



Robert P. Astorino  
County Executive

County Planning Board

January 30, 2014

Honorable Richard Lyman, Supervisor  
Town of Pound Ridge  
179 Westchester Avenue  
Pound Ridge, New York 10576

**Subject: Referral File No. PDR 14-001 – Zoning Text Amendment: Multi-family Housing**

Dear Supervisor Lyman:

The Westchester County Planning Board has received a proposed Local Law to amend the text of the Town Zoning Ordinance with respect to multi-family housing. The proposed amendments would change existing regulations governing special permit standards for “senior citizen housing” by making them applicable to multi-family housing and deleting all references to senior housing. Additional changes to the regulations include adding new controls on setbacks, road frontage, bulk and dimensional requirements and parking. Other regulations, such as those establishing priority for occupancy, will be deleted.

We have 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.

The County Planning Board supports the proposed amendments as they are consistent with the County Planning Board’s long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995. We applaud the Town for taking this step to include multi-family housing as a regulated use in the Zoning Ordinance. These regulations will supplement the affordable affirmative furthering fair housing (AFFH) regulations that were recently adopted by the Town. We commend the Town for including density bonus provisions into the proposed zoning amendment as a way to increase the percentage of affordable AFFH units in a future development to 15%.

We encourage the Town to consider revising one aspect of the proposed regulations regarding the limits placed on building size. As proposed, attached multi-family buildings could contain no more than four dwelling units, with a building length not exceeding 100 feet. While such a regulation is not unreasonable, the nature of multi-family development on sites containing sensitive environmental features may require some degree of flexibility with respect to the size and placement of buildings. We recommend that the Town add language to this provision that is similar to language elsewhere in the

ordinance (such as Section Q regarding landscaped buffers) allowing the Town Board to modify these requirements based on a demonstration by the applicant that certain conditions will be met.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

*For:*

*By:*



Edward Burroughs, AICP  
Commissioner

EEB/LH