

# Appendix 37

**Undeveloped Acreage That Is Not Constrained Reduced by 80% Build-Out Factor**

in Zoning Districts Where Multi-Family Housing Is Permitted Excluding When Subject to Special Use Provisions

| A. Municipality* | B. Zoning District                | C. Area (Acres)**                            | D. Environmentally Constrained Area (Acres)  | E. Not Constrained Area (Acres)              | F. Not Constrained Area Reduced by 80% Build-Out Factor (Acres) | G. Total Municipal Not Constrained Area Reduced by 80% Build-Out Factor (Acres) |
|------------------|-----------------------------------|--|--|--|---|---|
| Ardsley          | R-4                               | 4.32   | 0.97   | 3.35   | <u>2.68</u>   | <b>2.68</b>   |
| Bedford          | CB<br>VA                          | 2.88<br>2.01                                 | 0.18<br>1.38                                 | 2.69<br>0.63                                 | 2.16<br><u>0.50</u>   | <b>2.66</b>   |
| Briarcliff Manor | B1A                               | 0.22   | 0.00   | 0.22   | <u>0.18</u>   | <b>0.18</b>   |
| Buchanan         | C-2                               | 4.50   | 0.00   | 4.50   | <u>3.60</u>   | <b>3.60</b>   |
| Cortlandt        | HC/9A                             | 24.66  | 5.06   | 19.59  | <u>15.67</u>  | <b>15.67</b>  |
| Dobbs Ferry      | B<br>CP<br>DB<br>DT<br>MDR1<br>DG | 0.90<br>7.86<br>0.64<br>1.17<br>1.41<br>1.36 | 0.00<br>3.04<br>0.20<br>0.22<br>0.84<br>0.00 | 0.90<br>4.82<br>0.44<br>0.95<br>0.57<br>1.36 | 0.72<br>3.86<br>0.35<br>0.76<br>0.45<br><u>1.09</u>             | <b>7.23</b>   |
| Eastchester      | RB<br>M350<br>GB                  | 1.51<br>0.31<br>1.55                         | 0.04<br>0.00<br>1.38                         | 1.47<br>0.31<br>0.17                         | 1.18<br>0.25<br><u>0.14</u>                                     | <b>1.56</b>   |
| Harrison         | MF<br>MFR                         | 0.99<br>0.47                                 | 0.29<br>0.02                                 | 0.70<br>0.45                                 | 0.56<br><u>0.36</u>   | <b>0.92</b>   |

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|--------------------|--------------------|-------------------|---|---------------------------------|---|---|
| Hastings-on-Hudson | MR-1.5             | 0.42              | 0.14  | 0.28                            | 0.22  | <b>6.37</b>   |
|                    | MR-2.5             | 2.83              | 0.67  | 2.15                            | 1.72  |   |
|                    | MR-C               | 0.24              | 0.03  | 0.22                            | 0.17  |   |
|                    | MR-O               | 0.24              | 0.05  | 0.19                            | 0.15  |   |
|                    | MUPDD              | 6.86              | 1.73  | 5.14                            | <u>4.11</u>   |   |
| Irvington          | MF                 | 0.47              | 0.14  | 0.33                            | <u>0.26</u>   | <b>0.26</b>   |
| Larchmont          | RB                 | 1.55              | 0.00  | 1.55                            | 1.24  | <b>1.85</b>   |
|                    | RC                 | 0.63              | 0.00  | 0.63                            | 0.50  |   |
|                    | MF                 | 0.14              | 0.00  | 0.14                            | <u>0.11</u>   |   |
| Lewisboro          | R-MF               | 5.65              | 0.00  | 5.65                            | <u>4.52</u>   | <b>4.52</b>   |
| Mount Pleasant     | R-3A               | 0.73              | 0.14  | 0.59                            | 0.47  | <b>5.22</b>   |
|                    | C-GC               | 0.95              | 0.57  | 0.37                            | 0.30  |   |
|                    | C-NR               | 6.63              | 1.10  | 5.53                            | 4.43  |   |
|                    | PRDT-8             | 0.07              | 0.04  | 0.04                            | <u>0.03</u>   |   |
| North Castle       | CB                 | 2.51              | 1.35  | 1.16                            | 0.93  | <b>6.26</b>   |
|                    | PLI                | 6.93              | 1.05  | 5.88                            | 4.70  |   |
|                    | R-MF-A             | 1.30              | 0.51  | 0.79                            | <u>0.63</u>   |   |
| North Salem        | R-MF/4             | 58.52             | 4.18  | 54.34                           | 43.47   | <b>77.34</b>  |
|                    | R-MF/6             | 26.59             | 0.46  | 26.13                           | 20.90   |   |
|                    | R-1/4              | 19.19             | 2.98  | 16.21                           | <u>12.96</u>  |   |

