

VILLAGE OF BREWSTER URBAN RENEWAL PLAN



HOULIHAN LAWRENCE
COMMERCIAL GROUP



This document has been prepared by Houlihan Lawrence Commercial Group summarizing the general objectives and areas affiliated with the "Urban Renewal Plan for the Brewster Urban Renewal Area." The information outlined in this document has been pulled from the full renewal plan prepared by Vanasse Hangen Brustlin Inc. Engineering, Surveying, and Landscaping P.C. located at 50 Main Street Suite 360, White Plains, NY. A full copy of this renewal plan can be found on the Villages website at www.brewstervillage-ny.gov or can be sent via email upon request.

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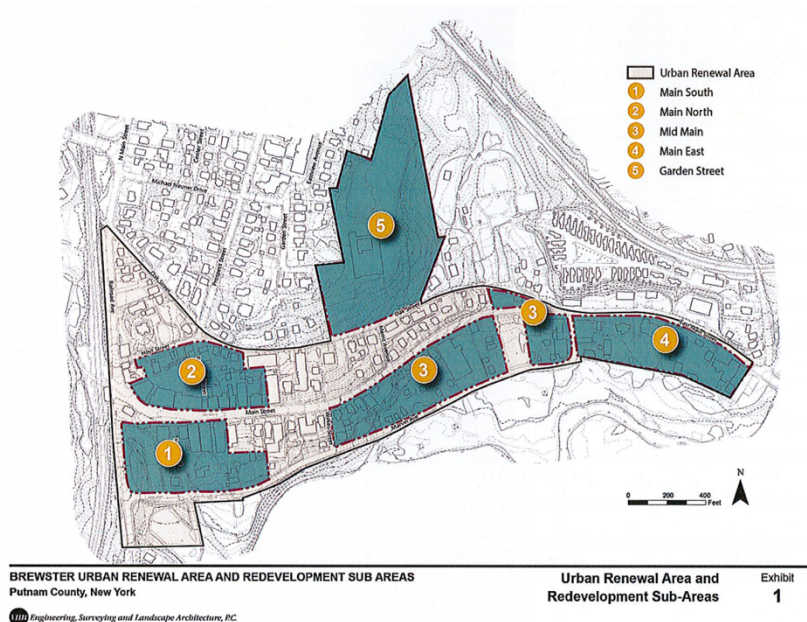


Boundaries of the Urban Renewal Project

The boundaries of the Brewster Urban Renewal Area, hereinafter referred to as the “project” or “Project Area”, are shown in the below area map. The Project Area is generally located on both sides of Main Street extending to properties on the south to Marvin Avenue and on the north to Oak Street, including the Garden Street School property, including those properties to the south of the most easterly end of Main Street and bounded to the west by railroad Ave/Main Street/North 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:

