

Reduced Recreation Fees in Municipal Ordinances
Westchester County Department of Planning
November 21, 2012

Town of Bedford

Section 125-29.6 Affordable Housing

D.(c). When a proposed residential subdivision contains 20% or more affordable housing units, the Planning Board may: 1. **Waive or reduce certain fees for applicants.**

Village of Briarcliff Manor

Section 220-10 Residential Townhouse RT-4B District

C. Approvals (2) **When a recreation fee is calculated in lieu of an approved reservation of recreation lands, such fee shall be based on the total number of dwelling units exclusive of those which are affordable units.**

Town of Greenburgh

Section 250-19 Parks; open space; natural features.

Developers providing affordable housing, as defined by the Town Board in the Town Zoning Code, Chapter 285, or as modified by the Town Board, under special circumstances, may receive waivers of up to 100% of the recreation land or fee in lieu thereof.

Town of Mount Pleasant

Chapter A227, Subdivision Regulations

27A(4) Recreation fee

Accessory apartments and units required to be affordable housing: Excluded from this provision.

Town of North Castle

Section 143-5 Recreation Fees

B. The recreation fee paid to the Town shall be \$3,000 per dwelling unit for a multifamily development (or other form of residential development) requiring only a site plan or special permit approval, except that assisted-living units shall have a recreation fee of \$1,000 per unit.

C. **In all cases where a middle-income unit is developed, the recreation fee shall be \$1,000 per dwelling unit** for a multifamily development (or other form of residential development) requiring only a site plan or special permit approval.

Town of Somers

Section 55-5 Recreation Fees – Applicability

The recreation fees provided for in this chapter shall apply to all residential subdivisions and site plans for which a recreation fee is required to be paid, except that, after conducting a public hearing on at least

10 days' notice, **the Town Board may, in its discretion, waive, in whole or in part, the payment of a recreation fee otherwise required to be paid, upon a finding that such waiver is necessary or desirable to facilitate the development of affordable dwelling units as defined in §170-3 of the Code of the Town of Somers.**

City of Yonkers

Section 43-191 A.

To implement a program whereby all new multifamily housing developments in East and Northwest Yonkers will be required to provide assisted-housing units not to exceed 20% of the maximum aggregate number of units authorized for construction in exchange for a variety of zoning and other mandated incentives as set forth in Section 8 of the Long Term Housing Plan. **NOTE:** The examples set forth below illustrate the types of mandatory incentives which the City shall be prepared to implement: **Waive a portion of all application or processing fees which would otherwise be payable by developers seeking building-related approvals from the City.**