

***Urban Renewal Plan
for the
Brewster Urban
Renewal Area***

Prepared for: **Village of Brewster
Board of Trustees
50 Main Street
Brewster, NY 10590**

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I. Introduction

In accordance with the requirements set forth in Article 15 of the General Municipal Law of the State of New York, this *Urban Renewal Plan for the Brewster Urban Renewal Area* has been prepared based on the findings of the *Blight Study for the Brewster Study Area* dated February 2015 and adopted by the Village of Brewster Board of Trustees on February 18, 2015.

II. Description of the Project

A. Boundaries of the Urban Renewal Project

The boundaries of the Brewster Urban Renewal Area, hereinafter referred to as the “Project” or “Project Area”, are shown in *Exhibit 1, Urban Renewal Area*. The Project Area is generally located on both sides of Main Street extending to properties on the south side of Marvin Avenue and north to Oak Street, including the Garden Street School property, and is bounded to the east by Peaceable Hill Road and to the west by Railroad Avenue/Main Street.

Based on the findings from the *Blight Study*, this Project Area has been broken down further into Redevelopment Subareas, also shown in *Exhibit 1*. These subareas include:

- Urban Renewal Subarea #1: Main South
- Urban Renewal Subarea #2: Main North
- Urban Renewal Subarea #3: Mid Main
- Urban Renewal Subarea #4: Main East
- Urban Renewal Subarea #5: Garden Street School

B. Urban Renewal Project Objectives

The objectives of this Urban Renewal Plan, hereinafter referred to as the “Plan”, are as follows:

1. To eliminate substandard conditions within the Project Area as identified in the *Blight Study for the Brewster Study Area*, dated February 18, 2015.
2. To redevelop deteriorating and underutilized properties with residential, retail, parking, and open space uses designed to serve local area residents, visitors/shoppers and commuters.
3. To create new housing opportunities within the Village;
4. To provide support for local retail and service establishments through the development of new housing and new resident population;
5. To help support the use of the Metro-North Brewster train station and improve its surrounding environment;
6. To enhance the aesthetics and overall image of the Project Area;
7. To improve public safety;
8. To increase local employment opportunities; and
9. To help generate economic activity and revitalization.