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





Urban Renewal Project Objectives

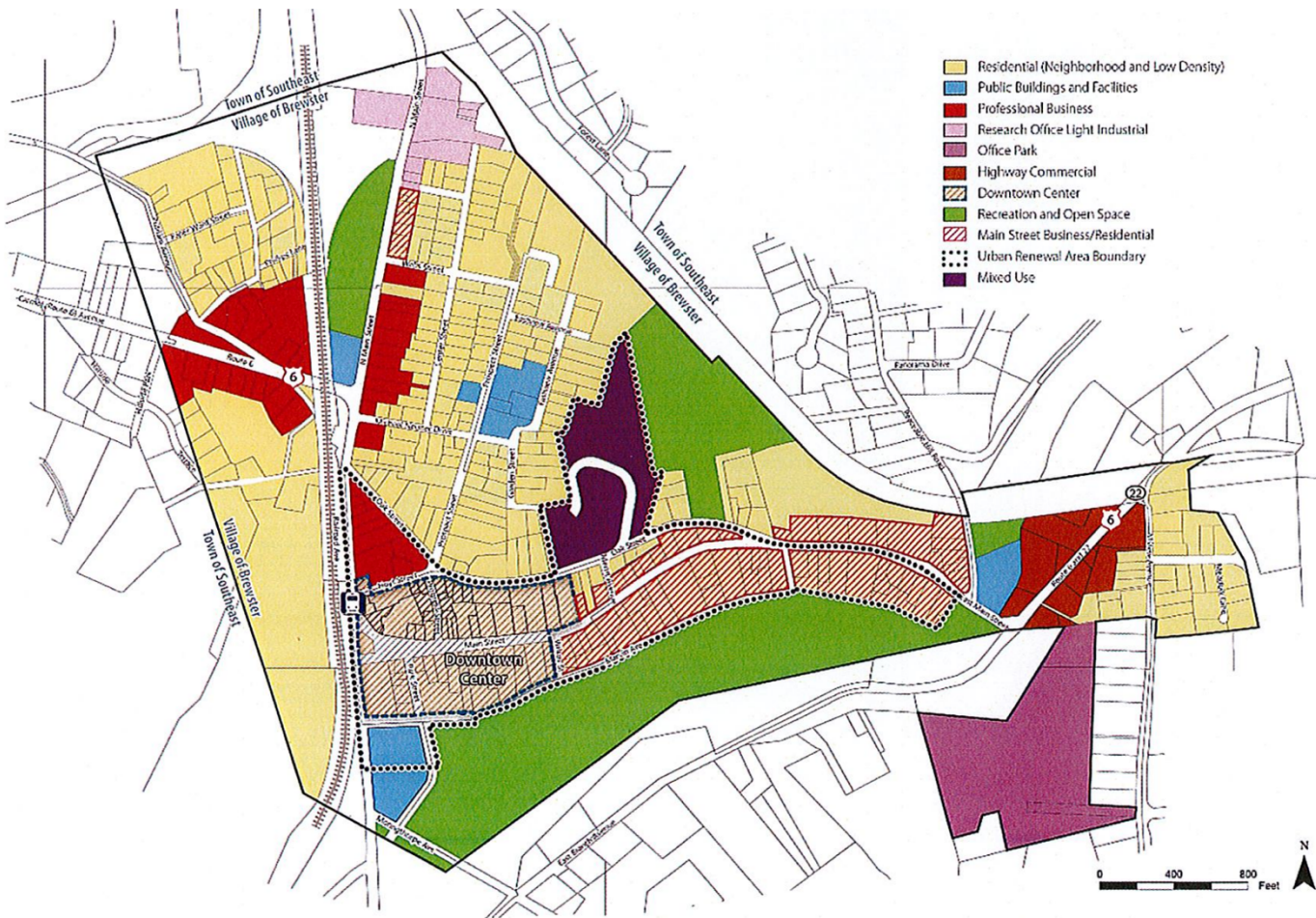
The objectives of this Urban Renewal Plan, hereinafter referred to as the “Plan” are as follows:

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 establishment 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;
9. To help generate economic activity and revitalization;
10. To strengthen property values; and
11. To enhance the quality of life through more opportunity for and accessibility to indoor and outdoor recreational and cultural amenities.

Land Acquisition

It is anticipated that properties within the Urban Renewal Area that are deteriorating properties or that are necessary for revitalization may be acquired, cleared and redeveloped by private entities in accordance with this Plan. 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.






