

TUXEDO CHAMBER OF COMMERCE  
GENERAL MEMBERSHIP MEETING  
Town Hall Community Room

**June 22, 2005**  
**MINUTES**

**In Attendance:**

Members:

Dale Mottola, Applied Systems Group  
Scott Lesko, Augusta Properties  
Gregory Stevens, Gregory Stevens Financial Services  
Jerry Mottola, Jerico/U.S.P.S.  
Bill McMullen, McMullen's Tavern  
Hao Li Ee, Craig Newell, Path Computer Systems  
Jim Gell, Sterling Forest State Park  
Greg Duffy, Sterling Portfolio Management  
Vera Johnson, Tuxedo Antique Center  
Jim Burger, Tuxedo Park School  
Aubrey deBordenave, WJB Villas Corp.

Others Present:

Blaine Yatabe, Orange County Dept. of Planning  
Gina Marie Miele, Recording Secretary

Scott Lesko, President, called the regular monthly meeting of the Tuxedo Chamber of Commerce to order at 5:39 PM. The minutes from the April meeting were read and approved with 7 in favor, 1 abstention. The minutes from the May meeting were read and approved with 7 in favor, 1 abstention.

**MEMBERSHIP UPDATE:** There are currently 43 paid members of the Tuxedo Chamber of Commerce.

**UPDATE ON BANNER SPONSORSHIPS:** There are currently 16 paid sponsors of the utility pole banners, at \$125 each. There are still sponsorships available.

**UPDATE ON TUXEDO FARMERS MARKET:** There was a discussion regarding the Farmers Market funds. Mr. Duffy inquired about the budget, and whether the Chamber would be receiving any money. Mr. Stevens agreed that since the term "appropriation" was used originally instead of "contribution," technically the Chamber account should receive funds back. Mr. Burger recommended that the Committee should not have to return the funds. Mr. Lesko advised that although the Market is operating "in the black," it should keep the funds to use for the 2006 expenses. It is currently anticipated that the Farmers Market Committee will form a separate and independent organization in 2006. Mr. Lesko reminded everyone that the Chamber has a table at the Market, which is a great marketing opportunity; he asked that members donate at least one Saturday to sit at the table.

**WORKSHOP ON COMMUNITY SURVEY RESULTS:** Blaine Yatabe, Orange County Dept. of Planning, attended the meeting to discuss revitalization and the Community Survey. Mr. Lesko opened the discussion by saying the business community did not get very high marks from the survey respondents, and the purpose of this meeting is to put together an action plan. He said the town commissioned a Main Street Revitalization Plan, which was adopted in September of 2003.

Mr. Yatabe remarked that a good revitalization plan not only focuses on aesthetic and design – but on business development as well; he asked if a Market Study was ever performed. Mr. Lesko replied that there was one done in 1998, which concluded that based on the population there was sufficient retail businesses. Mr. Duffy believes that the focus should be on community development as a whole, the natural result of which would be improvement of the business community. Discussion ensued. Mr. Yatabe spoke about the possibility of coming up with one marketable theme and mission statement for Tuxedo, and the importance of formulating a lasting identity. It was agreed that the town has numerous selling points (history, State Park, etc.), and it has to move toward capitalizing on those strengths.

Mr. Duffy suggested moving the Town’s focus from solely on the “hamlet” downtown to other developable areas within the town, such as the areas near the International Paper building and the Sterling Forest ski area. Mr. Gell proposed having a chamber meeting at the Sterling Forest State park office soon.

The next discussion included population expansion with Tuxedo Reserve, business growth, environment changes, service and recreation improvements, and changes to the look of the Route 17 corridor itself. There is a need to balance the need for more services and growth to support the development while at the same time maintain the unique character of a quaint small town. Mr. Yatabe was advised that a Local Development Corp. was formed by the Town Board some time ago, but it is unclear who is a part of it or what its charter and purpose are. Mr. Yatabe suggested that the Chamber might consider forming a Committee to explore community development that would include a variety of interested parties. He was told that the Town’s Board, ARB and Zoning Board have in the past made it difficult for business development and improvements, and are very opposed to change.

It was concluded that the Chamber should try to work in cooperation with the Town so that there can be an exchange of information, a shared vision, and concrete goals toward revitalization. The Town Board will be invited to the next Chamber meeting.

**OTHER BUSINESS:**

There was no other business.

The meeting was adjourned at 7:45 PM.