

Bedford Hills, New York
August 17, 2010

The Town Board of the Town of Bedford held a public hearing to consider Local Introductory Law #4- 2010 an amendment to Chapter 125-29.6 of the Code of the Town of Bedford, entitled "Affordable Housing" on August 17, 2010 at the Town Offices, 321 Bedford Road, Bedford Hills, New York. The meeting was called to order at 7:30 P.M. by Deputy Supervisor Chryssos.

Present: Peter Chryssos : Deputy Supervisor
Francis T. Corcoran : Councilman
Chris Burdick : Councilman
David Gabrielson : Councilman

Lisbeth Fumagalli : Town Clerk
Joel H. Sachs : Town Attorney
Jeffrey Osterman : Director of Planning
Marcy Marchiano : Asst. to Supervisor

Absent: Lee V. A. Roberts : Supervisor

and approximately seven (7) residents/observers.

Proof of publication was presented and ordered filed. The public notice was published in the Bedford Pound Ridge Record Review on August 6, 2010.

Mr. Chryssos explained that the first legislation on this had been enacted in 2005 and that two changes had been suggested for it, one by the Planning Board and one by the Blue Mountain Housing Corporation.

Mr. Chryssos opened the floor to public comment and there was none.

On a motion by Mr. Burdick, seconded by Mr. Gabrielson, the following resolution was ADOPTED

Ayes: Chryssos, Corcoran, Gabrielson, Burdick
Nays: None
Absent: Roberts

RESOLVED that as this amendment to the Code of the Town of Bedford, Chapter 125-29.6, "Affordable Housing" shall have no detrimental physical or environmental effects, the Town Board does hereby issue a negative declaration under the State Environmental Quality Review (SEQR).

On a motion by Mr. Burdick, seconded by Mr. Corcoran, the following resolution was ADOPTED

Ayes: Chryssos, Corcoran, Gabrielson, Burdick
Nays: None
Absent: Roberts

RESOLVED that the Town Board does hereby close the public hearing to consider Local Introductory Law #4- 2010 an amendment to Chapter 125-29.6 of the Code of the Town of Bedford, entitled "Affordable Housing".

On a motion by Mr. Burdick, seconded by Mr. Corcoran, the following resolution was ADOPTED

Ayes: Chryssos, Corcoran, Gabrielson, Burdick
Nays: None
Absent: Roberts

RESOLVED that the Town Board does hereby adopt the following legislation:

LOCAL LAW NO. 3 - 2010 TO AMEND CHAPTER 125 OF THE TOWN CODE

BE IT RESOLVED, that the Town of Bedford Amends Chapter 125-29.6 of the Code of the Town of Bedford regarding Zoning as follows:

§ 125-29.6. Affordable housing.

...

D. Provision of affordable units.

(1) At least 10% of the units in any residential subdivision of land in any single-family zoning district shall be established as affordable housing units in any one or combination of methods **specified by the Planning Board** provided for below:

(a) Construction of affordable housing units on the site of the proposed subdivision of land; or

(b) Construction or creation of affordable housing units off the site of the proposed subdivision of land but within the geographic boundaries of the Town of Bedford. Proposals for off-site affordable housing units shall be subject to approval by the Planning Board; or

(c) An equivalent fee-in-lieu payment may be made in accordance with the requirements of § 125-29.6F; or-

(d) An applicant may offer, and the Planning Board may accept, on behalf of the Town Housing Agency, donations of land in fee simple, on or off site, that the Planning Board in its sole discretion determines are suitable for the construction of affordable housing units. The value of donated land shall be equal to or greater than the value of the construction or set-aside of the affordable units. The Planning Board may require, prior to accepting land as satisfaction of the requirements of this section, that the applicant submit appraisals of the land in question, as well as other data relevant to the determination of equivalent value.

...

§ H. Appendix A: In-Lieu Fees.

Appendix A

Proposed Lot Size	In-Lieu Fee [Required] Per Lot
1/4 acre	[\$11,000] \$4,000
1/2 acre	[\$16,500] \$4,750
1 acre	[\$27,500] \$7,000
2 acres	[\$55,000] \$11,000
4 acres	[\$88,000] \$14,000

Note:

-

~~* These figures are based on a 10 lot subdivision. For all subdivisions comprised of less than 10 lots, the in lieu fee shall be a fraction of the total required.~~

[] – deleted material

Bold - added material

On a motion by Mr. Corcoran, seconded by Mr. Burdick, the following resolution was ADOPTED

Ayes: Chryssos, Corcoran, Gabrielson, Burdick

Nays: None

Public Hearing – August 17, 2010 - continued

Absent: Roberts

RESOLVED that the Town Board shall adjourn to executive session to discuss matters of personnel.

The Town Board adjourned to executive session at 7:40 P.M.

Lisbeth Fumagalli, Town Clerk