

DRAFT MINUTES

VILLAGE OF BREWSTER
PLANNING BOARD

REGULAR MEETING
JULY 24, 2007

Present: Mark Anderson, Rick Stockburger, Christine Piccini

Not Present: Jim Bruen, David Kulo

Christine Piccini: First order of agenda is to accept the minutes. But with permission from both of you I would do the business first.

(Yes, Ayes)

Christine Piccini-Thank you very much.

Christine Piccini-So on the agenda the first order of business is old business and Kobacher's Market 570 North Main Street parcel 56-19 -2-10.

Christine Piccini: And Frank that's you.

Christine Piccini-Now we all got your completed packet. I knew it existed. Did you turn in a check? I don't have a copy of it.

Christine Piccini- So there was a check turned in and...

Frank Milano-Yes.

Christine Piccini- And they just didn't make a copy of it.

Christine Piccini-I saw in the packet that you submitted each of the items that the engineer had indicated needed to be addressed, and that they are actually numbered in here in the packet as they were put in

Frank Milano-Yes, I did number them

Christine Piccini- Dos anyone have any questions for Frank? Or do you want to say anything to us first?

Frank Milano- No, I don't believe so.

Christine Piccini- Or Mark. Do you have any questions that you need answered.

Christine Piccini-In the packet of things that he gave to us he also has the statement about the variance that you received for the first part of this project that was granted, and this does not exceed any of the granting...

Frank Milano- No, correct.

Christine Piccini-So you don't need to worry about any variances.

Rick Stockburger- I have a question... This one you showed doesn't have the stairs...in the back...

Christine Piccini- This one enclosed the ... and the front.

Frank Milano –Those are the wrong plans...

Christine Piccini- This one encloses the cold room and the front, that porch area...

Mark Anderson- Rick's right.

Frank had said everything's moving to the left I think...he described it as you're shoving everything down...

Rick Stockburger- The plans.

Mark Anderson- The stairway was here and now it's an employee break room.

Rick Stockburger- That's incorrect.

Mark Anderson- That's incorrect.

Rick Stockburger- Yup.

Frank Milano- This is actually all going to stay the same....it's not going to be affected.

Rick Stockburger- I just wanted to point that out...

Rick Stockburger- I've got experience w/ builders...oh you wanted stairs there

Mark Anderson- I built what you showed me.

Frank Milano-That will all stay the same...

Christine Piccini- This is the area we're dealing with right?

Frank Milano- Right.

Christine Piccini- Proposed, the way things are, (L2 is proposed, L1 is the way things are).

Christine Piccini- The nature of what this is and based on the comments that we talked about with Gary and Paul at the first meeting is we do not have to have a public hearing... It's on our discretion about this ...because of the nature of what this is ...if each of you feel comfortable about approving this we can make that action this evening if we so choose.

Rick Stockburger- I make the motion to be approved

Mark Anderson- I second that motion

How many people are in favor of that?

Christine Piccini -Aye

Ayes 3

Christine Piccini Then this is approved.

Mark Anderson- Building inspector, building permit...

Christine Piccini- The next step is building inspector.

Frank Milano- Is there any written record of the approval.

Mark Anderson- We have a written record being created as we speak.

Christine Piccini- What will happen is I will get an excerpt from that and file that we approved it, and I sign it and Pete signs it, and it's part of the record...and it will go to the file as approved, and a note to Bob.

Frank Milano-About 2 weeks.

Christine Piccini- Yes I'll try and get it out faster.

Rick Stockburger- Go ahead w/ the building permit, and if Bob has any questions you can make a phone call.

Christine Piccini- Thank you.

Christine Piccini- I just want to write this down...Rick you made the motion and Mark seconded...

Christine Piccini- Next is new business, the business is Southeast Mechanical, this is the first time we're seeing this so we probably have lots of questions, and we're going to let them do a presentation.

Mark Anderson- Walk us through it.

Christine Piccini-Let them do a presentation to begin.

James Sonic, Applicant/Southeast Mechanical- Good evening

Thank you for inviting us to yr board meeting. My name is James Sonic with Sonic Design Group. We're assisting Southeast Mechanicals and Joe Mansfield in creating the extension/expansion and building for the rear lot behind Kobacher's. Not sure if you're familiar with behind Kobacher's, but it's an absolute mess. But essentially there's another parcel and property that's behind there that is configured in such a fashion that it ties right into Kobacher's Market. Bill Radachak, our client from Southeast Mechanical, approached our office....The big dilemma was how do we create the facilities that we need in conjunction w/ Kobacher's and create some kind of circulation pattern that really works in harmony with...

