

# Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

**FILED**  
**STATE RECORDS**

County  City  Town  Village  
(Select one.)

JAN 27 2025

of Brewster

DEPARTMENT OF STATE

Local Law No. 4 of the year 2025

A local law Amend the following Village Codes: Chapter 263-3(B), Chapter 263-10, and  
(Insert Title)  
Chapter 263-20 pertaining to the B2 District

Be it enacted by the Village of Brewster of the  
(Name of Legislative Body)

County  City  Town  Village  
(Select one.)

of Brewster

as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. 4 \_\_\_\_\_ of 20<sup>25</sup> of the (County)(City)(Town)(Village) of Brewster was duly passed by the Board of Trustees \_\_\_\_\_ on July 20, 20<sup>22</sup>, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*

**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

\* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

**5. (City local law concerning Charter revision proposed by petition.)**

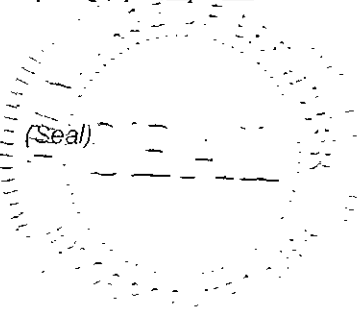
I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

**6. (County local law concerning adoption of Charter.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 \_\_\_\_\_ above.



*M. M. D. M.*

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 1/22/25 \_\_\_\_\_

## **PROPOSED LOCAL LAW # 2 OF THE YEAR 2022**

**BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF BREWSTER, COUNTY OF PUTNAM, STATE OF NEW YORK AS FOLLOWS:**

### **SECTION 1 : AUTHORITY**

THIS CHAPTER IS ADOPTED PURSUANT TO THE AUTHORITY, OF ARTICLE 2, §10 OF THE NEW YORK STATE MUNICIPAL HOME RULE LAW.

### **SECTION 2 : AMENDMENT OF § 263-3(B)**

CHAPTER 263 OF THE CURRENT CODE OF THE VILLAGE OF BREWSTER, SPECIFICALLY §263-3(B) "DEFINITIONS" IS HEREBY AMENDED TO ADD THE FOLLOWING DEFINITION:

#### **LIGHT MANUFACTURING**

LIGHT INDUSTRIAL PROCESS WHERE ALL PROCESSING, FABRICATING, ASSEMBLY, OR DISASSEMBLY OF ITEMS TAKES PLACE WHOLLY WITHIN AN ENCLOSED BUILDING.

### **SECTION 3 : AMENDMENT OF § 263-10**

CHAPTER 263 OF THE CURRENT CODE OF THE VILLAGE OF BREWSTER, SPECIFICALLY §263-10 ENTITLED "B2 DISTRICT (BUSINESS 2)" SPECIFICALLY §263-10 IS HEREBY AMENDED TO READ AS FOLLOWS:

- H. SPECIAL EXCEPTION USES. WITHIN ANY B2 DISTRICT, THE FOLLOWING SPECIAL EXCEPTION USES SHALL BE ALLOWED, SUBJECT TO THE REQUIREMENTS OF § 263-20:
- (1) MIXED USE CONSISTING OF RETAIL ON THE FIRST FLOOR AND RESIDENTIAL ABOVE THE FIRST FLOOR;
  - (2) LIGHT MANUFACTURE, ASSEMBLY AND FINISH OF RESIDENTIAL AND HOME CONSTRUCTION COMPONENTS AND FIXTURES.

### **SECTION 4 : AMENDMENT OF §263-20**

CHAPTER 263 OF THE CURRENT CODE OF THE VILLAGE OF BREWSTER, SPECIFICALLY §263-20 ENTITLED "SPECIAL EXCEPTION USE PERMITS" IS HEREBY AMENDED TO ADD NEW §263-20(1)(11) TO READ AS FOLLOWS:

11. LIGHT MANUFACTURING IN B2 DISTRICT. IN ADDITION TO THE BULK REQUIREMENTS SET FORTH IN §263-10 OF THIS CHAPTER, THE FOLLOWING REQUIREMENTS SHALL ALSO APPLY TO ALL ANY LIGHT MANUFACTURING USE AS PERMITTED IN §263-10(H)2) OF THIS CHAPTER:
- (A) OWNER AND/OR OCCUPANT SHALL INSTALL A DUST COLLECTION SYSTEM AS CONDITION OF ANY SPECIAL EXCEPTION USE PERMITTED UNDER §263-10(H)2) OF THIS CHAPTER;

- (B) OWNER AND/OR OCCUPANT SHALL OBTAIN AND REMAIN CURRENT ON ALL APPROVALS FROM AGENCIES/AUTHORITIES HAVING JURISDICTION OVER SAID USE AS CONDITION OF ANY SPECIAL EXCEPTION USE PERMITTED UNDER §263-10(H)2) OF THIS CHAPTER.