C. Proposed Action

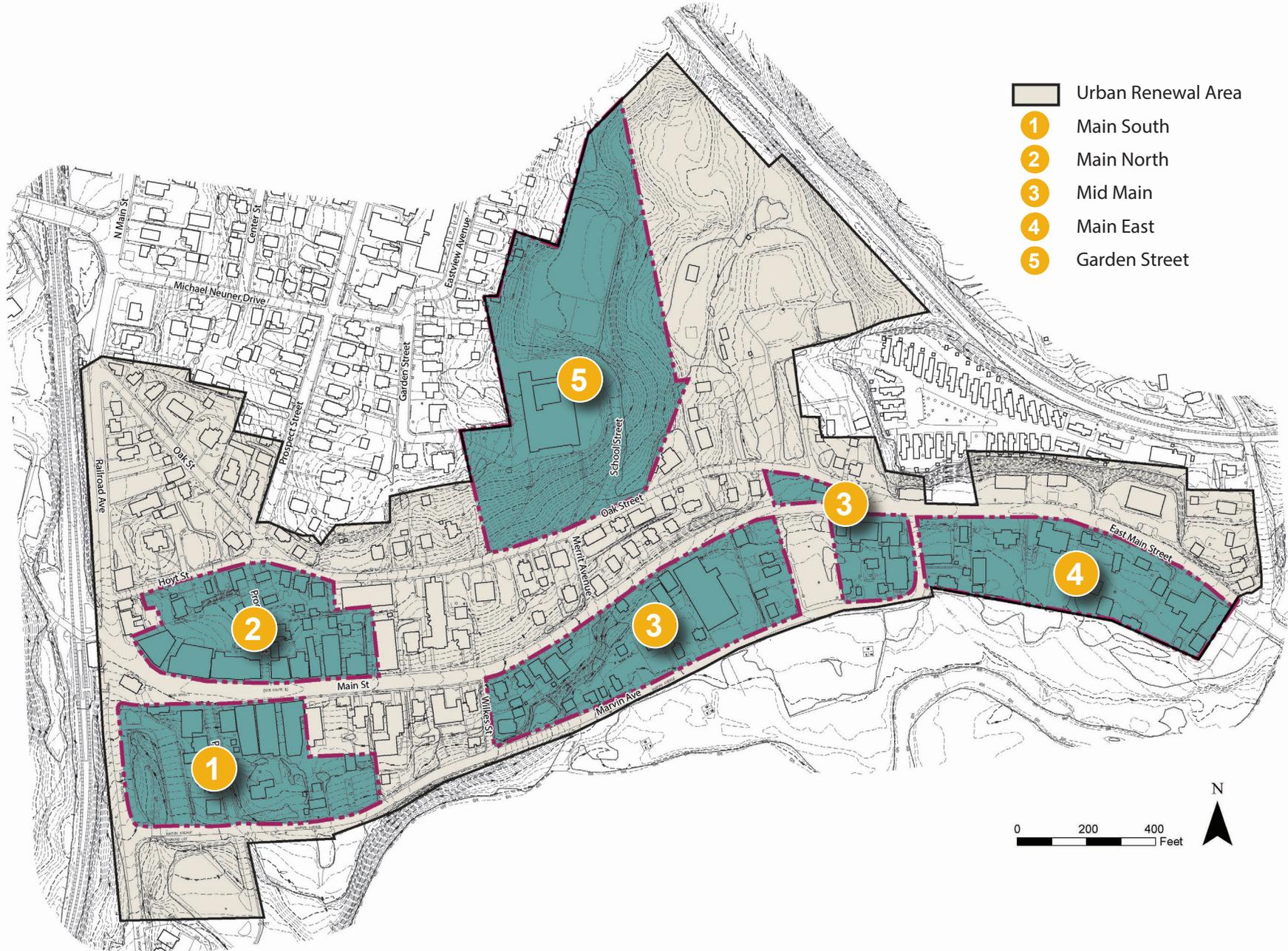
This Urban Renewal Plan proposes the redevelopment of deteriorated properties and key underutilized sites within the Project Area in accordance with the land use plan for the area as developed as part of the Village's Comprehensive Plan. See *Exhibit No. 2, Proposed Redevelopment Area Land Use*. Within the Urban Renewal Area, the objective of the Urban Renewal Plan is to facilitate redevelopment that will include:

- Additional residential units in the proximity of the railroad station on both the north and south sides of Main Street (redevelopment subareas identified as Main North and Main South respectively) arranged as Transit-Oriented Developments (TOD).
- A mix of neighborhood retail and residential uses within the Downtown Center, which consists of the Main North and Main South redevelopment subareas (as shown on *Exhibit No.2*), and further east along Main Street, which includes redevelopment subareas identified as Mid Main and Main East
- Parking structure as part of the larger Transit Oriented Development (TOD) project to serve these additional residents as well as employees, shoppers, and visitors to the Village
- Open space components
- Cultural and recreational facilities
- Redevelopment of the site where the Garden Street School currently stands (identified as the Garden Street School redevelopment subarea).
- Implementation of Complete Streets facilities on Main Street, which will provide access and circulation to various types of transportation including vehicular, pedestrian, and bicycle.

In order to accommodate the new development, support local businesses and enhance the overall attractiveness of the Village and the Urban Renewal Area, it will be necessary to provide public improvements to the local infrastructure and circulation, including roadways, pedestrian areas and parking.

Revisions to development controls that would be necessary to implement the Urban Renewal Plan are contained in the *Appendix, Proposed Zoning*.

To achieve the redevelopment envisioned in this Plan, acquisition of properties, relocation of tenants and demolition of buildings and improvements will be required. It is assumed that such actions will be undertaken by those private entities that are interested in redevelopment of the selected properties. Should it become necessary for the Village of Brewster to undertake acquisition, relocation demolition and clearance in order to effectuate the Plan, the Village would dispose of such properties that it has acquired for redevelopment in accordance with this Plan. The Village intends to enter into a Land Acquisition and Development Agreement ("LADA") with a designated redeveloper. This program of acquisition and demolition is discussed under *V. Project Proposals*.



