

**George Latimer**  
County Executive

February 2, 2023

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

**County Planning Board Referral File TTN 23-001B – Accessory Dwelling Units  
Zoning Text Amendment**

Dear Ms. Gilligan:

The Westchester County Planning Board has received a third 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) in Tarrytown.

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 letters dated October 21, 2022, November 21, 2022, and January 12, 2023. We continue to encourage the Board of Trustees to adopt the proposed ADU regulations. At this time, we offer the following comment based on the latest revisions:


**Parking requirement.**

The proposed local law has been revised to include a specific parking requirement of three off-street parking spaces for properties containing an ADU, with a minimum of one of the three off-street parking spaces designated for the ADU. Properties north of Route 119 and west of Route 9 would require a minimum total of two off-street parking spaces. This provision replaced more generalized language that did not require additional parking for an ADU “provided that existing off-street parking is not reduced below that which is otherwise required”.

We prefer the previous language as it is more consistent with the County Planning Department’s *Accessory Dwelling Unit Model Ordinance* which does not recommend additional parking when ADU’s are created. In addition, this more stringent parking requirement could potentially reduce opportunities for homeowners seeking to add an ADU to their property. It also presupposes that occupants of ADU’s will own their own cars, which may not be the case in a transit-oriented and walkable village, such as Tarrytown.

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