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|------------------|--------------------|-------------------|---|---------------------------------|---|---|
| New Castle       | MFR-M              | 1.17              | 0.58  | 0.59                            | 0.48  | <b>5.03</b>   |
|                  | B-D                | 0.74              | 0.03  | 0.72                            | 0.57  |   |
|                  | B-R                | 1.52              | 0.00  | 1.52                            | 1.22  |   |
|                  | MFPD               | 6.97              | 3.52  | 3.45                            | <u>2.76</u>   |   |
| Pound Ridge      | PB-A               | 5.01              | 3.88  | 1.13                            | 0.91  | <b>3.56</b>   |
|                  | PB-B               | 0.51              | 0.26  | 0.25                            | 0.20  |   |
|                  | PB-C               | 3.19              | 0.12  | 3.07                            | <u>2.45</u>   |   |
| Pelham           | C-1 (B-1)          | 1.17              | 0.16  | 1.01                            | 0.81  | <b>1.11</b>   |
|                  | Res M-1            | 0.45              | 0.07  | 0.38                            | <u>0.30</u>   |   |
| Pleasantville    | R-4                | 1.69              | 1.13  | 0.57                            | 0.45  | <b>0.80</b>   |
|                  | R-PO               | 0.21              | 0.00  | 0.21                            | 0.17  |   |
|                  | R-3                | 0.23              | 0.00  | 0.23                            | <u>0.18</u>   |   |
| Rye Brook        | C1                 | 3.75              | 2.26  | 1.49                            | <u>1.19</u>   | <b>1.19</b>   |
| Rye City         | RA-2               | 1.24              | 0.10  | 1.13                            | 0.91  | <b>1.58</b>   |
|                  | B-1                | 0.25              | 0.05  | 0.20                            | 0.16  |   |
|                  | B-2                | 0.18              | 0.00  | 0.18                            | 0.14  |   |
|                  | RA-3               | 0.27              | 0.14  | 0.13                            | 0.10  |   |
|                  | RA-1               | 0.33              | 0.00  | 0.33                            | <u>0.26</u>   |   |

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| Somers           | NS                 | 9.16              | 0.93  | 8.22                            | 6.58  | <b>73.87</b>  |
|                  | PH                 | 81.83             | 0.75  | 81.08                           | 64.87   |   |
|                  | B-HP               | 3.58              | 0.54  | 3.04                            | <u>2.43</u>   |   |
| Tarrytown        | M-2                | 0.28              | 0.07  | 0.21                            | 0.17  | <b>2.32</b>   |
|                  | MU                 | 17.61             | 15.08                                       | 2.53                            | 2.03  |   |
|                  | M-1                | 0.18              | 0.02  | 0.16                            | <u>0.13</u>   |   |
| Tuckahoe         | AP-3               | 1.88              | 1.01  | 0.87                            | <u>0.69</u>   | <b>0.69</b>   |
| Yorktown         | R-3                | 5.77              | 1.59  | 4.18                            | 3.34  | <b>39.97</b>  |
|                  | RSP-1              | 62.98             | 17.19                                       | 45.79                           | <u>36.63</u>  |   |
| <b>Total</b>     |                    | <b>411.30</b>     | <b>78.23</b>                                | <b>333.07</b>                   | <b>266.46</b>   | <b>266.46</b>   |

\*In the Town of Mamaroneck and Villages of Bronxville, Croton-on-Hudson, Pelham Manor and Scarsdale there are no zones that allow multi-family housing as a permitted use in which there are undeveloped parcels that meet the minimum lot size standards for their zoning district or those that are "under-sized" but are contiguous with other "undeveloped" parcels that, as a group of contiguous "undeveloped" parcels, meet the minimum lot size standards.

\*\*Includes only "undeveloped" parcels that meet the minimum lot size standards for their zoning district or those that are "under-sized" but are contiguous with other "undeveloped" parcels that, as a group of contiguous "undeveloped" parcels, meet the minimum lot size standards.