James Sonic, Applicant /Southeast Mechanical- Joe Mansfield, the architect of the building has designed 2 buildings on the site, one a 4500 sq. foot per floor, workshop storage area along with

offices on the first floor, and a storage garage for the van and equipment and function for the property.

James Sonic, Applicant /Southeast Mechanical- Our office has begun to design a circulation pattern that works directly in conjunction with Kobacher's, wrapping around the rear of the property, and kind of tying the whole complex together and working in conjunction with the needs of Southeast Mechanical their trucks and equipments and daily operation coming in, working with the offices up here, and the manufacturing of mechanical equipment, HVAC as well as his equipment.

James Sonic, Applicant/Southeast Mechanical- We had met with Kobacher's to really try and work this together; his delivery function worked well with the relationship of the buildings back here while giving him access in and out of the site. And not impeding directly upon function of the property.

Christine Piccini-So you said you're talking w/ Kobacher so you already have an easement.

James Sonic, Applicant/Southeast Mechanical -We have not established the easements; we wanted to approach the planning board first and make sure this was the direction we're going. Frank's in complete agreement with this. The other option for him is this being the property line around...we have a right to eliminate the access but that's unfriendly as could be and really hurts his business. So all we've done is talked about creating easements between the two properties granting both parties freedom in entering and exiting the property.

Mark Anderson- There's reciprocity.

James Sonic, Applicant/ Southeast Mechanical- The rear property would be fenced off for security reasons...there are outside storage facilities, which is rat piping, which really is neatly organized pipe equipment that needs to be located in such a place so you can get a forklift in there and turn around. If he does, he has tried, we have tried to incorporate some vegetation, softening the sight, everything is intended to be asphalt paving, tying in the asphalt paving that's behind Kobacher's, concrete curbing concrete sidewalks along with some planting and some streaming materials...The dumpster locations are in this location and rear access to the offices is here, and then we have external access to the offices as well...and we have internal access to the offices as well...

Mark Anderson- So we see that truck. So Kobacker's will be able to have their trucks come into the back and deliver at will. These guys are going to pave that front entrance that I bottomed my car out on...

Rick Stockburger- And the dumpsters are going to be shared between, back and forth.

James Sonic, Applicant/Southeast Mechanical-We thought it would be nice to tuck them back here...this is really an old shute for the railroad system up here,... so we thought tuck the dumpsters back nice and neat...

Christine Piccini- Did you get my email?

James Sonic, Applicant /Southeast Mechanical- I've spoken to bill, we do not have any other paperwork from the village other than what they've given us...

Christine Piccini I think at the bottom of this, it's cut off on hours...

(who) is the original a 12 x 1;

Christine Piccini- Did you get my email?

James Sonic, Applicant /Southeast Mechanical-I've spoken to Bill, we do not have any other paperwork from the village other than what they've given us...

Christine Piccini- I think at the bottom of this, it's cut off on hours...

(who) is the original an 11 x 14, is it possible to do it from?

(who) Gary's got the original...

Christine Piccini -This copy has an extra line on it.

James Sonic/Applicant Southeast Mechanical- I have more than you or you have more than me...

Christine Piccini- I have an extra line on it...

Christine Piccini- This is the copy I got the night of the meeting of the board, I got from an excerpt the minutes of that..meeting and the discussions there, from what I remember and is written down, is full compliance with the proposed zoning if you started forward now.

Christine Piccini- Does anyone else have recollection of the meeting in February.

Christine Piccini- That this project, starting now, would want to take advantage of any zoning differences that might be in existence now but wouldn't be in existence with the new zoning, and its parameters, because otherwise a new project would be frozen until the new zoning was adopted...that's why the moratorium is in place also...in agreeing to move forward with the waiver, you are agreeing to comply with new zoning even though it is not adopted yet, but will be adopted as soon as it comes back.

Gary Kropkowski-That rings a bell.

Christine Piccini- My other questions is from looking at this and the original drawing from that evening and not knowing...I haven't pulled this up yet...There's a lot of plumbing in your proposal now, there's bathrooms, and I cannot remember the discussion at the board meeting and in the waiver was in the relation to new flows...