BREWSTER URBAN RENEWAL AREA
Putnam County, New York

Proposed Land Use

Exhibit
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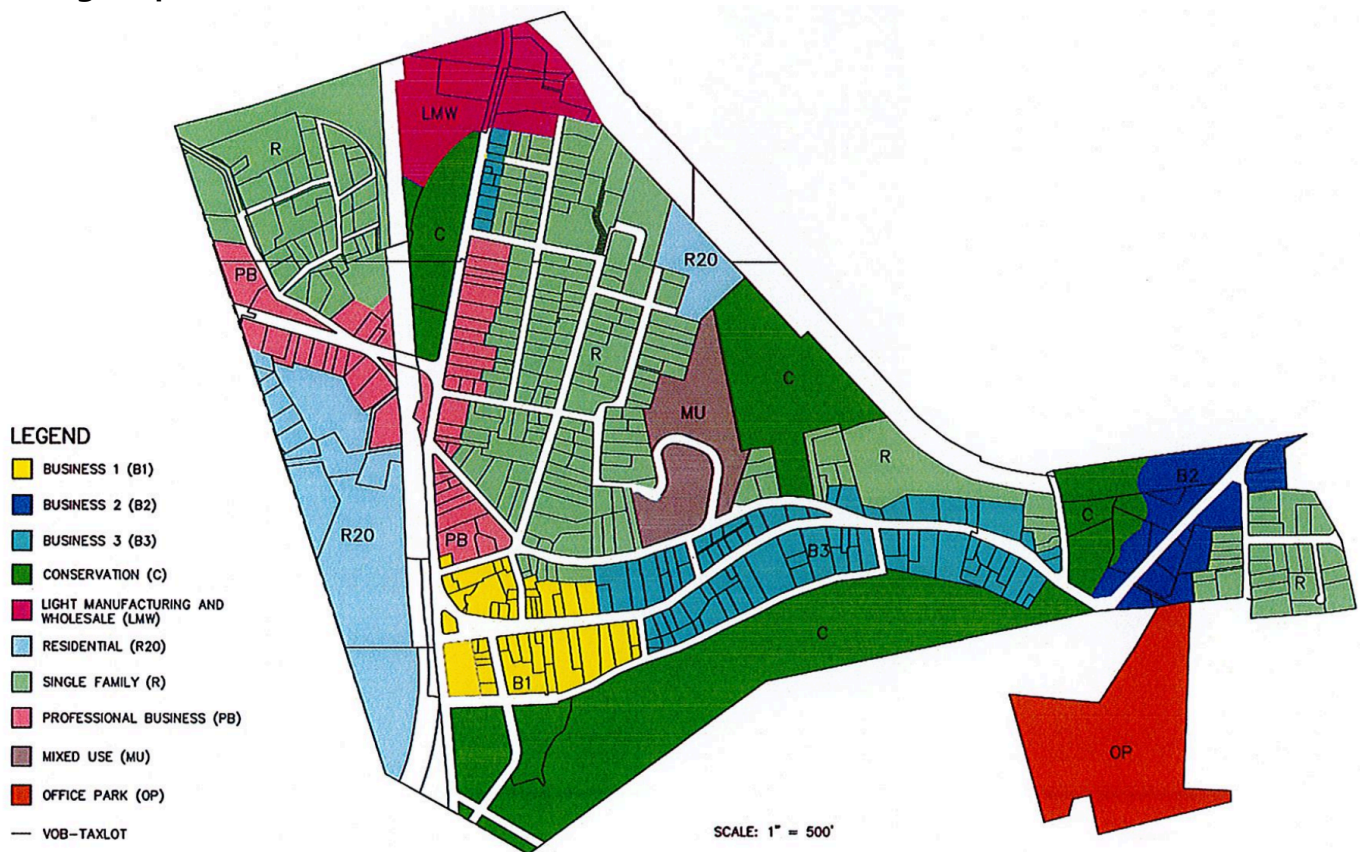
 **Engineering, Surveying and Landscape Architecture, P.C.**



Statement as to 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 has amended Chapter 263 of the Code of the Village of Brewster entitled Zoning and Chapter 199 of the Code of the Village of Brewster entitled Signs on November 18 2015. Additionally, the Village of Brewster adopted Chapter 182 of the Code of the Village of Brewster entitled Planning on November 18, 2015.

Zoning Map



BREWSTER URBAN RENEWAL AREA
Putnam County, New York

Zoning Map

Exhibit

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Permitted Zoning Uses

VILLAGE OF BREWSTER ZONING SCHEDULE (ATTACHMENT 1)

