

# **ENVISION BREWSTER**

## **Urban Renewal**

The Village of Brewster has interest in establishing an Urban Renewal Agency. Under Article 15-A of the New York State General Municipal Law the village is provided the authority to create an urban renewal agencies to undertake urban renewal programs, and grants rights and powers "necessary or convenient" for carrying out such programs and prepare the actual urban renewal plan. The Village of Brewster may create an Urban Renewal Agency and also designate the project area and adopt the blight study, which was completed in 2009.

Under Article 15 of the New York State General Municipal Law, all New York State municipalities are granted the authority to plan and undertake urban renewal projects in order to correct "*substandard, unsanitary, blighted, deteriorated, or deteriorating conditions.*" More specifically, Section 502 defines Urban Renewal as "*a program established, conducted, and planned by a municipality for the redevelopment, through clearance, re-planning, reconstruction, rehabilitation, and concentrated code enforcement, or a combination of these and other methods, of substandard and unsanitary areas of such municipalities.*"

Under Article 15 - Section 502 - an urban renewal plan is described as follows: "*a plan for an urban renewal project, which shall conform to the comprehensive community plan for the development of a municipality as a whole and which shall be consistent with local objectives.*" An urban renewal plan speaks to proposed land use, land acquisition, demolition, and removal of structures. Additionally, an urban renewal plan considers proposed public and private community facilities and utilities. Under Article 15, a plan may also establish new codes and ordinances, as well as amending existing codes and ordinances required to implement the plan along with a timeline.

Section 503 provides the authority for the village to conduct an urban renewal project. Under this section, the village is also has the ability to apply for and accept financial assistance from federal, state, local, or private sources. Additionally, the village may also provide local grants as incentives to assist in the renewal efforts and allows for the borrowing of funds and to issue bonds for the acquisition of property and to provide for the demolition and clearance, improvement, or development of property. Section 503 also allows for other activities to eliminate and prevent deterioration or blight conditions. Article 15 also provides the direct authority to appropriate the necessary funds for and authorize the payment of moving and related expenses to individuals, families, businesses, or not-for-profits displaced by reason of urban renewal.

Under Article 15, Section 504, sites may be designated as urban renewal areas if they are found to be substandard or unsanitary. Following designation of an urban renewal area, the urban renewal agency may prepare an urban renewal plan, which may be approved or disapproved by the Commissioner of New York State, following a public hearing on the plan. Once the plan is approved by the state, the municipality may adopt the plan.