Christine Piccini- I know there were questions...

James Sonic, Applicant /Southeast Mechanical- John Folchetti answered that it's a 100 gallons per sq. (I forget the square footage), it comes up to 400 gallons and we're not even close to that.

James Sonic, Applicant /Southeast Mechanical- Regularly 4-6 people, and go home at night, not a residence

Christine Piccini- Do you remember accepting how many bathrooms, does it matter,

James Sonic, Applicant Southeast Mechanical- It wasn't based on the amount of bathrooms, it was based on the flow rate...per sq footage, at 4000 sq ft/100 = 400 up to 400 sq gallons/minutes, we'll be lucky if we get to 150...

Rick Stockburger -I do see a zoning setback appliance, parking space, and I noticed I was just looking at the industrial area, for parking it's 1 per 500 sq ft...

Mark Anderson - Is it eight?

Have eight

Christine Piccini- 4000 for 4,

Rick Stockburger- Has to be 8000 sq ft.

Rick Stockburger- Going to be 16 parking spots.

James Sonic, Applicant /Southeast Mechanical -Same as for warehouse as office space.

Don't think so but have to go back and look at that.

James Sonic, Applicant/Southeast Mechanical- Our calculation was on the 4000 sq ft for the office space and not the space below.

Christine Piccini- Not the warehouse; we were just talking about the office space.

James Sonic, Applicant Southeast Mechanical-Correct.

Christine Piccini- How many spaces?

Originally allocated 8

4500

4050

James Sonic/Applicant Southeast Mechanical -Correct.

Mark Anderson- 8000 ft and 4000 up top.

4050 per floor,

Christine Piccini- Warehouse, 1 floor office, meeting the parking requirements for office.

Christine Piccini -If I remember correctly...I thought you talk about variances and not needing them, and I think there's a setback (back yard or sign yard) that doesn't meet the minimum.

It's a rare 50 feet

Mark Anderson- Propose 928 variance requested...

Christine Piccini -That means we do need a variance...

James Sonic, Applicant/Southeast Mechanical -For the rear yard.

Christine Piccini- That's out of our power...that has to go to Zoning...which I think we anticipated..

So this should be marked to indicate that you know you need a variance...

Mark Anderson- L2000

Rick Stockburger - Any way to squeeze a 9th parking space in

There are nine.

Mark Anderson- Three next to garage type building and six out front, 2 handicaps.

James Sonic/Applicant Southeast Mechanical -Technically there are 3 spaces in the garage itself... there are 3 spaces in the garage.

Christine Piccini- The front also needs a

Christine Piccini- Required 40, 30 it's supposed...the side is fine and the height is fine.

Rick Stockburger- Unless you do your front yard, bring that 30 ft over.
As a front yard, that's 42.

James Sonic/Applicant Southeast Mechanical- We're claiming, we've always gone 30 ft.

Rick Stockburger- If you said front yard was that, and you make your 40 ft

James Sonic/Applicant Southeast Mechanical-Which we would

Rick Stockburger- Front of the bldg to the front lot line...

Rick Stockburger-Whatever you hit
can label that as front lot line

I'll put a zoning chart on our next submission and indicate 42 here and that a variance is required

Mark Anderson- Well that's just all changed hands.
Don't know if you're aware of ...

Mark Anderson-A company has bought it up.

Mark Anderson-A company has bought all the air rights on everything Metro-North owned...so
somebody must be thinking Grand Central Railroad x 100,000.

Mark Anderson-This is nicely tucked away, it will be a good ratable without a lot of
disabilities...

Mark Anderson- We have improvements to existing business by virtue of that coming in
now...seems like a win win.

James Sonic, Applicant/ Southeast Mechanical -It's a nice building, something you would like to
see, tucked beautifully back there.

Applicant -Can show you some color samples and we'll look at that.

A premanufactured building with some niceties to it...this is the entry point here with a canopy
above it...symmetrically around this entry it will all be brick...can show you some color
samples...

We're going to carry split face concrete block around base of the building and the rest of the
building is a standard finish available with a pre-manufactured system.

Applicant- Would you like to see the colors? To get a sense of what we've been thinking.?

Ma I'm anti-mullion; pro-mullion forces are in Bermuda.

