



# VILLAGE OF TARRYTOWN

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## VILLAGE OF TARRYTOWN PLANNING BOARD

### *Memorandum*

TO: Village of Tarrytown Board of Trustees

FROM: Village of Tarrytown Planning Board

DATE: December 20, 2022

RE: Proposed ADU Local Law

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The Planning Board has the following comments regarding the proposed Local Law. The Planning Board views the proposed legislation as a positive zoning provision as it benefits the community by potentially allowing families to stay together and allowing seniors to continue to live in their homes in Tarrytown. With the ADU legislation, seniors will have the option to create an ADU on their property and continue to reside either in the main dwelling unit or in the ADU. Additionally, the ADU legislation provides the ability for property owners to have another potential stream of income that can be used for other needs (like education or health-care needs) or for property improvements (like painting and repairs), which will be a benefit to the character of the neighborhood. As the law contains a 6-month grace period, this will incentivize the legalization of any existing illegal in-law apartments. Further, of paramount importance is life and safety issues and the ADU law requires all proposed ADUs comply with State building and fire codes.

The Planning Board recommends that the Village Board follow and keep track of the building permits issued for ADUs so the Village Board can reassess the proposed law after 1 year, 3 years and 5 years. This way, if there is an unanticipated glut of proposed ADUs (which would be contrary to the typical trend experienced by similar municipalities) or if there are unrealized impacts on parking and traffic, then the Village Board may need to revise the law and enact additional regulations. The Planning Board further recommends that the Village Board encourage use of public transportation and other shared modes of transportation, and non-vehicular modes of transportation. Finally, the Planning Board recommends that the Village institute a public awareness campaign to let the community know about options for grants and other funding for ADUs for financially burdened residents.