trees that came down, come back. He then went on to ask, "Is what we see on the plan an exact count?" Bob Serino advised that the DEP has deferred to the village with regard to the bank. They did have some conversations with the contractor for some immediate fixes. Mark Anderson asked, "regarding the grass planting?" Bob Serino replied yes they want something on there. There are products that they can get on that hill right away. Dr. Aqueel answered, I can get it sprayed there are a lot of rocks so a spray would work better. Bob Serino concurred. David Kulo asked if you don't want the trees over 12 feet high, are you going to maintain the look? Dr. Aqueel replied, I will be practicing/occupying the building for the next 20 years, and I'm a perfectionist and want it to be manicured. Bob Serino stated, when this came forward in April for the waiver I know it's a nit, but we've added 10 sinks, the flow has changed, 3 bathrooms were approved, but the waiver has been changed. Rick Stockburger asked should this go back in front of the Village Board meeting for their blessing. Mark Anderson it's a pretty certain bet with the current number of sewer hooks ups that we have now vs. what we had in April, that all evidence supports that the plant can support the number of sinks that were added. Rick Stockburger – I agree, I'm just trying to protect the doctor. I think we can say with all of our concurrence, Bob's concurrence, and our lawyers concurrence to just get it in the record to ensure there is not a problem down the road. Rick Stockburger adds in my mind it's not an issue – I'd be okay with that. Mark Anderson – it's currently a B2 zone. It's very broad what could go in there. The new B3 zone grants similarly broad things. Rick Stockburger adds it's just that water was such a big deal during the moratorium. There was a larger discussion with

regard to number of sinks and approvals needed. Rick Stockburger we could end up with a bigger impact than what we have now. David Kulo added technically at this point, the use of water has not specifically changed. We realize whenever a project goes into place, that there's going to be some minor differences on what the final outcome is. The waiver was granted, the changes in water use in this building are not substantial. Rick Stockburger, I think it may actually be less, particularly if Subway doesn't go in. David Kulo from what I'm hearing we're not talking about substantial changes, I don't see why we'd have to have the Doctor go back before the Village Board. In addition – as far as leaving tonight, we're also going to be approving the landscape design, and that we want the consistent brick face on all 3 sides.

Mark Anderson makes a motion that we deny the request to go to siding on the back of this building and go with a brick type exterior cover. The motion was seconded by Rick Stockburger.

AYES: 4 NAYS: 0

Mark Anderson - Dr. Aqueel, now understands the landscaping applies to the entire property and has provided a plan to reestablish vegetation.

David Kulo – if any changes occur, that you need to be communicating any changes that you need to make to the building inspector and the planning board. Mark Anderson added you need to bring it to our attention if you are going to plan to make a change. Rick Stockburger ask permission rather than forgiveness. Dr. Aqueel replied that he hoped not to change anything else. Mark Anderson added for Dr. Aqueel to be proactive. David Kulo stated, we will work with you – we are excited, we support it. Just come to us. That's the only think I'd like to make to the record.

Bob Serino, I will ask the doctor to provide a detailed landscape listing prior to being planted, I can then bring it before the Chairman. Rick Stockburger added I think it's fine to have a list of what is going to be planted, then if/when you need to deviate you need to let us know. Mark Anderson – the Doctor is right ... smaller species, or a young plant is easier to get into a tough terrain. Bob do you want a certain size plant/tree. Bob Serino - I recommend that before the planting we handle what specific plants/trees are going in with approval of myself, the Planning Board Chair, and Village Engineer. David Kulo added the only thing I want to state is that we can expect that the landscaping will look like what has been provided. Dr. Aqueel replied that he would provide a list to Bob Serino of what's being planted

Rick Stockburger we should accept the change to the dental office as being inconsequential and not requiring approval from the village board.

Mark Anderson motions that the landscape design as presented on the plan is acceptable provided that the species are given to the building inspector & the

Planning Board Chairman, and approved by both prior to planting. Kathleen Meyerson seconds the motion.

AYES: 4

NAYS: 0

5. Other Business

- a. New Inquiries – Nothing new that has come in.

Mark Anderson – I have one thing to say. We used to meet a different day, and we switched from Tuesdays to accommodate Jim Bruen, do we have the ability to move back to Tuesdays. David Kulo – the problem with Tuesdays is that we have zoning committee meetings, at least for the next few months. After the zoning committee is completed in March or April, we can look at changing. David Kulo continued for now we will continue to meet on Wednesdays. Our next meeting would be February 27, 2008. Last submission date to get things on the agenda would be February 13, 2008.

Mark Anderson brings up one additional item. A lease has been signed for the old Boone Dog Coffee House. I have a vested interest and will need to recuse myself from any discussions. I will need to walk off the dais at that time.

6. Accept Minutes – December 12, 2007 - with corrections

Motioned by: Rick Stockburger

Motion Seconded by: Mark Anderson

AYES: 3 NAYS: 0 ABSTAIN: 1

7. Close Meeting

Motioned by: Rick Stockburger

Motion Seconded by: Kathleen Meyerson

AYES: 4 NO: 0

Time: 8:25 pm