BREWSTER URBAN RENEWAL AREA
Putnam County, New York

**Urban Renewal Area and
Redevelopment Sub-Areas**

Exhibit
1



III. Conformity to the Comprehensive Plan and Consistency with Local Objectives

The Village of Brewster's Comprehensive Plan was updated in 2004 and has recently been revised and adopted by the Village Board in 2015. This Urban Renewal Plan has been drafted to reflect the decisions made in formulating the Comprehensive Plan. The consistency between the final forms of the Comprehensive Plan and this Urban Renewal Plan will be validated as the Urban Renewal Plan is reviewed for adoption.

IV. Proposed Land Uses

The Plan's land use strategy consists of creating a mix of residential, neighborhood retail, parking, community facilities, and open space uses at targeted locations. All proposed land uses within the Project Area are shown on *Exhibit No. 2*. The map indicates, among other things: 1) the public street rights-of-way that will serve the Project Area; and 2) the land use categories (e.g. "residential" and "neighborhood retail") that will be applicable in the redevelopment of all non right-of-way property within the boundaries of the Project Area.

V. Project Proposals

A. Land Acquisition

It is anticipated that properties within the Urban Renewal Area will be acquired, cleared and redeveloped by private entities in accordance with this Plan (see *Exhibit No. 1 Urban Renewal Area and Redevelopment Subareas*). Should such private acquisition prove to be infeasible, this Plan provides for the possible acquisition of properties by the Village of Brewster for redevelopment purposes. All properties will be acquired in full fee title. There will be no acquisition and development of air rights. The Village intends to enter into a Land Acquisition and Development Agreement ("LADA") with the designated redeveloper.

B. Changes in Land Acquisition

Exhibit No. 1 identifies properties that have potential for redevelopment under this Plan. Decisions as to which properties might be acquired by the Village could be influenced by changes in the following circumstances:

- Detailed architectural or engineering studies may indicate the need to acquire minor additional parcels of land in order to effectuate the Plan.
- Detailed title search information may indicate the need to amend acquisition boundaries in order to avoid costly severances or costly removal of easements or restrictions.



- Detailed analyses of parking requirements for uses may reveal unnecessary non-conformities if parking is removed.
- Actions by private developers who purchase property without Village assistance and proceed with redevelopment in accordance with this Plan.

C. Relocation

Depending upon the properties to be acquired for redevelopment, the Plan may require the relocation of businesses and/or residences. The private entity acquiring such properties will be required to relocate such occupants in accordance with applicable laws and regulations. Such acquisition would be in accordance with any LADA entered into between the Village and the redeveloper. Should acquisition be undertaken by the Village, it would be responsible for the overall administration of relocation activities in accordance with the policies, procedures, and requirements applicable to any funding sources utilized for acquisition.

