

**Village of Brewster
Planning Board**

May 22, 2012

Regular Meeting

Board Members in Attendance:

David Kulo, Chairman
Rick Stockburger, Assistant Chairman
Tyler Murello
Mark Anderson
Renee Diaz

Also in Attendance:

No One

The **Pledge of Allegiance** was recited.

[Whereupon the proceedings were called to order at 7:31 p.m.]

Call to Order

Chairman Kulo made a motion to open the Meeting, which was seconded by Mr. Stockburger and passed by a vote of 5-0. Chairman Kulo stated that this was the regular May Meeting of the Planning Board and noted that he was in attendance along with Rick Stockburger, Mark Anderson, Renee Diaz and Tyler Murello.

New Business

Chairman Kulo noted that there was no new business for consideration.

Training 2012

The Chairman stated that a representative from the New York Planning Federation would be in the Village the next day (May 23) and May 30 to conduct training at 7:00 p.m. and encouraged everyone to come prepared with ideas. Mr. Stockburger noted that he anticipated that there would be question and answer sessions. Mr. Anderson stated that he had thought the training would be lectures. Mr. Stockburger said that the Village had not yet adopted a new master plan. Mr. Anderson opined that any master plan ought be cognizant of real estate realities and recognize that profit is possible at the end of the day.

Chairman Kulo said that he did not anticipate a lecture type of evening. The training is centered on the Village, and along with the Planning Board Members also attending would be Members of the Zoning Board of Appeals and the Village Board along with members of the public who had requested attending. Mr. Stockburger noted that the training had to be open and the Village had paid for up to 30 attendees. Mr. Anderson stated that there were no better people to have at this training than those who resided in the Village.

Chairman Kulo and Mr. Anderson agreed that the Village's vision must be pragmatic to long term goals. Mr. Anderson added that all of the good things the Village has done should be capitalized on and further noted that private equity should be allowed to do what it does best. Mr. Anderson suggested that those business owners who had left the Village for other locales, which were often more costly, should be queried as to why they had done so; while their answers might not be popular honesty was nevertheless requisite. He further pointed out that there should be cognizance that for the next 50 years wealth would be reflected by personal vehicle mobility. Mr. Anderson wondered if it were fair to put all of this on the training agenda.

Mr. Stockburger said that he thought that many of the businesses had forsaken the Village because of the economy of scale. Mr. Murello recalled a time when one could purchase almost anything within the confines of the Village, be it a shirt, furniture, prescriptions, etc. Ms. Diaz recalled that when she first moved to the

Village she could spend a whole evening in the Village-eat dinner, see a movie and have a drink-whereas today many of these things were no longer available. Ms. Diaz noted that retail's face has changed-for example, many people today rent movies and fill prescriptions online.

Mr. Anderson noted there was a lot of money around the Village-for example, North Salem, the next town. He added that there was a need to gentrify and that Katonah 40 years ago was much like Brewster today. He concluded by saying that the Village needed more owners, who are generally more invested in the community, than renters.

Accept Outstanding Draft Minutes May 1, 2012

Chairman Kulo stated that the next item of business was approval of these outstanding Draft Minutes. Mr. Stockburger made a motion to accept the May 1, 2012 Minutes subject to one correction, which the Secretary indicated he would make. This motion was seconded by Mr. Murello and passed by a vote of 3-0, Ms. Diaz and Mr. Anderson abstaining.

Other Business

Chairman Kulo inquired if anyone had anything else he or she wished to raise. There was no other business that anyone desired to discuss.

Close Meeting

Chairman Kulo made a motion to close the Meeting, which was seconded by Mr. Anderson and passed by a vote of 5-0.

[Whereupon the Meeting was closed at 8:05 p.m.]