

# Pleasantville Residential Zoning Study

Village Board Work Session  
January 11, 2021

## Study Purpose

- Explore floor area ratio (FAR) as a tool to address concerns that new residential construction in some areas of the Village is out of scale with the surrounding neighborhood.
- Setbacks appear to be insufficient to control overall bulk of new homes, especially on larger lots.
- Problem is not unique to Pleasantville, and many communities are looking at ways to tackle bulk.

# Study Components

## 1. Start-Up and Planning Analysis

- Kickoff meeting to understand issues, confirm objectives
- Analysis of existing residential buildings
- Review best practices of comparable communities

## 2. Draft Zoning Regulations

- New FAR controls for residential zoning districts

## 3. SEQRA and Adoption

- Environmental Assessment Form
- Public Hearing
- Revisions and adoption

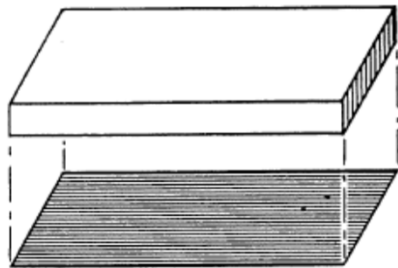
# Project Schedule

	Nov	Dec	Jan	Feb	Mar	Apr	May
<b>START-UP AND PLANNING ANALYSIS</b>							
Kickoff Meeting	●						
Planning Analysis							
Memo							
<b>DRAFT ZONING TEXT CHANGES</b>							
SEQRA AND ADOPTION							
EAF							
Public Hearing and Adoption of Amendments							
<b>TRUSTEE WORK SESSIONS</b>							

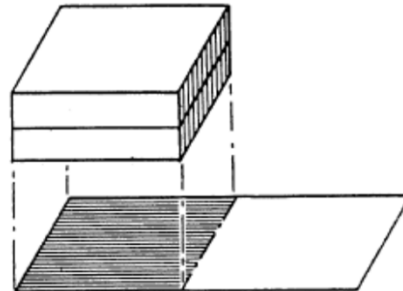
# What is FAR?

- Used in tandem with height and setbacks to control bulk/mass of buildings.
- Calculated by dividing the total gross floor area by the total area of the lot. Higher FAR indicates greater building volume.
- Does NOT control the style or aesthetics of homes.
- Pleasantville already uses FAR in the R-2A, R-PO, and business/industrial districts.

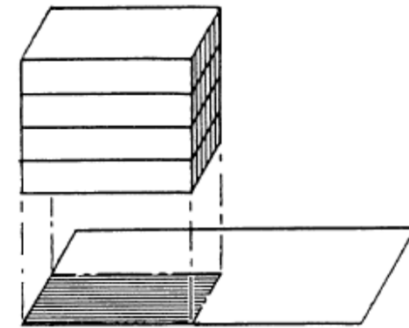
# What is FAR?



100 % LOT COVERED

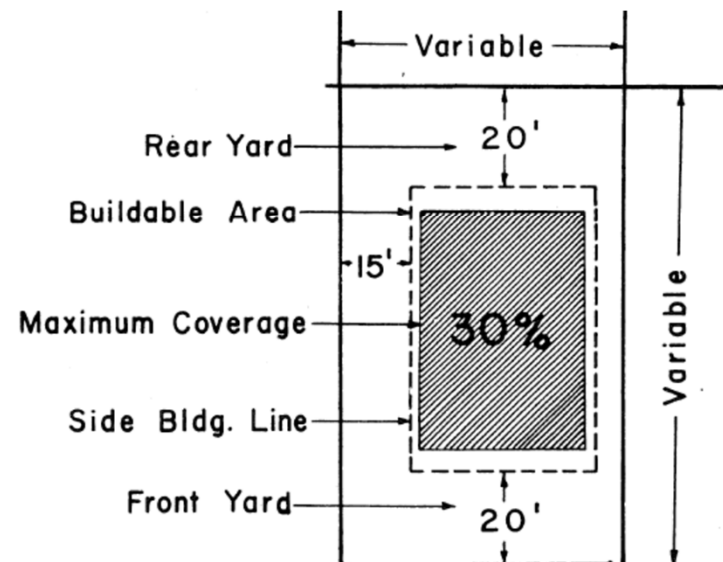


50 % LOT COVERED



25 % LOT COVERED

F.A.R. I.O



# Overall Zoning Approach

- Use a sliding scale of FARs for single-family districts based on lot size.
  - Captures impacts of oversized or undersized lots
  - Potential to exempt undersized lots
  - Method is used in other Westchester communities, e.g. Bronxville, Scarsdale, Irvington, Mamaroneck
- Use Pleasantville's existing built homes as a baseline to set FAR controls (i.e., determine what FARs the Village has and develop regulations accordingly).
  - Intent is to avoid creation of significant nonconformities.

## Next Steps

- Complete data analysis of existing homes in Pleasantville
- Review best practices in other communities
- Memo to Village
- Draft zoning text changes
- SEQRA, revisions, adoption