

From the Mayor's Desk...May 14, 2021

North Broadway Re-Zoning

Last Wednesday night, my colleagues and I devoted the entire work session to reviewing the comments received on our draft local law to re-zone a portion of North Broadway. Because of the feedback received, we made a few significant changes to the draft, which is posted to the [Village web site](#). In the meantime, I will outline the changes that we discussed below.

Most significantly, we included a provision to incentivize the creation of affordable housing. Now, a developer that plans to build an all-affordable development will be allowed to construct an additional 20% of housing units. We also made changes that will require the developer of senior housing to set-aside 15% as affordable units instead of 10%.

The Board expressed its commitment to implementing the extended efficiency provisions of the [NYStretch Energy Code](#), not just to this zoning district, but Village-wide. We plan to take up that discussion in the next few months.

Finally, we discussed the adoption of a resolution that clearly spells out the Village's commitment to affordable housing beyond the adoption of this new zoning. We will consider such measures as capital improvements, capital investments, and tax abatements. We believe that this will send a clear message to the development community that Irvington welcomes diversification of its housing stock.

In terms of next steps, we will continue the public hearing on May 17 and plan to continue it to June 7, at which time I expect the public hearing will be closed. Please consider attending any of the upcoming meetings (on Zoom) or feel free to write to me with any comments or concerns ahead of time. My email address is below.

Be well,

Brian C. Smith, Mayor
Village of Irvington, NY
bsmith@irvingtonny.gov