District	Allowed Use	Allowed Accessory Uses	Special Exception Uses	Minimum Lot Area (square feet)	Min. Lot Size Width and Frontage (feet)	Front Depth (feet)	Side Yard Width (feet)	Side Yard Corner Lot Width (feet)	Rear Depth (feet)	Maximum Lot Coverage (percent)	Maximum Stories	Maximum Height (feet)	Max. Density	Max. FAR (Floor Area Ratio)	Parking Requirements	Sign Requirements	Min. Open Space (s.f. per d.u.)
Business 1 (B1)	1. Retail stores, restaurants or taverns 2. Personal services 3. Offices 4. Multi-family dwellings. Residential uses shall be limited to upper floors 5. Art Galleries 6. Theaters, including movie theater, dinner theater, and live theater 7. Cabaret, excluding adult entertainment cabaret *Prohibited Uses: Drive-through windows are prohibited.	1. Structural Parking	1. Church/office of worship 2. Clinic, community or cultural use 3. Library 4. Municipally owned or operated building, structure or land 5. Museum 6. Livework spaces, including artist's loft. Artist's lofts with galleries are permitted on first floor except when uses listed on Main Street or Railroad Avenue 7. Residential use permitted on the first floor only if the residential use is connected to a larger TOD project and is the first floor residential use permitted along Main Street or Railroad Avenue	3,500	30	0	0	0	0	50%	5	60'	50 bed/rooms/units	2.50	1 parking space per 400 sq. ft. of building area	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	0
Business 2 (B2)	1. Retail stores 2. Personal services 3. Restaurants/taverns 4. Offices, including medical offices 5. Gasoline Stations. Must be at least 1,000 feet from another gas station 6. Automobile dealerships. Must be at least 1,000 feet from another automobile dealership 7. Automobile repair, must be at least 1,000 feet from another automobile repair use	1. Automobile dealership may include an accessory use automotive repair of vehicles that are similar in nature to those for sale or lease at the site. 2. Gasoline stations may have an accessory use a retail store or automobile repair 3. Drive-through uses including banks and fast-food restaurants	1. Church/office of worship 2. Drive-through uses including banks and fast-food restaurants 3. Research facility 4. Adult-Oriented Business	10,000	100	10	10	30	30	50%	3	35		1.5	1 parking space per 400 sq. ft. of building area	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	A minimum of 10 feet landscaping buffer along the site perimeter is required
Business 3 (B3)	1. Retail stores, restaurants or taverns 2. Personal services 3. Offices, including medical offices 4. Single-Family Dwellings 5. Multi-family dwellings 6. Townhomes or two-family dwellings 7. Community uses, including fitness or recreation centers, or senior center 8. Theaters, including movie theater, dinner theater, and live theater 9. Cabaret, excluding adult entertainment cabaret 10. Landmarks 11. Art Galleries 12. Church/office of worship 13. Clinic, community or cultural use 14. Day care center 15. Library 16. Municipally owned or operated building, structure or land 17. Museum 18. Nursery School	1. Garage, private 2. Home occupation/professional office	1. Alternative dwelling 2. Drive-through uses including banks and fast-food restaurants 3. Research facility 4. Adult-Oriented Business	5,000	30	10	10	15	15	50%	3	35	1 duplex for single-family home. 84 bed/rooms per acre for townhomes *See Section 203-11(D) for additional height incentives.	2	1 parking space per 400 sq. ft. of building area	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	0
Mixed Use (MU)	1. Single family dwellings 2. Multi-family dwellings 3. Townhomes 4. Single-Family Dwellings 5. Art Galleries 6. Live Theater 7. Live Theater 8. Offices 9. Business meeting spaces 10. Co-working spaces	1. Home occupation/professional office 2. Garages, private	1. Nursing homes 2. Assisted living facilities 3. Day care centers 4. Nursery schools 5. Pre-nursery school 6. Day-care facilities 7. Museums	Residential Use 5,000 Non-Residential or Mixed Use 8.9 acres	50	Residential 30 Non-residential or Mixed Use 30	Residential 30 Non-residential or Mixed Use 30	Residential 30 Non-residential or Mixed Use 30	Residential 30 Non-residential or Mixed Use 30	40%	2.5	35	1 dwelling unit per lot for residential single family. For multifamily or townhome dwelling units shall not exceed 32 bed/rooms per acre.	1	1 parking space per 400 sq. ft. of building area	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	Residential 400 square feet per dwelling unit or minimum of 100 square feet or 20% of lot area.
Conservation (C)	1. Conservation areas 2. Recreation areas			60,000	100	25	15	35	35	5%	2	35		0.05	1 parking space per 400 sq. ft. of building area	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	
Light Manufacturing and Wholesale (L/W)	1. Light Manufacturing 2. Warehousing, wholesale businesses 3. Retail Stores 4. General Business 5. Outdoor or indoor storage, including self-storage buildings 6. Offices		1. Research facility	25,000	100	40	15	50	50	50%	3	35		0.6	1 parking space per 400 sq. ft. of building area	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	

VILLAGE OF BREWSTER ZONING SCHEDULE (ATTACHMENT 1)

