

**Village of Brewster
Planning Board**

April 23, 2013

MINUTES

Regular Meeting

Board Members in Attendance:

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

The **Pledge of Allegiance** was recited.

[Whereupon the proceedings were called to order at 7:33 p.m.]

Regular Meeting

Call to Order

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

New Business.

There was no new business for discussion.

Pending Business

There was no pending business for discussion.

Member Training

Chairman Kulo stated that there would be a joint Trustee-Planning Board meeting on April 29, 2013, 7:00 p.m. at the Weber Community Auditorium at Putnam Hospital. The Chairman noted that he planned to attend, as all towns and villages in Putnam County were invited and the new commissioner of Planning would be introduced thereat. Moreover, there would be training on Section 239 notifications and other matters pertaining to real property and zoning laws. The chairman stated that it would be worthwhile for everyone who could to attend, and thought this could go to meeting the mandate that each Member receive yearly training. Mr. Stockburger said that the New York Department of State has draft Memorandums of Understanding and if there is agreement with the County many of the things that would otherwise be required could be vitiated. Chairman Kulo stated that in his ten years of service that he could not remember a meeting like this one. Mr. Stockburger that he could not remember the County coming back with a response when the Planning board had gone to it to ascertain the County's position, and that hopefully the process could be streamlined. The Chairman noted that the County normally gives the Planning Board the right to deal with matters. Mr. Anderson opined that on less important matters, like windows, the Planning board ought be able to act unilaterally.

The Chairman inquired as to what everyone had gotten out of the just completed training at Saratoga. Mr. Stockburger noted that the Trustees wanted a report concerning this and said he thought that all who went (four Planning Board Members, two from the Zoning Board of appeals and two others) should get together and make a presentation to the Board of Trustees on what they had learned; Mr. Stockburger added that he appear before the Trustees on April 25 if everyone agrees. Mr. Anderson stated that that was a good idea. Mr. Stockburger stated he had learned much at the Saratoga sessions, including that Minutes of the Zoning Board of appeals needn't be verbatim, that there could be Memorandums of Understanding between the County and each of the Board of Trustees, the Zoning Board of Appeals and the Planning Board, that no response from the County may be construed as a

positive response and that a comprehensive plan can be tailored to fit the dynamics of each individual situation. Chairman Kulo stated that he learned that if something is in a comprehensive plan an objection predicated on spot zoning doesn't lie.

Mr. Anderson articulated that the last zoning change in the Village did not produce the sought after results, and that everyone needs to read the comprehensive plan. Mr. Stockburger said that matters should have been pursued more aggressively but that people did not know that back then. Ms. Diaz stated that no one had a crystal ball to foresee the economy's downturn. Mr. Stockburger stated that doing a great job in the future might prove near impossible but that the minimum acceptable should be a good job. The Chairman noted that from the training he had learned that transit hubs, such as Brewster, are being more encouraged.

Chairman Kulo said that many of the presenters at Saratoga were younger than on past occasions and that there was much focus on social media, on which Brewster is currently invisible. Mr. Anderson stated that many people know Brewster but that they don't want to come here, for example because the streets are not inviting. Mr. Stockburger noted that Brewster needs street level lighting, and that the rule requiring signs be turned off is in actuality deleterious. Mr. Stockburger added that underground wiring would be nice but probably wouldn't happen, and that the lack of public bathrooms keeps potential visitors away. Mr. Anderson stated that European cities have clean bathrooms in public spaces; Mr. Stockburger added that these facilities clean themselves after each use. Mr. Murello noted that Boston also has this type of restroom. Ms. Diaz commented that public facilities could be added on the outside of the train station; Mr. Anderson thought the train station, which has bathrooms, could be kept open longer. Mr. Stockburger stated that 24-hour bathrooms were requisite.

Mr. Stockburger stated that everyone should get together with his/her thoughts, and added that perhaps the Board of Trustees should hire a consultant to help figure out the break-even point. Mr. Anderson stated that business needs to be promoted. Mr. Stockburger stated that there was a need for good vision and goals so that developers would want to come in. Chairman Kulo stated that he did not think the Village would want to expend money up front and that therefore partnerships were required. The Chairman added that contact through social media was needed with plans so that developers would take the Village seriously. Mr. Anderson said that

this was not attacking those things that make Brewster a low demographic community. Mr. Stockburger noted that the Village police's presence helped to address problems like people hanging out on the sidewalk. Mr. Anderson stated that the police no longer served the function they had been started by former Mayor Degnan for, that is, as a constabulary. Mr. Stockburger pointed out that the County had declared that the members of the force had to be civil service. Mr. Anderson noted that the Village police were often outside of its boundaries and that the Village was not getting value for the \$475,000.00 that the Village police cost. Mr. Stockburger said that half the residents of the Village wanted more police and the other half wanted no police. Mr. Anderson wondered why there were no police on duty at night to respond to situations such as when Claire Kropkowski's abode had been broken into. Mr. Stockburger replied that doing so would increase the costs even more. Mr. Anderson asked why did he often see three Village police sitting together, and said he thought the officers needed to get out of their cars more.

Chairman Kulo opined that many younger people are more liberal and would probably take a less dim view of the street scene in the Village, and that this demographic of people who won't reject the Village needs to be pursued. Mr. Anderson stated that he manages 100 apartments and gets much negative feedback about the Village. Mr. Stockburger said that all of this should be presented to the Village Board as that is where the money would be coming from. The Chairman stated that the Village needs to get out the message that it is looking at big changes and that along that path incremental steps will be taken. Mr. Stockburger said that a Facebook page with nice photos was needed because it is requisite that the Village as a desirable locale be sold, and added that taxes may have to be raised lest the village gets worse.

Mr. Stockburger noted that he also learned in Saratoga that it is legal to redact the names of complainants to the Board, and that the respondent only needs to know the details of the complaint and not who filed it, as the building inspectors can investigate the gravamen of the complaint and go to court if need be.

Mr. Stockburger reiterated that he will go to the Village Board to sell the idea that investment in the Village is required, be it form based or floating zones. Mr. Murello stated that the Village cannot afford not to do this.

Accept Draft Minutes of February 26, 2013

Mr. Murello made a motion to accept the Minutes of February 26, 2013. This motion was seconded by Mr. Anderson and passed by a vote of 5-0.

Accept Draft Minutes of March 26, 2013

Mr. Stockburger made a motion to accept the Minutes of March 26, 2013. This motion was seconded by Mr. Murello and passed by a vote of 5-0.

Adjourn Meeting

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

[Whereupon the proceedings were adjourned at 8:28 p.m.]