

**Village of Brewster
Planning Board**

May 28, 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 7:30 p.m.]

Regular Meeting

Call to Order

Chairman Kulo stated that this was the regular May 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.

Chairman Kulo stated that there is no new business. Rather, it would be useful to discuss the meeting with Putnam Planning & Chamber of Commerce meeting earlier this month. Mark Anderson said he attended; felt the meeting was an effort to promote Putnam County. Chairman Kulo, who was unable to attend, asked if any matters were discussed pertaining to the Village. Mr. Anderson was concerned about a discussion of three businesses in Southeast that were thwarted by septic percolation issues. There were proposals for the properties to join with the Village sewer system linked to full annexation. Mayor Jim Schoeing was selling the idea for revenue

generation which Mr. Anderson said is only short term. Sewer capacity should only be used for the development of the Village of Brewster, the businesses and property owners who are paying the bills. He continued, this is an opportunity for the Village to cash in on its infrastructure as a selling point, as well as being a transit hub, water supply, etc.

Mr. Anderson: The Village may expand into the Town of Southeast if a package would agree that the Village have control of those service lines. This may be useful if the County makes a deal with the City DEP when it is time to renegotiate terms in 2015. New sewer plans must take into consideration the needs of the Village foremost.

Renee Diaz noted that the meeting voiced concerns by the Chamber of Commerce that Planning Boards are making it difficult of business to expand...noting signage laws as an example. Mr. Anderson reiterated that Planning Boards must be responsive to investors who are burden by time delays and associated costs.

Ms. Diaz said we should have a streamline process.

Chairman Kulo asked if there were any discussions on urban renewal.

Mr. Anderson said first the Village had to deal with the demographic changes which began in 1995, with a large percentage of the residence not knowing the basic laws within the Village.

Rick Stockburger asked Mr. Anderson how the Village solves this.

Mr. Anderson suggested that the Village and its tenants use English and Spanish notices to inform the public, something that should have been done a long time ago. He added, a new Master Plan can realign the Village uses to meet development goals.

Mr. Stockburger said the meeting was an opportunity for the County Planners to introduce themselves. The laws could relax 239M notifications on preapproved applications in order to reduce approval time. Trustees should allow floating zones, which can be put in now, which would tell developers we are interested in you. Village must get the word out on social media such as Facebook. The Village Facebook page is up.

Pending Business

There was no pending business for discussion.

Accept Draft Minutes of April 23, 2013

Tyler Murello motioned to accept the minutes, Mr. Anderson second, and passed by a vote of 5-0

Adjourn Meeting

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

[Whereupon the proceedings were adjourned at 8:25 p.m.]