District	Allowed Use	Allowed Accessory Uses	Special Exception Uses	Minimum Lot Area (square feet)	Min. Lot Size Width and Frontage (feet)	Front Depth (feet)	Side Yard Width (feet)	Side Yard Corner Lot Width (feet)	Rear Depth (feet)	Maximum Lot Coverage (percent)	Maximum Stories	Maximum Height (feet)	Max. Density	Max. FAR (Floor Area Ratio)	Parking Requirements	Sign Requirements	Min. Open Space (s.f. per d.u.)
Professional and Business (PB)	1. Offices, including medical offices 2. Personal services 3. Single-family dwellings	1. Garage, private 2. Home Occupation/professional offices	1. Alternative care housing 2. Assisted living facilities 3. Church/office of worship 4. Day care center 5. Municipally owned or operated building, structure or land 6. Nursery school 7. Research facility 8. School 9. Funeral home 10. Senior center	7,500	50	30	15	20	15	40%	2 1/2	35	1 dwelling unit/lot or 1 business/lot	1.0	1 parking space per 400 sq. ft. of building area	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	100 square feet per dwelling unit
Single Family (R)	1. Single-family detached dwellings	1. Private garages or private parking areas providing a minimum of two parking spaces pursuant to Section 203-18 2. Home occupation/professional office	1. Church/office of worship 2. Day care center 3. Nursery school 4. School 5. Accessory single-family dwellings 6. Bus & Breakfast	7,500	60	30	12	35	35	25%	2 1/2	35	1 dwelling unit/lot and 1 accessory dwelling/lot	0.5	1 parking space per 400 sq. ft. of building area	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	400 square feet per dwelling unit
Residential (R2)	1. Single-family dwellings, either detached, semi-attached or attached 2. Cluster	1. Private garages or private parking areas providing a minimum of two parking spaces pursuant to Section 203-18 2. Home occupation/professional office	1. Bus & Breakfast	20,000	100	25	30	25	40	15%	2 1/2	35	2.5 duplex	0.1	1 parking space per 400 sq. ft. of building area	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	1,000 per dwelling unit
Office Park (OP)	1. Offices, including medical offices 2. Medical Clinic 3. Medical Laboratory 4. Pharmacy 5. Physical Therapy 6. Research facility	1. Office for employees incidental to principal use. Any such efforts must use any disposable or recyclable materials, papers and cups in order to reduce the impact on the Village Water System	1. Alternative care housing 2. Assisted living facilities 3. Church/office of worship 4. Day care center 5. Municipally owned or operated building, structure or land 6. Nursery school 7. Research facility 8. School 9. Funeral home 10. Senior center	40,000	200	25	20	10	10	37.5%	4	45' unless sub-combined parking within the structure is provided, in which case the maximum building height may not exceed 70 feet	45' unless sub-combined parking within the structure is provided, in which case the maximum building height may not exceed 70 feet	0.8	1 parking space per 400 sq. ft. of building area	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	5,000





Appendix D List by Tax Map Number of Properties wholly within borders of the Urban Renewal Area as contained in the Tax Assessment Rolls on July 1, 2014

Section-Block-Lot	Street Address	Municipality	State	Zip Code
67.27-1-1	22 GARDEN ST	Brewster	NY	10509
67.34-1-1	472 NORTH MAIN ST	Brewster	NY	10509
67.34-1-10	10 HOYT ST	Brewster	NY	10509
67.34-1-11	7 OAK ST	Brewster	NY	10509
67.34-1-2	470 NORTH MAIN ST	Brewster	NY	10509
67.34-1-3	468 NORTH MAIN ST	Brewster	NY	10509
67.34-1-37	20 GARDEN ST	Brewster	NY	10509
67.34-1-4	466 NORTH MAIN ST	Brewster	NY	10509
67.34-1-5	15 OAK ST	Brewster	NY	10509
67.34-1-6	460 NORTH MAIN ST	Brewster	NY	10509
67.34-1-7	6-8 HOYT ST	Brewster	NY	10509
67.34-1-8	450 NORTH MAIN ST	Brewster	NY	10509
67.34-1-9	21 OAK ST	Brewster	NY	10509
67.34-2-1	13 HOYT ST	Brewster	NY	10509
67.34-2-10	25 OAK ST	Brewster	NY	10509
67.34-2-11	10 PROGRESS ST	Brewster	NY	10509
67.34-2-12	8 PROGRESS ST	Brewster	NY	10509
67.34-2-13	4-6 PROGRESS ST	Brewster	NY	10509
67.34-2-14	72 MAIN ST	Brewster	NY	10509
67.34-2-15	74-76 MAIN ST	Brewster	NY	10509
67.34-2-16	78 MAIN ST	Brewster	NY	10509
67.34-2-17	80-88 MAIN ST	Brewster	NY	10509
67.34-2-18	90-94 MAIN ST	Brewster	NY	10509
67.34-2-19	98-100 MAIN ST	Brewster	NY	10509
67.34-2-2	11 HOYT ST	Brewster	NY	10509
67.34-2-20	104 MAIN ST	Brewster	NY	10509
67.34-2-21	108 MAIN ST	Brewster	NY	10509
67.34-2-23	39 OAK ST	Brewster	NY	10509
67.34-2-24.1	114 MAIN ST	Brewster	NY	10509
67.34-2-24.2	41 OAK ST	Brewster	NY	10509
67.34-2-25	128 MAIN ST	Brewster	NY	10509
67.34-2-26	132 MAIN ST	Brewster	NY	10509
67.34-2-27	59 OAK ST	Brewster	NY	10509
67.34-2-28	57 OAK ST	Brewster	NY	10509
67.34-2-29	53 OAK ST	Brewster	NY	10509
67.34-2-3.1	2-16 MAIN ST	Brewster	NY	10509