**SECTION 5 – HOME RULE**

NOTHING IN THIS LOCAL LAW IS INTENDED, OR SHALL BE CONSTRUED TO LIMIT THE HOME RULE AUTHORITY OF THE TOWN UNDER STATE LAW OR TO LIMIT THE TOWN'S DISCRETION IN SETTING FEES AND CHARGES IN CONNECTION WITH ANY APPLICATIONS REQUIRING TOWN APPROVAL.

**SECTION 6 – SEVERABILITY**

IF ANY PART OR PROVISION OF THIS LOCAL LAW OR THE APPLICATION THEREOF TO ANY PERSON OR CIRCUMSTANCE BE ADJUDGED INVALID BY ANY COURT OF COMPETENT JURISDICTION, SUCH JUDGMENT SHALL BE CONFINED IN ITS OPERATION TO THE PART OR PROVISION OR APPLICATION DIRECTLY INVOLVED IN THE CONTROVERSY IN WHICH JUDGMENT SHALL HAVE BEEN RENDERED AND SHALL NOT AFFECT OR IMPAIR THE VALIDITY OF THE REMAINDER OF THIS LOCAL LAW OR THE APPLICATION THEREOF TO OTHER PERSONS OR CIRCUMSTANCES, AND THE TOWN BOARD OF THE VILLAGE OF BREWSTER HEREBY DECLARES THAT IT WOULD HAVE PASSED THIS LOCAL LAW OR THE REMAINDER THEREOF HAD SUCH INVALID APPLICATION OR INVALID PROVISION BEEN APPARENT.

**SECTION 7– EFFECTIVE DATE**

THIS LOCAL LAW SHALL TAKE EFFECT IMMEDIATELY UPON FILING IN THE OFFICE OF THE SECRETARY OF STATE IN ACCORDANCE WITH SECTION 27 OF THE MUNICIPAL HOME RULE LAW.

# VILLAGE OF BREWSTER

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## EXTRACT OF MINUTES

Meeting of the Board of Trustees of the

Village of Brewster, in the

County of Putnam, New York

July 20, 2022

\* \* \*

A regular meeting of the Board of Trustees of the Village of Brewster, in the County of Putnam, New York, was held at 50 Main Street, Brewster, NY, on July 20, 2022, at 7:30 o'clock P.M. (Prevailing Time).

There were present: Mayor James Schoenig Deputy Mayor Christine Piccini, and Trustees: Boissonnault, Bryde, and Gaspar

Also present: Michelle Chiudina, Village Clerk

\* \* \*

Deputy Mayor Christine Piccini offered the following resolution No. 072022-1 and moved its adoption:

# VILLAGE OF BREWSTER

## Resolution No. 072022-1

### Local Law #2 of 2022 – Light Manufacturing in B2

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF BREWSTER, COUNTY OF PUTNAM, STATE OF NEW YORK AS FOLLOWS:

**SECTION 1: AUTHORITY**

THIS CHAPTER IS ADOPTED PURSUANT TO THE AUTHORITY, OF ARTICLE 2, §10 OF THE NEW YORK STATE MUNICIPAL HOME RULE LAW.

**SECTION 2: AMENDMENT OF § 263-3(B)**

CHAPTER 263 OF THE CURRENT CODE OF THE VILLAGE OF BREWSTER, SPECIFICALLY §263- 3(B) “DEFINITIONS” IS HEREBY AMENDED TO ADD THE FOLLOWING DEFINITION:

**LIGHT MANUFACTURING**

**LIGHT INDUSTRIAL PROCESS WHERE ALL PROCESSING, FABRICATING, ASSEMBLY, OR DISASSEMBLY OF ITEMS TAKES PLACE WHOLLY WITHIN AN ENCLOSED BUILDING.**

**SECTION 3: AMENDMENT OF § 263-10**

CHAPTER 263 OF THE CURRENT CODE OF THE VILLAGE OF BREWSTER, SPECIFICALLY §263-10 ENTITLED “B2 DISTRICT (BUSINESS 2)”

SPECIFICALLY §263-10 IS HEREBY AMENDED TO READ AS FOLLOWS:

**H. SPECIAL EXCEPTION USES. WITHIN ANY B2 DISTRICT, THE FOLLOWING SPECIAL EXCEPTION USES SHALL BE ALLOWED, SUBJECT TO THE REQUIREMENTS OF § 263-20:**

