

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

JAN 27 2025

County City Town Village
(Select one:)

of Brewster

DEPARTMENT OF STATE

Local Law No. 5 of the year 2025

A local law Pertaining to an amendment to Chapter 263 Section 9 regarding the B1 District stating
(Insert Title)
(C)(6) Live/work spaces, including artists' lofts with galleries are permitted on the first floor
and (C)(7) Residential use permitted on the first floor.

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. 5 of 2025 of the (County)(City)(Town)(Village) of Brewster was duly passed by the Board of Trustees on March 15, 2023, in accordance with the applicable provisions of law.

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.

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____.

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.

* 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.)

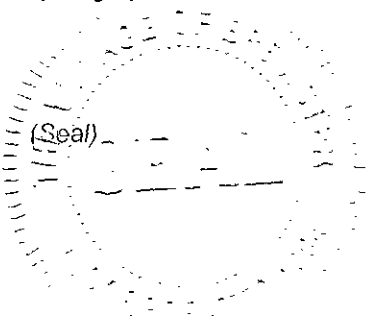
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified 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.



[Handwritten Signature]

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 2023

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 § 263-9

CHAPTER 263 OF THE CURRENT CODE OF THE VILLAGE OF BREWSTER, SPECIFICALLY §263-9 ENTITLED "B1 DISTRICT (BUSINESS 1)" SPECIFICALLY §263-9(C)(6) & (7) ONLY ARE HEREBY AMENDED TO READ AS FOLLOWS:

- C. SPECIAL EXCEPTION USES. WITHIN ANY B1 DISTRICT, THE FOLLOWING SPECIAL EXCEPTION USES SHALL BE ALLOWED, SUBJECT TO THE REQUIREMENTS OF § 263-20:
- (1) UNCHANGED FROM EXISTING
 - (2) UNCHANGED FROM EXISTING
 - (3) UNCHANGED FROM EXISTING
 - (4) UNCHANGED FROM EXISTING
 - (5) UNCHANGED FROM EXISTING
 - (6) LIVE/WORK SPACES, INCLUDING ARTISTS' LOFTS. ARTISTS' LOFTS WITH GALLERIES ARE PERMITTED ON FIRST FLOOR.
 - (7) RESIDENTIAL USES ARE PERMITTED ON FIRST FLOOR.
 - (8) UNCHANGED FROM EXISTING.

SECTION 3 – 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 4 – 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 TOWN OF LEWISBORO HEREBY DECLARES THAT IT WOULD HAVE PASSED THIS LOCAL LAW OR THE REMAINDER THEREOF HAD SUCH INVALID APPLICATION OR INVALID PROVISION BEEN APPARENT.

SECTION 5 – 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

EXTRACT OF MINUTES

Meeting of the Board of Trustees of the

Village of Brewster, in the

County of Putnam, New York

March 15, 2023

* * *

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 March 15, 2023, at 7:30 o'clock P.M. (Prevailing Time).

There were present: Mayor James Schoenig and Deputy Mayor Christine Piccini,
and

Trustees: Boissonnault, Bryde, and Gaspar

Also present: Michelle Chiudina, Village Clerk

* * *

Mayor James Schoenig offered the following resolution No. 031523-1 and moved its
adoption:

VILLAGE OF BREWSTER

Resolution No. 031523-1 Local Law #2 of 2023 – B1 District

Local Law #2 of 2023, pertaining to an amendment to Chapter 263 Section 9 regarding the B1 District stating (C)(6) Live/work spaces, including artists' lofts with galleries are permitted on the first floor and (C)(7) Residential use permitted on the first floor

Trustee George Gaspar seconds Mayor Schoenig's motion to adopt Resolution No. 031523-2 all in favor 5 to 0.

* * *

AYES: 5

NOES: 0

ABSENT:

The resolution was declared adopted.

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 March 15, 2023, 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 16th day of March 2023.

(SEAL)

Village Clerk