

**Village of Brewster
Planning Board Meeting**

February 24, 2015

APPROVED

Board members in attendance:

David Kulo, Chairman

Rick Stockburger, Assistant Chairman

George Gaspar

Tyler Murrello

Also in attendance:

Mr. Greg Folchetti - Counsel to VOB Planning Board

The Pledge of Allegiance was recited, whereupon the proceedings were called to order at 7:35pm.

Regular meeting

Mr. Kulo made a motion to open the regular meeting. This was seconded by Mr. Gaspar and passed 4-0.

Attendance was taken.

First order of business:

40 Prospect Street – Parking expansion for St. Lawrence O’Toole Parish. Mr. Nixon, Architect, presented preliminary site plan describing the scope of the parking expansion. Mr. Nixon presented the preliminary parameters, explaining that this was a non-standard project since they were dealing with two neighboring site areas that are separate but work together. And that they are the same ownership (St. Lawrence O’Toole church) among all the lots. Mr. Nixon also stated that they now have the waiver of moratorium.

Mr. Stockburger further explained that they are two tax maps owned by the same person.

Discussion revolved around the layout of the new parking lot and how to blend/connect it to the existing lot.

. Plan is to demolish an 8’ x 10’ section at rear of house to make a clean, rectangular parking lot.

. Adding 10 spaces directly behind the house.

- . Access will be through 40 Prospect St. driveway on church's side.
- . Plan to regrade to make it less steep.
- . Parking is going where archway was.
- . There will be a total of 19 spots; they will be losing one spot in the lot of the new school.
- . People will not exit on Prospect St.

Mr. Stockburger asked about screening and that the fence needs to be turned around and stated that this will have to be shown to the Board.

Mr. Kulo asked about lighting. Mr. Nixon responded that he didn't know the design of the lighting yet. Father added that there is currently a light on the side of the church that illuminates the driveway. Mr. Gaspar added that there is a light on the side of the church where the dumpster is.

Mr. Kulo recommended that the lighting be consistent with the original lights currently in place. Mr. Kulo also recommended that the illumination be limited to the parking area only. Mr. Nixon responded that they might consider a light on the corner of the house, but this all still needs to be determined.

Mr. Gagnon didn't recommend lights with motion sensor devices as one wants to be sensitive to adjacent residents. He also suggested that signage might be necessary at some point.

Mr. Stockburger and Mr. Nixon agreed that one-way signage would be necessary.

Mr. Stockburger asked what protection is there if the 40 Prospect Street property gets sold re: allowing an easement onto the church parking. Mr. Folchetti responded that if it is an existing easement, it continues in perpetuity.

Mr. Stockburger added that there is no easement now. Mr. Folchetti responded that the Board should make that a condition of site plan approval so that there is no problem later with one of the parcels being alienated and having a restricted access.

Mr. Stockburger cited the following to be reviewed by the Applicant to ensure that it is included on the site plan:

- . Law section 263-46 and 263-21 (D) and (O) (K erosion)

Also include:

- . Statement that the fence will be turned around
- . Illumination
- . Traffic control (1-way sign)
- . Will need boundaries of the property, the map, location of finished grading

Mr. Stockburger also reminded Mr. Nixon to put in writing any waivers requested, and for which sections.

Mr. Stockburger asked if this needed to go to a public hearing and the response was, Yes.

Mr. Gagnon asked about drainage. Mr. Stockburger responded that the cut and fill erosion control recommendation from the Village Engineer will address the drainage issue.

Per Mr. Folchetti, public hearing to be established after application and after Village Engineer's comments are addressed; then set up public hearing and whatever SEQR determination is to be made.

Second order of business:

494 North Main St. (Williams Gas Station) – Request for waiver of moratorium for property improvements.

- . Letter submitted to the VOB Building Department requesting a waiver of moratorium for building permits to renovate the property to open the facility as a gasoline station less the existing one-bay maintenance garage.

Mr. Murrello made a motion to recommend the approval to move forward for the waiver of moratorium. This was seconded by Mr. Stockburger and approved unanimously.

Mr. Folchetti added that he will have a written resolution to that effect to Mr. Hansen, the VOB Clerk.

Pending business

66 Marvin Avenue: 67.35-1-5: No site plan application received. No action taken.

Accept minutes of Jan. 6, 2015

Mr. Stockburger made a motion to accept the minutes of the January 6, 2015 meeting with the correction of the date in the header. This was seconded by Mr. Gaspar and approved unanimously.

NY Planning Federation Conference

- . Mr. Kulo announced that the NY Planning Fed. Conf. was to be held in April. There would be a similar conference held later in the year.
- . One can check the NY Planning Federation web site where all events are listed to obtain more information.

Note: Mr. Stockburger advised the Board that he would not be able to attend the March 24, 2015 meeting and recommended that the Board ensure that they have a quorum to hold the March meeting.

Adjournment

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

Meeting concluded at 8:06pm.