

PROPOSED LOCAL LAW E OF 2018

A LOCAL LAW Amending Chapter 295 Zoning to amend certain provisions of the MR-1.5 Zoning district

Be it enacted by the Board of Trustees of the Village of Hastings-on-Hudson as follows:  
(deleted language in ~~strikeout~~, added language in **bold**)

**SECTION 1.** Section 295-5 Definitions, Definition of Building Coverage is amended to read as follows:

**BUILDING COVERAGE**

The sum of the area of coverage or footprint of all buildings ~~and structures~~ on the site.

**SECTION 2.** Section 295-72 Multi-Residence (MR-1.5) Districts, Subsection E, Required yards; maximum building height and coverage, is amended to read as follows:

§295-72.E. Required yards; maximum building height and coverage.

(1) Subject to the provisions of Subsections A through C and § 295-82C, each building and structure in an MR-1.5 District shall have:

(a) A front yard at least 12 feet deep or 1/2 the height of the building wall nearest the front lot line, whichever is greater;

(b) A rear yard at least 30 feet deep (eight feet in the case of accessory buildings and structures, provided that the ~~roof of the building or structure is used as open space and the wall of the accessory building or structure does not exceed six feet in height~~);

(c) ~~Two side yards, each of which is at least 12 feet or 1/2 of the height of the building wall nearest the side lot line, whichever is greater~~ **Side yard requirements shall be based upon the Lot Width as follows:**

**i. Lot Width 25'-49' shall require minimum side yards of 2' each, and a minimum total of both side yards of 5'**

**ii. Lot Width 50'-74' shall require minimum side yards of 2' each, and a minimum total of both side yards of 10'**

**iii. Lot Width 75'-99' shall require minimum side yards of 5' each, and a minimum total of both sides of 15'**

**iv. Lot Width 100' or more shall require minimum side yards of 10' each, and a minimum total of both sides of 20'**

~~[eight feet in the case of accessory buildings and structures, with the same proviso as that contained in Subsection E(1)(b) above]; and~~

(d) A maximum height of 40 feet (15 feet in the case of accessory buildings and structures with sloped roofs and 12 feet in the case of accessory buildings and structures with flat roofs) and no more than three stories.

~~(2) All buildings and structures on the lot shall together cover not more than 15% of the area of the lot.~~ **Building Coverage shall not exceed 35%.**

**(3) Development Coverage shall not exceed 50%.**

**(4) Floor Area Ratio shall not exceed 0.70.**

~~(35)~~ No building or structure on the lot shall exceed 160 feet in length.

### **SECTION 3. SEVERABILITY**

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

### **SECTION 4. EFFECTIVE DATE**

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

## Environmental Assessment Form Part 1

### Question 1 – Narrative Description

The intent of Proposed Local Law E of 2018 modifies requirements for the MR-1.5 zoning district, including a modification of the definition of building coverage to be used in this section. This issue was identified as problematic based upon several variance applications to the Zoning Board of Appeals and a detailed analysis and recommendations provided by the Zoning Board. The modifications reduce side yard setbacks based upon the lot width and modify the coverage requirements to provide for more appropriate development, while also adding a Floor Area Ratio requirement.

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### **Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<b>NO</b>
			<b>YES</b>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<b>NO</b>
			<b>YES</b>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?  b. Consistent with the adopted comprehensive plan?	<b>NO</b>	<b>YES</b>	<b>N/A</b>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<b>NO</b>	<b>YES</b>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	<b>NO</b>	<b>YES</b>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<b>NO</b>	<b>YES</b>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<b>NO</b>	<b>YES</b>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ _____	<b>NO</b>	<b>YES</b>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ _____	<b>NO</b>	<b>YES</b>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	<b>NO</b>	<b>YES</b>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<b>NO</b>	<b>YES</b>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<b>NO</b>	<b>YES</b>	
16. Is the project site located in the 100 year flood plain?	<b>NO</b>	<b>YES</b>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	<b>NO</b>	<b>YES</b>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	<b>NO</b>  	<b>YES</b>  
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	<b>NO</b>  	<b>YES</b>  
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	<b>NO</b>  	<b>YES</b>  
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor name: _____ Date: _____ Signature: _____		