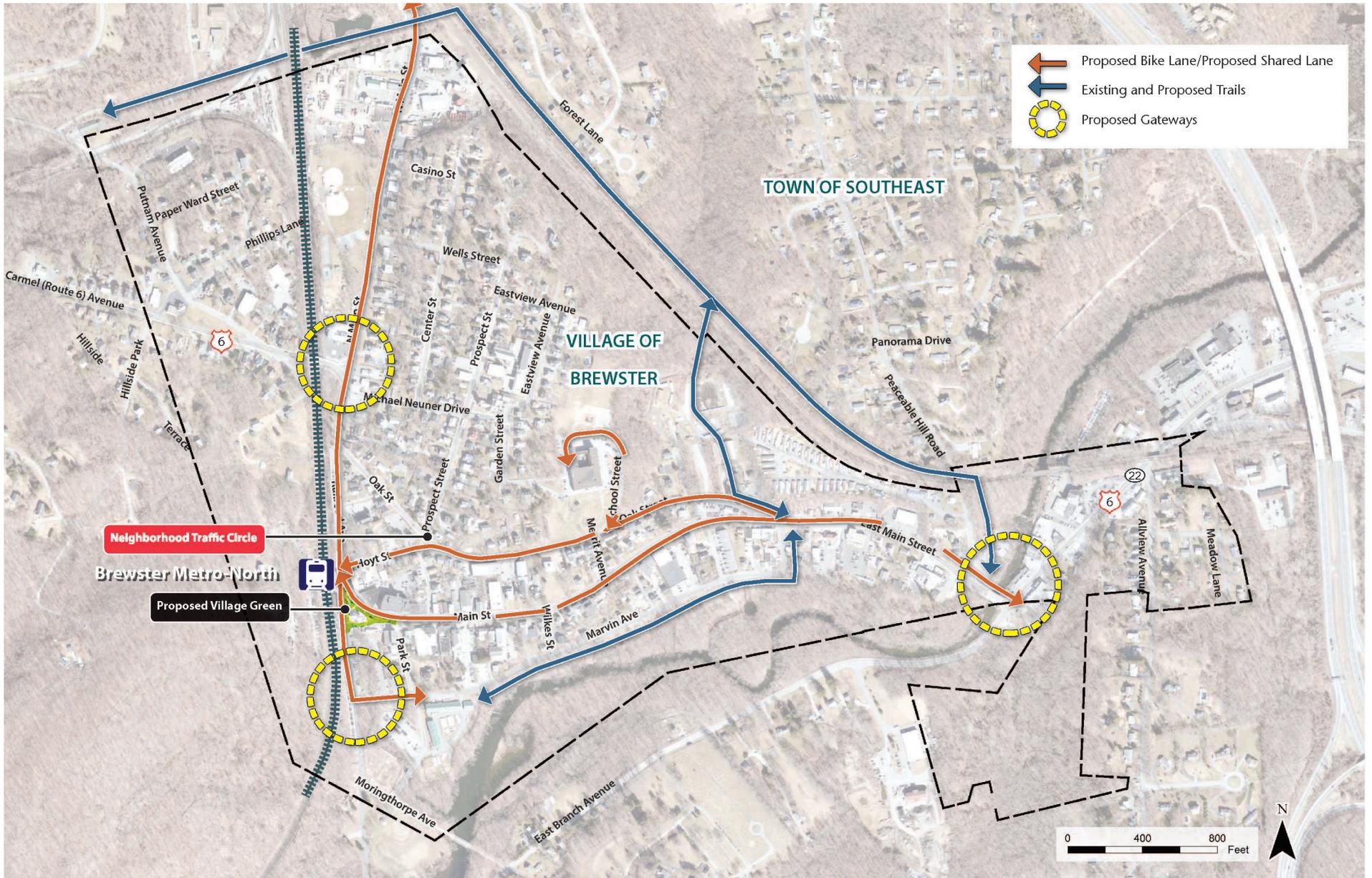
D. Demolition

All existing structures on properties designated for acquisition under this Plan will be demolished and cleared as necessary and appropriate for redevelopment.

E. Redevelopment

Any property designated for acquisition by the Village under this Plan will be made available for private redevelopment or public improvements. The Urban Renewal Plan proposes residential, neighborhood retail, open space, community facilities, and parking for these sites collectively. As part of its disposition of property for residential use, the Village may consider in its approval any or all of the following:

- The number of residential units;
- Whether units are ownership, rental, condominium or cooperative units, and whether they are designated and/or restricted for senior citizens;
- The estimated initial rents or selling prices for such units;
- Income restrictions, if any;
- Restrictions on future rents or resale prices, if any; and
- The basis on which consideration for the sale or lease of the property is to be determined.
- Shared parking may be incorporated if both a parking survey or study and a management plan are submitted and approved by the Village Board.



