

Accessory Dwelling Units

Information & Statement of Support
by

Tarrytown's Housing Affordability
Task Force

October 17, 2022



Tarrytown Housing Committee

Sadie McKeown (Chair);

Gary Friedland; Peter Feroe;

Rose Noonan; Alexander Roberts;

Craig Singer

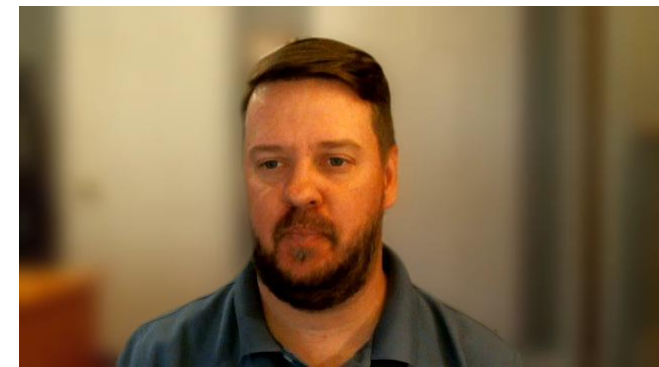
Mayor Brown & Deputy Mayor

McGovern; Trustee Liaisons

Richard Slingerland, Alissa Fasman;

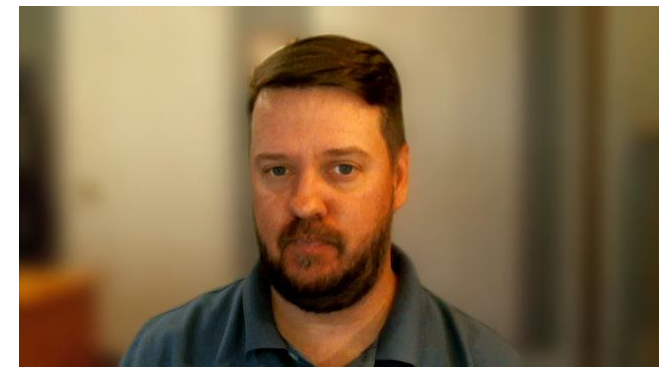
Staff Support

- 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



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 benefits
 - Create co-benefits for existing community and property owners



Accessory Dwelling Units (ADUs)

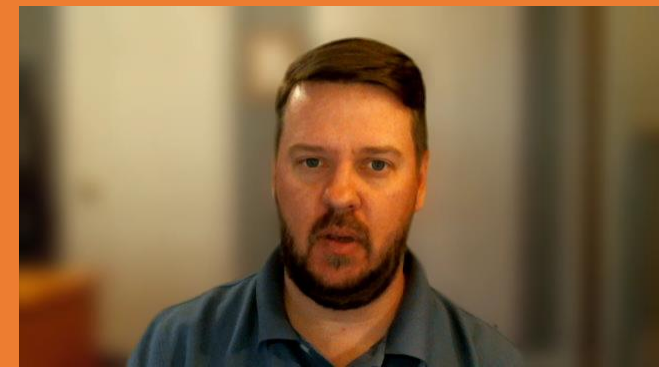
- 2nd, smaller, dwelling unit on the property of an existing home
 - Attached: Attic, basement, addition
 - Detached: Detached garage, new cottage
- Smaller size; smaller households (singles, younger, and older)
- Support existing neighborhoods (existing residents; existing character)

- Also known as granny flats, in-law units; but not restricted to families



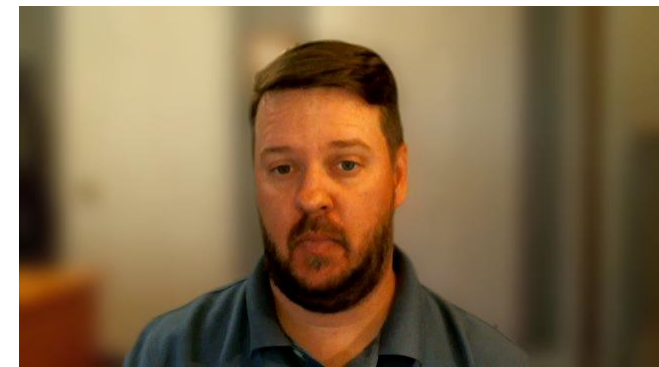
From the Comprehensive Plan

“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

- 2021
 - BoT authorized committee to develop ADU proposal for consideration
- 2021/2022
 - Committee developed consensus on key provisions of potential ADU ordinance
 - Monitoring/ responding to state ADU proposal
- May 2022: Presentation to BoT on Committee Consensus
- Summer 2022: Draft legislation
- **Tonight**
 - Information
 - Public Hearing
 - Adoption?





▲ 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 Approach



Where in Village (which zoning districts)



Setbacks, height, area requirements



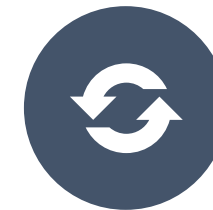
Size of units (sf, bedrooms)



Owner-occupant on premises



Parking Required?



Application & renewal processes



Zoning & Regulatory Approach



Where in Village (which zoning districts)

1 per lot in Single-Family Zones



Setbacks, height, area requirements



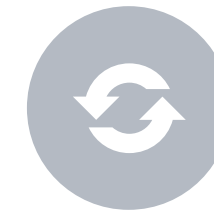
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Setbacks, height, area requirements

New construction complies with existing zoning
New detached: Height of existing house or 25'
Existing non-conforming can participate
Lot size limit on new *detached* ADUs



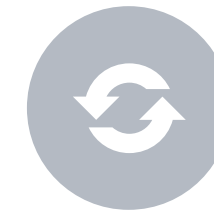
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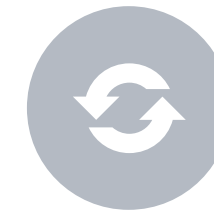
2 BR maximum
50% or less floor area than primary house
1,000 sf maximum



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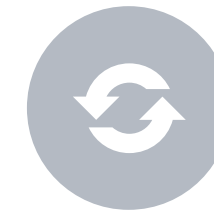


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Yes (*either unit*)



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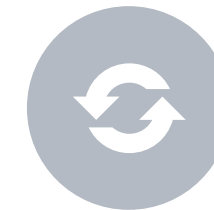
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Parking Required?

Not for ADU
Yes for primary house



Application & renewal processes



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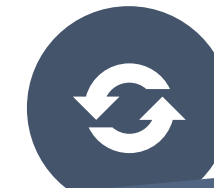
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Application & renewal processes

Same as other Accessory uses
Building Department Permit
Planning Board/ARB if meet existing thresholds
180 day for *existing* ADUs to legalize

Other Standards



One ADU per Lot



No new entrances
in front of house



Minimum six-month rental



WHY THE HOUSING COMMITTEE SUPPORTS ADU'S

- Meet the needs of our residents throughout their lives
- Incremental and sustainable strategy
- Complement the built character of our Village
- Personalize regulations to our Village
- Allow vast majority of Village's land to work towards our strengthening our community and advancing our housing affordability goals



Life Cycle Diagram: for family and housing needs

Tonight

- Public Hearing: Hear from others in our community
- Housing Committee urges the adoption of this Local Law by the BoT

