

**RESOLUTION 2015-189
ADOPTION OF LOCAL LAW AMENDING THE MULTI-FAMILY (MF) ZONING DISTRICT
REGULATIONS**

Mayor Smith offered the following resolution, which was seconded by Trustee Gilliland and adopted:

WHEREAS, On February 26, 2015, DeNardo Capital Corporation submitted a petition to amend the Multifamily (MF) Zoning regulations to permit attached single-family dwelling units as a permitted principal use and to modify the coverage and building separation requirements for attached single-family dwellings; and

WHEREAS, the Board of Trustees asked the petitioner to present hypothetical construction layouts so it could understand the impacts of greater coverage for attached single-family dwellings than for multifamily buildings, and petitioner submitted several hypothetical layouts; and

WHEREAS, the proposed amendments would not permit increased density in the MF District, but would permit a different – and more visually attractive – form of construction, a form of construction more compatible with development in the Village over the past 25 years; and

WHEREAS, the Planning Board made a number of recommendations, which the Board of Trustees considered, and most of which the Board of Trustees agreed with; and

WHEREAS, the Board of Trustees drafted a revised set of amendments; and

WHEREAS, the Westchester County Planning Board, in letters dated April 9, October 26, and December 3, 2015, supported the amendments; and

WHEREAS, a public hearing was opened on November 2, 2015 which was continued on November 16, 2015 and December 7, 2015; and

WHEREAS, the proposed local law is a Type I Action under the State Environmental Quality Review Act (SEQRA), and

WHEREAS, the Board of Trustees reviewed a State Environmental Review Act (SEQRA) Environmental Assessment Form for the proposed local law and determined that it would result in no adverse environmental impacts, now therefore be it

RESOLVED, to issue the attached negative declaration under SEQRA; and

FURTHER RESOLVED, to adopt the attached local law amending the MF Zoning regulations to permit attached single-family dwelling units as a permitted principal use and to modify the coverage, building separation and parking requirements for attached single-family dwellings, and to add several definitions to the Zoning Code.