Applicant -The brick portion of the building will be something in this family ...the metal siding
you see is going to be this light stone...and then the roof which is a shallow pitch, you won't see
a great deal of that...

Applicant- This will be the color of the split face, which is the color of the face of the building,
and in area as well, concrete coins and concrete nickels above the window...

Something like this...a concrete kind of finish,
here it's brick, running vertical, breaks it up.

Mark Anderson- This will be done w/ veneer finish.

Applicant-No, we're looking at doing a traditional brick finish.
Probably with a concrete block, back up, for this portion of it, and then we'll transition over to standard system for this building, these details are not worked out yet.

Christine Piccini-This side, side elevations.

Applicants- This façade here to the site plan, is a business elevation here, here is where the canopy will be, and symmetrically about here is where the brick will be.

Christine Piccini-Looking at side elevations.

Christine Piccini- Is that brick,
No, a concrete block.

Applicant- And then a metal panel...

Garage will be similar as far as feeders go, and that will go with the dark green roof here, the light stone here, and this building most likely will be entirely with this split-based block.

Applicants- Keep the same color scheme but brick only on the primary building

Mark Anderson- So you'll be storing vehicles in side the main door as well...see the raised door, is that just fabrication to get in and out easily

That's correct.

Applicant- the intent of this main building on a lower level, we'll be bringing material in on this end.

When Jim said before manufacturing, it's not really manufacturing,. it's assembling the components.

Christine Piccini- I have no other questions.

Mark Anderson- No other questions at this time.

Christine Piccini- Ok. I think that what we now have to happen next is for you to go to zoning to get your variances, and when you get those and have not much else for us to ask for right now, you can come back to us then when you have the variance.

Applicant-It's a variance that we're requesting, only singular.

Christine Piccini-Yes.

Next question, you mention that the town's consulting engineer will review our project based upon our submission and have kind of a list of things.

Christine Piccini- No he has not, I don't know where the glitch in this process has been.

Applicant-This is as much information I can get on the drawings....before he's going to address utilities...

They're conceptually laid out in the office already...I thought it would be a little cumbersome without his review just yet.

When I get those back I will incorporate...

Mark Anderson- Move one pole here, and bring the utilities underground.

Christine Piccini- You talk about the easements and probably that's not a gentleman's agreement, there's going to be something concrete on that.

I would highly recommend that we get our easements done by combo, our intentions will be to have that, and it may be just a matter of the paperwork...

Bill wants to get started as soon as possible, so if we have it all and process, look for an approval with the agreement that those easements will be in place.

Easements take tremendous time.

Rick Stockburger- Approve them contingent on have an easement in place.

Rick Stockburger- He'll probably ask for a parking spot.

Mark Anderson -In a way 2 people solve each other's problems.

Christine Piccini- I can't tell you what the zoning board is doing this summer.

Applicant- I will call the Village tomorrow and tell them we're ready to move to Zoning. And we'll get on the schedule asap, and I hope to see you sooner or later.

Christine Piccini-Will offer you a copy via email of the engineer's reports.

James Sonic, Applicant/Southeast Mechanical- Southeast Mechanical has requested through the building department that we erect a fencing system now, so it doesn't really affect Kobacher's because we've agreed with them to do a remote control system so they can get back there of their own free will. But having a problem with just getting violations for people dumping illegally and what we're afraid of is someone's going to dump something nasty back there and we'll have other issues.

Applicant- I want to approach the planning board and request approval for the fencing with the condition that if our plans change some it's bestowed upon us to change it according to what the planning board requires.

Match Burke's.

8 or 10.

6 ft or less

Christine Piccini-That's changed

Christine Piccini-That's waiver, they have that on their waiver don't they.

That's waiver for this project.

Applicant- I'm just concerned about the garbage it's piling up around there, especially here.

Mark Anderson- Does Frank have surveillance on his building.

Applicant- All over the place

Applicant- I don't think he has anything pointed all the way back there mostly because the telephone pole...

He has a camera that kind of points near his cooling stuff.

Gary Kropkowski- This is considered within the original scope of the proposal back in February, clearly a health, welfare and safety issue for the Village, you're within your purview saying go ahead and get it out.

Christine Piccini- They still need to get a building permit or whatever it is from the building inspector.

Gary Kropkowski- Yes, get a hold of Bob Serino.

Christine Piccini- He has mentioned that he's going to try and...

