

**Village of Brewster  
Planning Board Meeting**

April 28, 2015

APPROVED

**Board members in attendance:**

David Kulo, Chairman  
Rick Stockburger, Vice Chairman  
Renee Diaz  
George Gaspar  
Tyler Murello

Also in attendance:

Mr. Richard Ruchala, ZBA  
Mr. James Nixon, Architect  
Father Gill from St. Lawrence O'Toole Church

The Pledge of Allegiance was recited, whereupon the proceedings were called to order at 7:32pm.

**Regular meeting**

Mr. Kulo made a motion to open the regular meeting. This was seconded by Mr. Gaspar and passed 5-0.  
Attendance was taken.

Pending business:

40 Prospect Street, 67.26-2-12: St. Lawrence O'Toole parish parking and building alterations. Mr. Nixon, Architect, represented St. Lawrence O'Toole.

. Mr. Nixon presented the Planning Board with a letter from the ZBA. This letter stated the exact wording to interpret the code, which was that pavement is not included in the maximum coverage calculation. This supported Mr. Nixon's original charting of the property and no further calculations were necessary.

. Mr. Nixon addressed all the issues on the Village Engineer's report, including:

- There would be no additional catch basin. Runoff and drainage would be addressed with normal maintenance of ice/snow and any other storm conditions.
- Notice of Intent letter will be provided.
- Exits will be clearly marked; one-way signs will be posted; handicapped parking signs will be posted.
- After extensive discussion of parking/diagonal parking/size of parking spaces/one-way vs. two-way passages, it was determined that:
  - o There will be diagonal parking
  - o Spots 14 and 15 will be eliminated
  - o Remaining spaces will be larger/deeper
- Mr. Stockburger asked about the easement and Mr. Nixon pointed out that it is noted on the drawing.
- Curbing is indicated on the north side. Curbing will be modified when driveway widened and all other pavement modifications have been made.

. Board members commended the Church on the modifications made and stated that the overall appearance, with the additional lighting and new glass doors, made the Church very inviting.

Mr. Nixon asked about the need for a public hearing in light of the mailing that has been done and other public hearings conducted.

. The Board's consensus was that there should be a public hearing, and they didn't think that it would delay anything.

. The Board was reminded that the Church was hoping to have all renovation completed by June for the special visit of his eminence.

. In light of that deadline, the Board agreed to hold a special hearing on May 12, 2015. Mr. Nixon would prepare the necessary mailing and speak with Mr. Hansen to ensure posting of notice.

Accept minutes of Feb. 24, 2015 and March 24, 2015

Mr. Stockburger made a motion to accept the minutes from the February 24, 2015 meeting. This was seconded by Mr. Murello and passed 4-0, with one abstention.

Mr. Gaspar made a motion to accept the minutes from the March 24, 2015 meeting. This was seconded by Ms. Diaz and passed 3-0, with two abstentions.

Joint work session

It was agreed that there would be a special joint work session with both the VOB Planning Board and Zoning Board in attendance.

The joint work session would be held on Tuesday, May 12, 2015.

The meetings for that day would be:

Planning Board meeting – 7:30pm

Public hearing – 8pm

Special joint work session to follow after conclusion of public meeting.

In light of the joint work session on Tuesday, May 12, 2015, the Board agreed to cancel the Planning Board meeting scheduled for Tuesday, May 26, 2015.

Adjournment

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

Meeting adjourned at 8:35pm.