

State Environmental Quality Review
 Notice of Completion of Draft / Final EIS

Project Number _____

Date: June 17, 2015

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft or Final (check one) Environmental Impact Statement has been completed and accepted by the Village of Brewster Board of Trustees as lead agency, for the proposed action described below.

If a Draft EIS: Comments on the Draft EIS are requested and will be accepted by the contact person until N/A

Name of Action:

2015 Update to the Village of Brewster Comprehensive Plan, related zoning amendments and urban renewal actions.

Description of Action:

The Proposed Action involves adoption of the proposed 2015 Update to Comprehensive Plan (the Plan) as well as related zoning map and text amendments to be undertaken by the Village of Brewster Board of Trustees. The Plan also recommends establishment of an urban renewal district and adoption of an urban renewal plan. The Plan is organized into twelve chapters which set out the existing conditions as well as opportunities and constraints the Village faces on a range of issues, including historic resources, economic development, transportation, natural resources, and land use and zoning. Chapter 10 of the Plan provides a set of recommendations to guide the Village in its future development. The Plan concludes with guidance on its implementation in Chapter 11, in addition to recommendations for a number of potential zoning code changes as well as the next steps to create an urban renewal district and urban renewal plan.

The recommendations set forth in the Plan are to provide guidance and the context within which decisions on specific future actions can be made. The main objective of the Village of Brewster is to establish a Transit Oriented Development (TOD) in the downtown core, adjacent to the Metro-North Train Station. To this end, conceptual design ideas for the TOD area that were suggested by the master developer were taken into consideration when formulating the Plan's recommendations.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

The location of the action is the entire area within the boundaries of the Village of Brewster, located in the County of Putnam, State of New York.

Potential Environmental Impacts:

There is no significant commitment of resources anticipated resulting from the adoption of the revised Comprehensive Plan and associated Zoning Code amendments. The primary resources utilized during the preparation and adoption of these updated documents includes man hours and paper for printing. No unavoidable adverse environmental impacts are anticipated from adoption of the revised Comprehensive Plan, which has been prepared to guide future development in accordance with sound land use and environmental management practices. Future specific proposed actions will be subsequently reviewed under SEQR to evaluate possible impacts and will be subject to local, state and federal environmental protection regulations.

The purpose of a cumulative impacts analysis is to look for impacts that may be minimal and therefore neither significant nor adverse when examined within the context of a single proposed action, but that may accumulate and become both significant and adverse over a large number of actions. The policies of the revised Comprehensive Plan are not anticipated to induce growth beyond what the Village considers a desirable and appropriate level. In fact, the Plan is sensitive to growth with respect to its effect on natural and man made resources and the limits to growth naturally placed by sewer and water infrastructure demands caused by new development. While the Comprehensive Plan is encouraging the expansion and renovation of its downtown core, implementation of its recommendations are not expected to have a residential growth-inducing impact on the Village in comparison with land use regulations already in place. The updated Plan would also support future long-term population, economic, and employment growth in the region. Although the local population may increase with the redevelopment of the downtown area into a mixed-use transit-oriented development, such an increase is not expected to result in significant adverse environmental impacts, due to existing and proposed environmental protection measures presented in the revised Comprehensive Plan and Zoning Code. The type of development proposed is designed to minimize adverse environmental impacts since it would primarily involve the replacement of existing worn-out building stock in the existing downtown area of Main Street. The cumulative and secondary impacts of inducing commercial growth are anticipated to be positive economically, with more jobs created and increased tax revenue.

The proposed update to the Comprehensive Plan advocates the promotion of sustainable building practices and "smart growth" building design to create healthier and more resource-efficient models of construction, renovation, operation, maintenance and demolition. Current building stock in the downtown area is old, and many structures are in varying states of disrepair. As a result of these measures, the use of energy is likely to be positively affected by adoption and implementation of the Brewster Comprehensive Plan.

A copy of the Draft / Final EIS may be obtained from:

Contact Person: Mayor James J. Schoenig

Address: Brewster Village Hall, 50 Main Street, Brewster, New York 10509

Telephone Number: 845-279-3760

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of Brewster

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

Copies of the Draft/Final EIS must be distributed according to 6NYCRR 617.12(b).