Applicant- I will follow through with him tomorrow...whatever the town, the village needs...

Christine Piccini -We are we talking the aesthetics of the fence,

Rick Stockburger- A question for our building department.

Christine Piccini- Something that's similar to what's there.

Applicant- Whatever matches...pretty sure it 's 8ft.

Christine Piccini- Can we have a motion to allow that?

Mark Anderson- I'll make a motion that we grant approval for him to put a fence up prior to starting construction on this site...

Christine Piccini- All in favor?

All ayes.

Christine Piccini-James, would you like to speak to use.

James Nixon- Last time we discussed 114 Main Street ; there was a report from the code enforcement officer, who had been in the house at 114 Main, and advised that the applicant's file information about that tenant...

Mark Anderson- You look at this and see why things are out of control.

Building unit 114 Main Number One, total number of occupancy, 8

One occupant name.

Mark Anderson- Don't look at that and insult us.
They don't have a clue obviously.
There's one name.

Mark Anderson- Count the bodies she's claiming and then count the numbers of names.
Some of them don't even have a last name.

Rick Stockburger- Supposed to be in a 2 family house, 2 groups of related people.

James Nixon- That's what makes a family.

That's everything that's wrong with some peoples'....idea of
Christine Piccini- 2 groups don't have to be related to each other.

Rick Stockburger- Group 1 related, Group 2 related.

Mark Anderson- Don't have to look at the rest of the application to know that we're not
interested in pursuing this at this time.

Mark Anderson- If they can't answer simple vacancy questions then they're out of control.

Christine Piccini- So we need more info.

James Nixon- I did get a letter from the...

Mark Anderson -Nice to back up a name with a photocopy of an ID if you have doubts.

James Nixon- The health department clarifying that question we've discussed a few times.

Mark Anderson- Well that does answer the question that we wanted answered and right on the
letterhead.

Christine Piccini-And by now are they connected yet anyway...
They've been moving down Oak Street at rapid rates.

Rick Stockburger- I don't think they did the Oak Street property.

Mark Anderson- Would that be gravity-feeding down the hill anyway.

They might have done this...

Jim Nixon- But they would not have done the water.

Christine Piccini- So they could be separated.

Mark Anderson-So they could be separated, yes.

Christine Piccini- I think that's still going to be our requirement if I remember what we've talked
about in the past...

Christine Piccini-When they subdivide they have to separate.

Christine Piccini- They cannot have an easement that continues to go 1 way, then the other.

James Nixon- The health department's requirement is when they subdivide, when they can, they have to abandon the septic system.

Mark Anderson- They has been crushing all the septic system.

Jim Nixon- The plan they have is they do have a shared sewer line...in the driveway of the Main Street property.

And the Oak Street property therefore will have an easement for that usage ...

Rick Stockburger- They are connected to the sewers, they could be connected to the water.

Rick Stockburger-They need to get the water line running.

Mark Anderson- What gives the houses water now?

James Nixon- 114 Main Street to 41 Oak Street.

But the Oak Street property can get it right out of Oak Street.

Rick Stockburger-The water meter, the hookup, sever the other connection...

Christine Piccini- The way the sewer is right now, the sewer lines from 41 Oak comes down, and then the sewer from 113 Main comes over, and then they are 1 line going to 1 connection in the street.

Mark Anderson- Correct.

Correct.

Christine Piccini- I think these are subdivided, they can't stay like that.

Rick Stockburger- There's a lot of properties sharing easements through on the Village.

Christine Piccini- Going through or sharing a sewer line, that's different.

Mark Anderson- No I'll show you an example.

Mark Anderson- The property on Prospect Street, 2 back houses downhill from the Main Street houses, the 2 Main St houses go to the center driveway...the pipe goes down, the two back houses go to center, we cross property lines...

Mark Anderson- RFB property and the guy who was the protest come into that. Goes further down the hill RFB and Mike Scarrey's property hook into the line, and all 8 buildings jump into it as one at North Main Street because of gravity, because they didn't want to pay for continuous pump operation, water under pressure.

Mark Anderson- And it was all done as one.

Christine Piccini-I understand how gravity works. I am a plumber's daughter.

I did not look at this, I am amazed that that is what they've done.

Mark Anderson- I think they put too many pump stations in...the one at Putnam Terrace is totally...

