

DRAFT

INTRODUCTORY LOCAL LAW

ZONING TEXT AMENDMENT TO AUTHORIZE FLEXIBILITY IN THE ASSESSMENT OF FEES IN CONNECTION WITH SPECIAL PERMITS AND BUILDING PERMITS FOR ACCESSORY DWELLING UNITS

A LOCAL LAW to amend Chapter 300 “Zoning and Land Use” in the Dobbs Ferry Code to provide for flexibility in the applicability of fees in lieu of land for park, playground or other recreational purposes in connection with Accessory Dwelling Units.

BE IT ENACTED by the Board of Trustees of the Village of Dobbs Ferry, as follows:

Section 1. Legislative Intent and Purpose: To better serve the public’s interest and in support of the goal of facilitating Accessory Dwelling Units as a means to offer a broader variety of housing options to meet the needs of a diverse population, the Village Board of Trustees proposes a zoning text amendment to provide more flexibility in the assessment of fees in lieu of land for park, playground or other recreational purposes in connection with Accessory Dwelling Units.

Section 2. Section 300-39(C)(3) of the Dobbs Ferry Code is hereby amended with new matter underlined and deleted matter ~~struck~~ and in [brackets]:

§300-39(C)(3)

“In granting a special permit for an accessory dwelling unit, the Planning Board shall have the authority to impose such reasonable restrictions and conditions as are consistent with the purposes of this chapter, including but not limited to landscaping or other means of buffering, and, based upon a review of potential impacts, the Planning Board may recommend waiver of all or any portion of the fee in lieu of land for park, playground or other recreational purposes as set forth in §127-6 (E).”

Section 3. Except as otherwise provided herein, all other provisions of the Dobbs Ferry Code shall remain unchanged.

Section 4. This Local Law shall take effect immediately upon filing with the Secretary of State in accordance with Section 27 of the NYS Municipal Home Rule Law and shall be published and posted by the Village Clerk as required by law, including NYS Village Law §7-706 applicable to zoning text amendments.