

WHITE PAPERS FOR LAND USE COMMITTEE/DOBBS FERRY BOARD OF TRUSTEES

There are a number of items that the Board of Trustees has identified as issues to be resolved in the proposed Land Use Regulations, which include a new Zoning Ordinance, Official Zoning Map of the Village, Design Guidelines for the Downtown, and Design Guidelines for the Residential Zoning Districts. On June 22, 2010, the Village Board adopted the Final Generic Environmental Impact Statement (FGEIS) for the adoption of the proposed Land Use Regulations. The FGEIS identifies most of the issues to be resolved. The Village Board had a worksession with the Land Use Committee on July 6, at which the Mayor requested input from the Land Use Committee explaining the basis for several of the recommendations previously made by the Land Use Committee, and a response by the Land Use Committee to several issue identified in the FGEIS.

While there are a number of smaller issues to be discussed, the primary issues cited by the Village Board as needing resolution are the following:

1. The role of the Board of Trustees in the Site Plan Review process;
2. The inclusion of a floor area ratio (FAR) or alternative methodology to measure and control the size of buildings in the residential zoning districts;
3. The reason for mandating cluster development in the Special Districts, which include the EI, WFB, and CP zoning districts;
4. The concept of permitting accessory dwelling units in one- and two-family residential zoning districts;
5. The definition of a single family residential unit and the definition of a single family house.

The Land Use Committee has been asked to make a presentation on these issues at the August 10, 2010 Village Board meeting. To assist the Mayor and Trustees at that meeting, White Papers have been prepared by the members of the Land Use Committee and submitted to the Village Board in advance of the meeting.

The Land Use Committee is aware of and appreciates the Mayor's commitment to have the proposed Land Use Regulations in a form ready for adoption by the Village Board in September. The Land Use Committee shares that commitment and will assist in every way practical to achieve that goal.