Mark Anderson- They put one at the foot of Putnam Avenue instead of going around and following the stream to under the bridge where it crosses the railroad, they could have wrapped right around that hill, and instead they came in the other direction and blasted over the top of the hill...

Christine Piccini-I understand that that's a separate issue. I'm talking about separate lines, separate connections to the sewer.

Mark Anderson- You want 2 lines.

Mark Anderson-Had a very negative experience in Bill Sweeney's building with something like this that existed under the old sewer system...you may recall me demanding not to pay certain fees for electric snake on the idea that I had a joint sewer line.

Mark Anderson-I got into fight over that so I understand your point that way as well...and I would not object to you asking for the 2 sewer lines side by side.

Christine Piccini- I'm just amazed that the way I know on my property my guest cottage is into my line, it's not a subdivided property, every utility goes from my house to the guest cottage. That's the way it is because it 's a guest cottage it's not a rental unit.

Mark Anderson- You don't have a pump station back there.

Christine Piccini- No.

Mark Anderson- House down in the hole there? Trying to weigh that...

Mark Anderson- Have to put a private pump station just for his house...

Christine Piccini- No, ours is all gravity fed. Gravity from the guest cottage, the house ties into it, and it all goes out, it means that if there's a problem of our sewer line at the main house, it will be a problem in the guest cottage first because it is lower than the house...but that's my property, both of those, my problem.

Christine Piccini- Where there is a separate person who owns that house, my guest house, if it were a separate owner, separate property, and my house had a problem, it would be a problem, like you're talking about, for the people in that guest cottage.

Christine Piccini- That's why design-wise they set them up as 2 separate, side by side.

Mark Anderson- In the assignment of the utilities you can also make an agreement that the cleaning of the sewer line is a shared responsibility, is it possible to have an easement with maintenance problems...

Gary Kropkowski- Yes, that's a municipal concern, you can't really divvy that up amongst separate property owners Mark. Everbody signs an easement, everybody's in the same boat.

Mark Anderson- So if one doesn't perform the other one may be forced to,

Gary Kropkowski- Christine, your point is well taken. I was told the last 3 yrs you can't hook into the sewer system on Garden Street.

Gary Kropkowski- In your house at 3 Garden, you have to go back through Lambert's property and connect on Prospect Street.

Gary Kropkowski- Lamberts' house connects at that same connection.

Gary Kropkowski- The Lambert's property with their sewer, 3 garden has a property problem with their sewer.

Gary Kropkowski- Our lines are on...I'm not exactly sure, I thought it comes in as a Y connection, but somewhere there's a join, and there's a problem there, both parties have a problem.

James Nixon- Discussed it w/ Mike Kaplan...in the fall...my thought was to put 2 lines in, told not to do it because we already have a 6 in line because they're 2 houses...and he said we're doing that all over the Village...so that is the way it is...

If there's a block down here 1/2 way down the driveway it kills both houses.

Christine Piccini- Do they have cleanouts w/ traps or just cleanouts

Mark Anderson- In my yard there are 2-3 cleanouts buried in the yard, but I know exactly where they are.

James Nixon- Mine was just a clean out.

Mark Anderson- The only trap coming right out of the house...I've got the house trap, that's generally for...that's to stop sewer gas from coming right into your house.

James Nixon- To their credit in each case, the house where the sewer leaves the house would not affect the other house

James Nixon- Not until you get beyond that Y.

Mark Anderson- Got to remember that at the house trap you have a 4 inch line, and if you've got 6 in the ground, a really big pipe...

Rick Stockburger- I think to get the sewer line done, before the final, you've got to put water and a meter put in. I think
...this approval required that each lot be connected to the public water and sewer system when the hookup connections are available.

Mark Anderson- Why would it be any different with water?

Christine Piccini- Because it's metered.

Rick Stockburger- Yes. If you're going to subdivide them, if you're going to charge them 2 properties, you've got to be able to bill them as 2 properties.

Mark Anderson- We don't have the technical issue of getting water uphill here when the pressure's out.

James Nixon- Although the map says, when the health department was negotiating these notes... They like intersecting properties not to be owned separately and so those conditions have been met...
You can subdivide but you still have common ownership...

Rick Stockburger- They don't require approved subdivision.
File the subdivision without being connected but connect them as if the department's approval requires in each of the lots be connected to this other water and sewer system when connections are available.