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Proposed Public Improvements



VI. Proposed Public, Semi-Public, Private, or Community Facilities or Utilities

The selected redeveloper or redevelopers will make improvements to facilities, such as, but not limited to, water, storm and sanitary sewer lines, off-street parking, vehicular and pedestrian access, landscaping, and other improvements needed to complement redevelopment activities and provide an adequate level of services for the Project Area. Street and utility improvements and public parking will be performed accordingly. Roads will be constructed and closed accordingly to serve vehicular traffic in the Urban Renewal Area. Specifically, these roadway improvements may include de-mapping Park Street and establishing Progress Street as pedestrian only. Sidewalks will be installed where necessary to accommodate pedestrian traffic. Within the Urban Renewal Area, open space will also be established to serve the public. This designated open space may be in the form of a Village Green, active recreation field, plaza, park, or another open space.

Proposed public improvements are noted on *Exhibit No.3*. These improvements may be revised as site specific conditions are addressed at the time site plans are submitted to the Village Board.

VII. Proposed Methods or Techniques of Urban Renewal

This Plan proposes acquisition of designated properties in the Project Area, demolition of existing structures, and reuse of the properties for new housing, businesses, parking, community facilities and open spaces.

VIII. Statement as to Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances as are Required or Necessary to Effectuate this Plan

In order to facilitate implementation of this Urban Renewal Plan, the Village of Brewster will amend the B-1 District to encourage development of higher density mixed-use buildings in the vicinity of the railroad station. The proposed zoning for the B-1 District is contained in the Appendix.

The B-3 District will also be amended to allow for additional uses as a component of this Urban Renewal Plan. These additional uses include various types of residential, art galleries, museums, and cultural and educational facilities, community uses (including fitness or recreation center, or senior center). The portions of the Urban Renewal Area where this zoning will be implemented are the Mid-Main and Main East Redevelopment Subareas. The proposed zoning for the B-3 District can be found in the Appendix.



The proposed zoning district for the Garden Street School site (“Mixed-Use District”) would allow for multiple uses on the site where the Garden Street School building currently stands and its surrounding athletic fields. The proposed zoning text addition for the Mixed-Used District is included in the Appendix.

IX. Proposed Time Schedule for Effectuation of This Plan

Effectuation of this Plan will commence upon approval and adoption of the Plan by the Village Board of the Village of Brewster (“Village Board”). The Plan will be implemented in several phases over a minimum ten (10) year period. This schedule is contingent upon a number of factors including the ability of the proposed redeveloper to secure all of the necessary properties, the condition of real estate markets in the area, the availability of financing, both from private and public sources, and other factors. After the adoption of the Plan, years one through three would see the assemblage and acquisition of properties, completion of design and permit approvals. Years four and five would see site preparation, construction and completion of public improvements. Years six onward would see the development of sites considered as later phases of the redevelopment.

X. Duration of Plan Controls

The regulations and controls contained in this Plan shall be binding and effective by redevelopment agreement, deed or lease upon all purchasers or lessees of land (and their heirs or assigns) in the Project Area, covered by the Plan, from the date of approval of this Plan by the Village Board of the Village of Brewster for a period of thirty (30) years, unless amended as provided herein.

XI. Procedures for Changes in Approved Plan

The provisions of this Plan may be modified or amended at any time by the Village Board in accordance with the provisions of Article 15 and Article 15A of New York General Municipal Law.

XII. Provisions to Preserve the Integrity of This Plan

In order to preserve the integrity of this Plan, the Village of Brewster Building Department will notify the Village Board upon receipt of any applications for a permit for building construction or alteration, or for a certificate of occupancy for a structure or use within the Project Area. Pursuant to Section 503(h) of the General Municipal Law, for a period of three years from the approval of this Plan by the Village Board, or of any amendments or modifications thereto, the Building Department shall not issue a building construction or alteration permit, or a certificate of occupancy for a structure or use within the Project Area, without having first obtained the consent of the Village Board, unless the construction, alteration, or use is necessary for the immediate protection of public health and safety. The Village Board will consent to the issuance of certificates and permits upon a determination that the proposed construction, alteration, or use is consistent with the Plan or any amendments or modifications thereto. Village Board shall have the power to reject any proposals that are inconsistent with this Plan in order to



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preserve the integrity of this Plan.

Appendix – Proposed Zoning Amendments