

George Latimer
County Executive

November 21, 2022

Kristine Gilligan, Village Clerk
Tarrytown Village Hall
One Depot Plaza
Tarrytown, New York 10591

**County Planning Board Referral File TTN 22-004B – Accessory Dwelling Units
Zoning Text Amendment**

Dear Ms. Gilligan:


The Westchester County Planning Board has received a revised version of a proposed Local Law that would amend the text of the Tarrytown Zoning Ordinance to add provisions for permitting and regulating accessory dwelling units (ADUs). As proposed, accessory dwelling units would be permitted in all single-family residential zones as an accessory use. Site plan approval for an ADU would only be required in cases where a building addition increases building coverage, square footage or floor-area-ratio to the extent where it triggered a site plan approval that would ordinarily be required, or if a building is designated as part of a historic district or as a historic landmark. Site plan approval would also be required in cases where an existing garage is converted to an ADU and the need to provide additional parking triggers a site plan review. Additional standards for floor area, setbacks, building coverage and building height are also established. ADUs would be limited to two bedrooms and no additional parking is required for an ADU, except in situations where the existing off-street parking is insufficient. The minimal rental term for an ADU would be six months.

We have previously reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we responded to the Village in a letter dated October 21, 2022. We have no further comments on the revisions to the Local Law and we continue to encourage the Board of Trustees to adopt the proposed ADU regulations.

Please inform us of the Village's decision so that we can make it a part of the record.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond
Commissioner

NVD/LH