

## Public Hearing Notice

PLEASE TAKE NOTICE that the Board of Trustees of the Village of Tarrytown will hold a public hearing on the 3rd day of April, 2017, at 8 PM, in the Municipal Building, One Depot Plaza, Tarrytown, New York, to hear, discuss and to act upon an amendment to Chapter 305 entitled "Zoning". A summary of the legislation is available at Village Hall. The complete text of this legislation follows:

**A LOCAL LAW** to amend Chapter 305 of the Code of the Village of Tarrytown as to bulk regulations for residential structures in the General Business zoning district

Be it enacted by the Village Board of Trustees of the Village of Tarrytown as follows:

### Section 1: Purpose.

The Village of Tarrytown Zoning Code § 305-40 establishes the General Business GB Zone. The bulk regulations for properties located within the GB Zone are set forth in Zoning Code § 305-40(C) as well as 305 Attachment 10. It has recently come to the attention of the Village Board that in both sections there are only bulk regulations for business structures and one-family dwellings in the GB Zone. As a result, there are no applicable bulk regulations for permitted and/or preexisting, legal nonconforming residential uses in the GB zone other than single-family homes. The Village Board wishes to remedy this omission by amending these provisions of the Code, specifically Zoning Code § 305-40(C) and 305 Attachment 10, to apply the bulk requirements for single-family dwellings to all residential uses within the GB zone.

### Section 2: Amendments to Zoning Code

- A. Zoning Code § 305-40 is hereby amended to remove the (parenthesis) language and insert the **bold** language in its place while retaining all other provisions:

#### (C) Minimum lot area and other provisions

- (1) Minimum lot area for (one-family dwellings) **residential structures**: 20,000 square feet.

- B. Zoning Code (parenthesis) language and insert the **bold** language in its place while retaining all other provisions:

GB (1-family dwelling) **residential structures**

### Section 3: Severability

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this local law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this local law.

Section 4: Effective Date

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

**BY ORDER OF THE BOARD OF TRUSTEES  
OF THE VILLAGE OF TARRYTOWN**

DATED: March 20, 2017

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