Mark Anderson- Water line right now...because the water is out there in the street.

James Nixon- The sewer was not available before...

Christine Piccini- Even if the Board of Health didn't require it, can't the Village require it?

Christine Piccini- Regardless of what the Board of Health says...

We should be metered separately.

Rick Stockburger- if they're going to subdivide it into 2 separate tax maps, that will be billable, got to have a water meter in.

Gary Kropkowski- Can require that; can't require to trump what the county says
Can't say as county says xyz and our Village code abc, so it's got to be abc, can't do this.

James Nixon- So it sounds like these are our last outstanding issues.

Christine Piccini- The list and the water.

Do we call for a relationship, people w/ families (person)

Gary Kropkowski- I don't remember.

James Nixon- Inspector probably said in his report but I don't know that it says that.

Rick Stockburger- He doesn't know who's living here or what their relationship is, so to clarify that, ...

Christine Piccini -If it were a woman and 8 grown sons, 8 males are not random, say my sons...

Mark Anderson- With the town of Southeast, the Inspector seemed to be picking on someone's ethnicity, and it was a nuclear family...3 children and 2 bedroom, Bill saying I have a problem, I said I don't think so, and I went back to my books and 2 parts of law Can trump the Village with

1. federal housing law
2. New York state housing law (familial relationships something that the lawyer can

go after)

It was my contention that it was a nuclear family, so there was no violation. I pulled my real estate education book that got me my broker's license, 2 different entries indicate nuclear families protected

Rick Stockburger- 2 family house, 2 family in compliance,

Mark Anderson- Not a primary tenant w/ just a first name here.

Christine Puccini- Last time not there because it's the same last name, it could be a shortcut in throwing it out, but they can go back and fix it, it could be Christine Piccini and my children, John, Mary, James (and all Piccini).

Rick Stockburger- And some of us are born pessimists,

Mark Anderson- I was born at night but not last night.

Rick Stockburger-Anything else.

Christine Piccini- Next meeting with answers.

It would be nice to have information before the meeting so it gets on the agenda.

Christine Piccini- Anything else

Mark Anderson- No.

Mark Anderson-Get down to their property and meet their customers.

...

May 23 minutes corrections

David Kulo not Rick Stockburger abstaining.

Christine Piccini also received an email (Peter Hansen)

p.2 of 11 Dopes (look up) wedley, js property (Jim Sprague)

p.6 Mark Anderson 11.1 % to 1.1% chg

shining ray shining road, and Duncan donuts

p. 10

that's the welded fire mesh not weldup

Christine Piccini- unless you tell me to change from June 6 due diligence Brewster board meeting

Did Gary say it?

(Can stay there).

Motion to accept

Mark Anderson –With the changes,

Rick Stockburger- As corrected.

Forward as corrected and final to Peter and everyone else.

...

June 27 minutes

Not July 27 minutes

7:30 beginning of public hearing

p. 7 on the 2nd fl Peter Pelusio or David Kulo

what about 2nd floor? David Kulo said it

same 2 lines down, consider the windows (David)

p. 8, p.9

Rick Stockburger- in middle of paragraph so maybe you want to vote on the mullions

Christine Piccini- just below that, should be David not Paul.

Mark Anderson-Just below aesthetics and function, getting business to come to your space

p. 12

before the old LMA site (caps)

and above
it's David

perpetuities here, (David)

p.12
the lease addressed (not the list)

p.13
Paul changed to
I'm not changing the sign-drnasseraqeel

Next paragraph below
The façade, yes (Nasser)

Side of bldg not going to change whatsoever, not Paul is Nasser

Nasser what ever the board choose to address
Nasser frnt lit sign

2d paragraph Nasser

Paul Pelusio or David Kulo, ok

Next sent.
Does the fast food restaurant we get to,
Does it require

Semicolon

What category is Subway as fast food restaurant. Not deli?David

p. 10708

17018 (correct)

Duncan donuts

Fast food restaurant goes away?

As if subway comes in again I have to come in front of the board (Nasser)

p.16 naqeel, I did my homework, \$3000-\$4000.

3rd paragraph down Paul Pelusio- I would like to landscape schemes in there,
Jim Bruen

think

Rick Stockburger or David Kulo, David Kulo certainly more appealing

Paul engineers live their entire life...