- (1) MIXED USE CONSISTING OF RETAIL ON THE FIRST FLOOR AND RESIDENTIAL ABOVE THE FIRST FLOOR;**
- (2) LIGHT MANUFACTURE, ASSEMBLY AND FINISH OF RESIDENTIAL AND HOME CONSTRUCTION COMPONENTS AND FIXTURES.**

**SECTION 4: AMENDMENT OF §263-20**

CHAPTER 263 OF THE CURRENT CODE OF THE VILLAGE OF BREWSTER, SPECIFICALLY §263-20 ENTITLED “SPECIAL EXCEPTION USE PERMITS” IS HEREBY AMENDED TO ADD NEW §263-20(I)(11) TO READ AS FOLLOWS:

**11. LIGHT MANUFACTURING IN B2 DISTRICT. IN ADDITION TO THE BULK REQUIREMENTS SET FORTH IN §263-10 OF THIS CHAPTER, THE FOLLOWING REQUIREMENTS SHALL ALSO APPLY TO ALL ANY LIGHT MANUFACTURING USE AS PERMITTED IN §263-10(H)2) OF THIS CHAPTER:**

- (A) OWNER AND/OR OCCUPANT SHALL INSTALL A DUST COLLECTION SYSTEM AS CONDITION OF ANY SPECIAL EXCEPTION USE PERMITTED UNDER §263-10(H)2) OF THIS CHAPTER;**
- (B) OWNER AND/OR OCCUPANT SHALL OBTAIN AND REMAIN CURRENT ON ALL APPROVALS FROM AGENCIES/AUTHORITIES HAVING JURISDICTION OVER SAID USE AS CONDITION OF ANY**

# VILLAGE OF BREWSTER

**SPECIAL EXCEPTION USE PERMITTED UNDER §263- 10(H)2) OF THIS CHAPTER.**

**SECTION 5: HOME RULE**

**NOTHING IN THIS LOCAL LAW IS INTENDED, OR SHALL BE CONSTRUED TO LIMIT THE HOME RULE AUTHORITY OF THE TOWN UNDER STATE LAW OR TO LIMIT THE TOWN'S DISCRETION IN SETTING FEES AND CHARGES IN CONNECTION WITH ANY APPLICATIONS REQUIRING TOWN APPROVAL.**

**SECTION 6: SEVERABILITY**

**IF ANY PART OR PROVISION OF THIS LOCAL LAW OR THE APPLICATION THEREOF TO ANY PERSON OR CIRCUMSTANCE BE ADJUDGED INVALID BY ANY COURT OF COMPETENT JURISDICTION, SUCH JUDGMENT SHALL BE CONFINED IN ITS OPERATION TO THE PART OR PROVISION OR APPLICATION DIRECTLY INVOLVED IN THE CONTROVERSY IN WHICH JUDGMENT SHALL HAVE BEEN RENDERED AND SHALL NOT AFFECT OR IMPAIR THE VALIDITY OF THE REMAINDER OF THIS LOCAL LAW OR THE APPLICATION THEREOF TO OTHER PERSONS OR CIRCUMSTANCES, AND THE TOWN BOARD OF THE VILLAGE OF BREWSTER HEREBY DECLARES THAT IT WOULD HAVE PASSED THIS LOCAL LAW OR THE REMAINDER THEREOF HAD SUCH INVALID APPLICATION OR INVALID PROVISION BEEN APPARENT.**

**SECTION 7- EFFECTIVE DATE**

**THIS LOCAL LAW SHALL TAKE EFFECT IMMEDIATELY UPON FILING IN THE OFFICE OF THE SECRETARY OF STATE IN ACCORDANCE WITH SECTION 27 OF THE MUNICIPAL HOME RULE LAW.**

Trustee George Gaspar seconds Deputy Mayor Piccini's motion to adopt Resolution No. 072022-1 all in favor 5 to 0.

\* \* \*

AYES: 5

NOES: 0

ABSENT: 0

The resolution was declared adopted.

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# VILLAGE OF BREWSTER

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## CERTIFICATE

I, Michelle Chiudina, Village Clerk of the Village of Brewster, in the County of Putnam, State of New York, HEREBY CERTIFY that the foregoing annexed extract from the minutes of a meeting of the Board of Trustees of said Village of Brewster duly called and held on July 20, 2022, has been compared by me with the original minutes as officially recorded in my office in the Minute Book of said Board of Trustees and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matters referred to in said extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Village of Brewster this 21<sup>st</sup> day of July 2022.

(SEAL)

  
\_\_\_\_\_  
Village Clerk