

VILLAGE OF TARRYTOWN  
PUBLIC HEARING NOTICE  
PROPOSED ZONING AMENDMENTS

PLEASE TAKE NOTICE that the Board of Trustees of the Village of Tarrytown will hold a public hearing on the 17<sup>th</sup> day of August, 2020, at 8:00 p.m. in the Municipal Building, One Depot Plaza, Tarrytown, New York 10591, either via in-person meeting, or Zoom Video Conference, depending on the State's directives about gatherings under NY on Pause, to hear and consider a proposed local law to amend the Zoning Code of the Village of Tarrytown, to add "Senior Community" as a new definition in Chapter 305-5(B), to add "Senior Community Floating/Overlay" to proposed districts in §305-33-1 and to add a new Section entitled "SC Floating/Overlay Zone in Chapter 305-6 in order to allow a proposed development at 62 Main Street, (YMCA).

1. Amend Village Code Chapter 305, Section 305-5(B) to insert the following new definition:

Senior Community:

A multifamily dwelling in which at least 80% of the dwelling units must be occupied by one person 55 years of age or older. A Senior Community shall be subject to and comply with the Housing for Older Persons Act of 1995 and any other applicable federal laws and regulations for "housing for older persons." Senior Community shall not include assisted-living facilities or congregate housing.

Amend Village Code Chapter 305, Section 305-6 to add "SC Floating/Overlay" to the first column of the list of districts and "SC" to the second column of the list of districts.

2. Amend Village Code Chapter 305 to add new Section 305-33-1 entitled "SC Floating/Overlay Zone," as follows:

A. Introduction.

By action of the Board of Trustees, qualifying land in the M-1.5 district may be rezoned to the SC Floating/Overlay Zone, either on application of the land owner or upon the initiative of the Board of Trustees. Upon rezoning, the SC Floating/Overlay District shall be in addition to and shall overlay the M-1.5 district so that the land in the SC Floating/Overlay District shall also be in the M-1.5 district. The effect is to create a new district which has the characteristics and limitations of the M-1.5 district and the SC Floating/Overlay District. A Senior Community in the SC Floating/Overlay District shall be subject to the following use, dimensional and other provisions of the following regulations and not the regulations of the M-1.5 district including the requirements in the Zoning Schedule for Multifamily Residence Districts (305 Attachment 6) or any conflicting provisions of this Chapter.

B. Location/Qualifying Criteria.

- (1) A Senior Community shall be located on a lot having a minimum lot area of 20,000 square feet, either in one lot or an assemblage of contiguous lots held under common ownership as of [the date of adoption of the local law].

- (2) A Senior Community shall be located on a lot served by public water and sanitary sewer facilities.

C. Additional Requirements. The following requirements and standards, shall apply to a Senior Community.

- (1) A Senior Community shall be subject to §305-130 of this Chapter regarding affordable housing.
- (2) The maximum building height shall be 52 feet and 4 stories.
- (3) The maximum building coverage shall be 85%, and the maximum coverage of all buildings, structures, and paved areas shall be 90% of the total lot area.
- (4) There shall be no minimum required yards and the Planning Board shall in its discretion determine the appropriate setback of building<sup>5</sup> and parking areas, except that there shall be a minimum 5-foot setback of buildings from the boundary of any public street. Appropriate buffer screening shall be installed within any required setback area adjoining a property in a residential zoning district, to the extent deemed appropriate by the Planning Board.
- (5) The maximum floor area ratio shall be 2.0, except that the maximum floor area ratio shall be 2.5 for any Senior Community in which 100% of the dwelling units are affordable to a household whose income does not exceed 80% of the Westchester County Area Median Income (AMI). Gross residential floor area of a Senior Community shall be calculated in accordance with §305-26 of this Chapter, except garages and building areas devoted to parking shall not be included in the calculation of gross residential floor area or floor area ratio.
- (6) The minimum gross floor area of efficiency (studio) apartments shall be 450 square feet, and the minimum gross floor area of a one-bedroom unit shall be 650 square feet. The maximum number of bedrooms in a dwelling unit shall be 3.
- (7) Minimum recreation/open space per dwelling unit shall be 35 square feet, and may consist of any combination of at-grade open space and resident amenities such as a community room or other resident amenity space, including rooftop amenity space.
- (8) A minimum of 1 parking space shall be provided for each efficiency/studio or one-bedroom dwelling unit, plus .25 space for each additional bedroom.

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

Dated: July 20, 2020

Richard Slingerland, Village Administrator  
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