Paul Pelusio, crossed off pedestrian signals, David
David-I walk to work every day & observe this whole area
3rd paragraph from bottom, and the last also

p. 19 after mark Anderson, railroad underpass, was David

a couple sentences down, Paul or David, it's David

silt fence
minor minor condition right side elevation, left side elevation

sill place down, not silt its sill

Christine Piccini- silt fence bottom p. 21

e. branch in croton

his answer, all 4 spaced sides are going to be brick
(cp)

p.23

Christine Piccini's Kobacher's 2nd, variance from last edition, rt side edition, addition, addition

Mark Anderson- is not available to you at Paul

Last pg

Rick Stockburger -If we made a decision in the wrong-EPA, we can always overrule it, should be
ZBA

next if applicant base, drop out the s

mark Anderson, move as corrected accept minutes
,accept, as corrected, Rick Stockburger second
all in favor

w/ corrections final minutes peter post

follow up information, cp we did get a notice from peter saying that they were getting on the
agenda for august 1st, cp that's what the note said

Rick Stockburger- August 1

Christine Piccini-Nasser for special use permit, Peter said I was confused by the way it was phrased, what exactly he was saying, what was said to him.

Christine Piccini- I sent him back a note that we approved the project without a tenant in it and told him if he was going to have Subway or any other fast food as a tenant/t he would need a special use permit and he 'd have to go to the Village Board to do that, nothing to do w/ any tenant...

Christine Piccini-So I sent the note back to Peter and copied all the board members about that so to get on the agenda

Mark Anderson- nothing has happened, g one another meeting

Christine Piccini- not our fault

Mark Anderson- but we gave the guy the break but nothing has happened

Christine Piccini- I filed the conditional approval with the list of conditions form last meeting and Amy sent a copy to each of us...

Christine Piccini- I filed with his approval, in the drawer, so we're waiting form him, a copy went to Bob I think

the 50 Main Street approval we gave, they modified that, what do you do?

Christine Piccini- the bldg inspector should be the one matching what we approved with what they're doing,

RickStockburger- What changes they make as they go through

Rick Stockburger- Elevator, room off in back, now it's kind of like,

Rick Stockburger- The gift shop, how much do they get to vary...

Gary Kropkowski-The case law talks of substantial deviation from site plan approval...if that's going on...better the municipality stop work order

Rick St ockburger-Where in the review ...

Gary Kropkowski- Standard is not bad; it's different from what was approved.

Mark Anderson- Looked at what's going on in the front,

Rick Stockburger- They divided the whole back off...
The village board meeting is going to be back in the back

Mark Anderson- If they combined the bar back with the gift shop back, that might make it' safer, the escape route is in that center hallway,

Rick Stockburger- They have the back, and put the door over here, 2 outs

Mark Anderson- Interior change not exterior change.

Mark Anderson-As you partition walls as being movable things in general.

Mark Anderson- My concern is someone being trapped in that right back corner because it was totally low grade, and there were no windows, and we want to take that concrete wall out of the front end...

Rick Stockburger - Haven't seen any movement on it

Mark Anderson- Stupid to look at a window to a concrete wall...

Rick Stockburger- I just want more light into that office

Christine Piccini- Interior changes should be ok to happen because that's not what a site plan is about.

Christine Piccini- If they came forward with an issue, this is for your benefit, we're doing it this way, and later they renege, and change it...

Christine Piccini- And say no longer to your best benefit, might be something, not the way you presented this, 2 different scenarios

Rick Stockburger- Nobody that I knew of knew there were changes to be made...

Gary Kropkowski -Got approval, off to races, if nobody paying attention...

Gary Kropkowski-That's his job.

Christine Piccini- It's purview to say ok it changes, it s fine.

Rick Stockburger -My only concern, the shared meeting room the common space for the village meetings, because that's going to be our meeting space.

Is there anything written down that says ZBA, Planning Board, Village Board Meetings have exclusive rights on meeting days, or having bingo, can't come in.

Gary Kropkowski- No one requires you to act as a mini-building inspectors, but it happens an awful lot...

Most recent example buddies from Verona Shakespeare festival coming in ...

Christine Piccini-Our next meeting is August

22nd

Mark Anderson- I will be away and will not be present.

Gary Kropkowski -Young lady volunteering for police may be available...

Christine Piccini -I move to close

Rick Stockburger-I second

Mark Anderson- All in favor ayes