

Kenneth W. Jenkins  
Westchester County Executive

April 7, 2025

Diana L. Quast, Town Clerk  
Town of Yorktown  
363 Underhill Avenue  
Yorktown Heights, NY 10598

**County Planning Board Referral File YTN 25-006 – Accessory Dwelling Units  
Zoning Text Amendment**

Dear Ms. Quast:

The Westchester County Planning Board has received a proposed local law to amend the regulations regarding Accessory Dwelling Units (ADUs). The proposed amendments would expand ADU eligibility to any single-family property on a lot 40,000 square feet or greater. The amendments also clarify that ADUs can be located within the principal building or within an accessory building, and that only a total of two housing units are permitted on a property. ADU floor area would be regulated to between 400 and 1,000 square feet., but not exceeding 40% of the main building floor area. Existing provisions that require the owner to live in the larger unit would be removed. The amendments also clarify that an ADU special permit and subsequent renewals are required.

We have no objection to the Yorktown Town Board assuming Lead Agency status for this review.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. We appreciate the Town for expanding their ADU permissions, which will add to the availability of needed housing. However, we do note that the County recommends ADUs not be subject to special permit requirements, as the associated fees and administrative work that must be conducted can be onerous to residents. We recommend that ADU applications be subject only to the building permit process, as opposed to requiring hearings and approvals by the Town Zoning Board.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD



Bernard Thombs  
Chair, Westchester County Planning Board

BT/mv

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