



Tarrytown Housing Committee


Sadie McKeown (Chair); Gary Friedland; Peter Feroe;
Rose Noonan; Alexander Roberts; Craig Singer

Mayor Brown & Deputy Mayor McGovern; Trustee Liaisons

Richard Slingerland; Staff Support



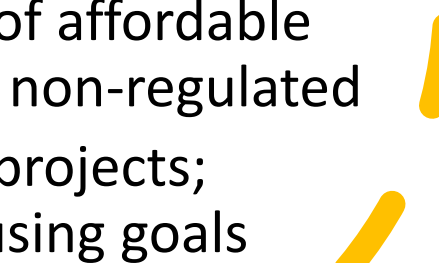
May 2, 2022



Housing Affordability Task Force: Mission Statement

To provide the Village of Tarrytown with an understanding of **existing housing supply**, identify **housing needs and trends** to support current and future populations of the village, **define opportunities** within the existing stock, in future developments and with the tools available through land use planning, zoning and vision to **incentivize and preserve integrated and affordable, workforce and middle-income housing** for the long-term benefit of the community

Housing Committee Activity

- Part of Comprehensive Plan Management Committee structure
 - Advise Village and non-profits :
 - Village of Tarrytown Affordable Housing Fund
 - Re-housing YMCA residents
 - Tarrytown Rental Assistance Program – emergency assistance during pandemic
 - Ongoing and Future Tasks
 - Advise Village and non-profit with respect to Franklin Terrace rehabilitation
 - Recommend zoning changes and other tools to promote the retention and creation of affordable housing options; both regulated and non-regulated
 - Advise Village on new development projects; ensure they further our Village’s Housing goals
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Housing Supply

- Our region doesn't produce enough new housing
 - Suburban NY counties granted fewer building permits per capita than any other suburban county in MA, CT, NJ, PA, MD, nVA, save Delaware County, PA (2000-2018)
 - Westchester, Nassau, Suffolk share of regional population declined from 24.5% (1980) to 19.2% (2018)
- Housing scarcity is driving up prices, creating economic distortions, and impacting current and future residents

Municipal Strategies to Make Housing More Affordable

- Direct Construction / Facilitation
 - Municipal housing, special funds, making land available
- Inclusionary Zoning
 - Set-asides during new construction
- Reduce Regulatory Costs
 - Improve speed and certainty of approvals, targeted reduction of fees and taxes
- Permit Expanded Supply
 - Calibrate *types* of housing
 - Balance with potential impacts and impacts
 - Create co-benefits for existing community and property owners

Accessory Dwelling Units (ADUs)

- 2nd dwelling unit on the property of an existing home
 - Attached: Attic, basement, addition
 - Detached: Detached garage, new cottage
- Smaller size; smaller households (singles, younger, and older)
- Support existing neighborhoods (existing residents; existing character)
- Also known as granny flats, in-law units; but not restricted to families

From the Comprehensive Plan

“In areas with large lots and single-family homes, permitting the division into two- or three-family homes, introducing in-law apartments, or allowing accessory units are strategies that could enable more efficient use of existing resources. Although accessory units may increase the Village’s regulatory burden, where appropriate, they represent an additional source of monthly income for a homeowner as well as a potentially affordable rental arrangement.”

Timeline

- Presentation to BoT in 2021
 - BoT authorized committee to develop ADU proposal for consideration
 - Requested more information on ADUs
- 2021/2022: develop consensus on key provisions of potential ADU ordinance
 - Part of 2021/2022 spent monitoring/ responding to state ADU proposal
- **Tonight**
 - Information
 - Highlights of Proposal





▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Accessory Dwelling Units

ADU Examples



Attached ADU on house



Backyard ADU SOURCE City of Santa Ana



Above garage



Basement ADU-Image Source-Curbed NY and Shutterstock



Detached-breezeway

Potential Benefits of ADUs

- Allows for the creation/legalization of “*little a*” affordable units
- Provide income for *existing* residents
- Minimal changes to existing neighborhoods
- No additional land costs
- Low cost of construction
- Minimal impacts to infrastructure



Accessory dwelling unit garage

Zoning / Regulatory Questions



Where in Village (which zoning districts)



Setbacks, height, area requirements



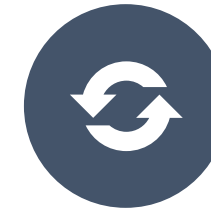
Size of units (sf, bedrooms)



Owner-occupant on premises



Parking Required?



Application & renewal processes

Zoning / Regulatory Questions



Where in Village (which zoning districts)

1 per lot in Single-Family Zones



Setbacks, height, area requirements



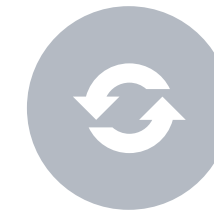
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New construction must conform to zoning
Existing non-conforming can participate
Lot size limit on new *detached* ADUs



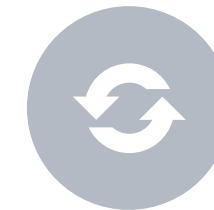
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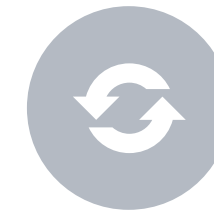
2 BR's
Detached: < 1,000 sf & (< ½ of main unit)
Attached: Varies by construction type



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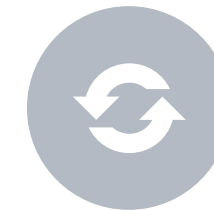


Owner-occupant on premises

Yes (*either unit*)



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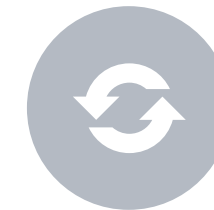
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Parking Required?

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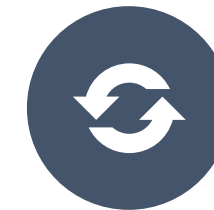
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Parking Required?

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Application & renewal processes

Building Dept application
Renewal not required
180 day for *existing* ADUs

Next Steps

- Develop proposed Local Law for BoT
- BoT review, revise, amend proposed Law
- Public Hearing

- Develop outline for supporting programs
 - Financing, capacity building