67.34-2-3.2	7-9 HOYT ST	Brewster	NY	10509
67.34-2-30	43 OAK ST	Brewster	NY	10509
67.34-2-31	35 OAK ST	Brewster	NY	10509
67.34-2-32	31 OAK ST	Brewster	NY	10509
67.34-2-33	29 OAK ST	Brewster	NY	10509
67.34-2-34	27 OAK ST	Brewster	NY	10509
67.34-2-35	99 MAIN ST	Brewster	NY	10509
67.34-2-36	97 MAIN ST	Brewster	NY	10509
67.34-2-37	95 MAIN ST	Brewster	NY	10509
67.34-2-38	91-93 MAIN ST	Brewster	NY	10509
67.34-2-39	4-6 WILKES ST	Brewster	NY	10509
67.34-2-4.1	20-30 MAIN ST	Brewster	NY	10509
67.34-2-4.2	50 MAIN ST	Brewster	NY	10509
67.34-2-4.3	5 PROGRESS ST	Brewster	NY	10509
67.34-2-40	40 MARVIN AVE	Brewster	NY	10509
67.34-2-41	44 MARVIN AV	Brewster	NY	10509
67.34-2-42	89 MAIN ST	Brewster	NY	10509
67.34-2-43	MAIN ST	Brewster	NY	10509
67.34-2-44	85 MAIN ST	Brewster	NY	10509
67.34-2-45.-1	81 MAIN ST	Brewster	NY	10509
67.34-2-45.-2	24 MARVIN AVE	Brewster	NY	10509
67.34-2-46	79 MAIN ST	Brewster	NY	10509
67.34-2-47	67 MAIN ST	Brewster	NY	10509
67.34-2-48	MAIN ST	Brewster	NY	10509
67.34-2-49	65 MAIN ST	Brewster	NY	10509
67.34-2-5	22 MAIN ST	Brewster	NY	10509
67.34-2-50	63 MAIN ST	Brewster	NY	10509
67.34-2-51	55-61 MAIN ST	Brewster	NY	10509
67.34-2-52	47-49 MAIN ST	Brewster	NY	10509
67.34-2-53	39-45 MAIN ST	Brewster	NY	10509
67.34-2-54	35 MAIN ST	Brewster	NY	10509
67.34-2-55	31 MAIN ST	Brewster	NY	10509
67.34-2-56	1 MAIN ST	Brewster	NY	10509
67.34-2-6	52 MAIN ST	Brewster	NY	10509
67.34-2-7	56-62 MAIN ST	Brewster	NY	10509
67.34-2-8	64-70 MAIN ST	Brewster	NY	10509
67.34-2-9	3 PROGRESS ST	Brewster	NY	10509
67.35-1-1	50 MARVIN AV	Brewster	NY	10509
67.35-1-10	120-124 MARVIN AV	Brewster	NY	10509
67.35-1-11	141 MAIN ST	Brewster	NY	10509
67.35-1-12	139 MAIN ST	Brewster	NY	10509
67.35-1-13	137 MAIN ST	Brewster	NY	10509
67.35-1-14	1101-2208 MAYOR MITCHELL	Brewster	NY	10509





67.42-1-1.-2	27 MAIN ST	Brewster	NY	10509
67.42-1-2	2 MARVIN AV	Brewster	NY	10509
67.42-1-3	15 PARK ST	Brewster	NY	10509
67.42-1-4	7 PARK ST	Brewster	NY	10509
67.42-1-5	5 PARK ST	Brewster	NY	10509
67.42-1-6	4-10 PARK ST	Brewster	NY	10509
67.42-1-7	10 MARVIN AV	Brewster	NY	10509
67.42-1-8	36 MARVIN AV	Brewster	NY	10509

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