

VILLAGE OF BREWSTER  
PLANNING BOARD  
October 24, 2007

**Public Hearing**

**In attendance:**

Christine Piccini  
Rick Stockburger  
Mark Anderson  
Jim Bruen  
Dave Kulo

**1. Pledge to the flag – 7:30 PM**

**2. Call to Order**

Rick Stockburger moved to open the public hearing, and Mark Anderson seconds the motion.

The applicant (Ray Durkin) and representative (James Nixon, Architect) are in attendance.

Documentation (mail receipts) is provided by James Nixon, showing surrounding properties (within 500 feet as determined by the tax records) were duly noticed. In addition, the public hearing was duly noticed in the papers.

**3. 538 North Main Street (56.82-1-18) – Commercial Building**

James Nixon, Architect – wants to fill the board in on a few things I've added to the plan since our last discussion, on September 26, and notify the public. A brief summary of the project, a year ago this building was occupied by Louie's Pizza, the building was damaged by fire, and has been vacant since. The proposal is to build a new building in approximately the same place as the existing building, and will be about perhaps a little bit deeper.. Once we get onto the site, the grade will determine how far back we really want to put this building. A 2 story building is proposed. The board of trustees approved exception to moratorium for first floor usage only. At this time, the 2nd floor will be used only for storage. If and when there is a desire to change that, the owner will need to reapply to the board. According to Village code, restaurant use of the building, has the highest parking requirement, so by satisfying the parking code for a restaurant, it would surely satisfy parking code for other usage i.e., retail, office, etc. There will be additional parking at 559 North Main Street (Red Fox Gardens), which is within 500 yards as permitted by village code. The building is a rectangle 26 feet wide by 75 foot deep maximum. At this point there is not a tenant, we are only at this point proposing it as a shell. There will be brick veneer in the front. North side elevations (no windows, only a door, closer to the property line). There is a 2nd floor. Only a small portion of the upper story is above grade. Paul sent engineers comments should we address first or go to public comment. Engineer's comments will be discussed at the regular Planning Board Meeting.

#### **4. Public Comments**

None. Christine Piccini advised that she received phone calls at home about the project and once she explained what the project was, they were satisfied.

#### **5. Close Public Hearing**

Rick Stockburger motions to close the public hearing, Mark Anderson seconds

Ayes: 5      Nays: 0