

**Village of Brewster  
Planning Board Meeting Minutes  
May 16, 2017**

**BOARD MEMBERS IN ATTENDANCE:**

George Gaspar, Chairman  
David Kulo  
Rick Lowell  
Tyler Murello

**BOARD MEMBERS NOT IN ATTENDANCE:**

Rick Stockburger, Assistant Chairman  
Mr. Todd Atkinson, PE  
Gregory Folchetti, Attorney, Costello & Folchetti

Mr. Gaspar led the Board in the Pledge of Allegiance, whereupon the proceedings were called to order at 7:30pm.

**REGULAR MEETING:**

Boardmember Kulo made a motion to open the regular meeting. This was seconded by Boardmember Murello and passed unanimously.

**Brewster Library**

Chairman Gaspar informed the Board that he had received preliminary lower level only plans for the Brewster Library extension independent of being distributed to the rest of the Board. He said he took the liberty of adding a little to it because he felt the proposed block work looked bland and sketched some glass and suggested adding a cover over the side door.

Boardmember Murello said it looked like they were filling in a void. He also asked what is inside the interior right south office of the lower level but the Board was not sure of the answer.

Boardmember Lowell asked who was presenting the application and Chairman Gaspar said it was through the Library. Boardmember Murello asked if the Town owns the physical property of the library and Chairman Gaspar said yes except for a small piece. Boardmember Lowell said the Town owns the parking lot. Chairman Gaspar said the Library is asking the Town for the right to use a piece of their property for part of the addition. He said the existing property line is basically in the same line as the rear of the building.

Boardmember Murello said the Library wants to take a piece out of the parking lot for the addition and Chairman Gaspar said no there is a piece before the parking lot that they will be using. Chairman Gaspar said he sent the drawings back to Peter (Hansen) and requested that he distribute them to the Board so that everyone had a copy.

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Boardmember Murello asked are any variances needed for the project? Chairman Gaspar did not think there would be.

Boardmember Lowell said this is all conceptual. Boardmember Murello said the addition is large and asked what is in there right now. Chairman Gaspar said it's empty property as they use that area for outdoor activities right now.

Boardmember Murello asked if there were regulations about parking for a library. Chairman Gaspar said it is classified as an assembly space. He said there are two factors that would come into play: the Code read gross square footage is how you come up with an occupant load. The other way to come up with an occupant load is to say since it is a library and they do not have usage of every square foot you take out the areas where the racks are going to be and deduct that square footage so long as the Building Inspector agrees with that concept. He said it would be just like a hardware store or a grocery store.

Boardmember Kulo said he felt it would need a more specific usage because compared to 20 years ago a lot of libraries now have multiple functions such as meetings, shows, and assemblies. He said it has a community presence and nothing on the plans indicates what the use is going to be. Boardmember Kulo said he is familiar with the Ridgefield Library and they have had a huge transformation and its function is very different from what it was. Boardmember Lowell said they all have auditoriums now and they do art shows and presentations. He said Yonkers doesn't have municipal parking within 400 ft. of the library to sustain the library should it have to stand alone and this is a municipal resource so we would certainly want to give them a pass on as much parking as we could. He said there is on street parking and maybe they could negotiate some parking. Boardmember Murello said many of their meetings would happen in the evening and maybe they could utilize the parking lot that the Town of Southeast owns. Boardmember Kulo said he is glad that the Town of Southeast wants to do these improvements in the Village and not purchase an outside site and the Board agreed with him.

Chairman Gaspar said he felt the Board had no objection to the project but needed more information and the Board agreed with that statement.

Boardmember Kulo said he would like to see the scheme of the building being consistent with what is currently there. Boardmember Lowell said yes especially the exterior to ensure that it is in harmony with the rest of the building. Boardmember Kulo asked if there was going to be a representative before the Board next month and Chairman Gaspar said he did not know who was actually spearheading the project or where the junction lies between the Village and the Town. Chairman Gaspar said he will be at the Village Board meeting tomorrow night and can ask questions.

Chairman Gaspar said there may be a new application coming next month for a project by the Getty Station on Route 6. He said the applicant wants to change the entry to a

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different spot and they have been told they have to bring in an amendment to their site plan.

Boardmember Murello made a motion to approve the minutes from February 16, 2017, seconded by Boardmember Kulo and passed all in favor.

**General Discussion**

Chairman Gaspar received a phone call from Eric Masterson (Lia Honda representative) the week before last saying 'we have a problem' and I said 'okay what's the problem we have?' Chairman Gaspar said they checked the setback lines and the building line and what was in place as that was the next step to get a foundation approval location. He said Mr. Masterson's comment was that they were 14 in. over the line. He continued: this is the line that is parallel with the railroad and that was also the area that the Board actually wanted them to move the building a little bit further away from so now the phone calls says they are 14 in. over the line and he wanted to know what they should do. Chairman Gaspar said you have to conform to the Site Plan and he conferred with Boardmember Stockburger who also agreed. Chairman Gaspar said he told Mr. Masterson that he must pick it up and move it or take 14 in. out of the building. He said he can't because all the forms are in, the foundation is in, there's some vertical rebar in place, and they are going to pour tomorrow. Boardmember Kulo asked why are they were 14 in. over? Chairman Gaspar said at the same time he called Mr. Folchetti, Attorney, but he was unavailable and returned the call two days later. Mr. Folchetti said let me do some research and spoke to the attorneys for Lia Honda.

Chairman Gaspar said in the meantime there was no communication after that Tuesday and Wednesday discussion but he understood that they had continued working. He said he had been in the Village Offices on Monday May 8 and he saw Bill and asked him if he was aware of the problem Lia Honda had but he was not aware of what was going on. Chairman Gaspar said Bill did a little research on his own and found out there was an error in the Site Plan that was produced by Bergendorff's office, their survey was off. The gentleman (Steve) who is running the project had a second surveyor come in to double check what was previously done, he said, and that surveyor found the error. Boardmember Murello said it was a paper error and Chairman Gaspar said yes. Boardmember Lowell said the drawings the Board saw had the right numbers on them but the drawings they used to do the footings was incorrect. Boardmember Murello said right and it's a lot easier to redo the drawings than to change. Chairman Gaspar said there wasn't much to do; if you go to the Zoning Board of Appeals for a variance...and you're going in good faith by following what was given to you. So the bottom line is it was moved to the right location without it being a problem. Boardmember Murello said it was actually in the right location and Chairman Gaspar said yes but he said to Bill make sure you get a building survey to document what's been going on. Boardmember Kulo said with big projects like this or any project things do happen but it doesn't necessarily mean you have to go back to the drawing board. Boardmember Murello said it actually doesn't have anything to do with the Planning Board; it's between the surveyor and the project managers. Boardmember Lowell asked if the measurement

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was wrong or just the drawing and Boardmember Murello said it was just the drawing; they were off by 14 in. Boardmember Kulo said all the Board has to do is add that change or issue to the file. Boardmember Murello said it really isn't a change; the Board just needs the correct drawings from Bergendorff's office and add them to the file.

Chairman Gaspar informed the Board that Bill had given Lia Honda a Permit to put up a temporary tent as they said they were losing customers. Boardmember Murello said he saw the tent and felt it was needed.

**Search for Change**

Chairman Gaspar said Search for Change has everything and they can start whenever they want to start.

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