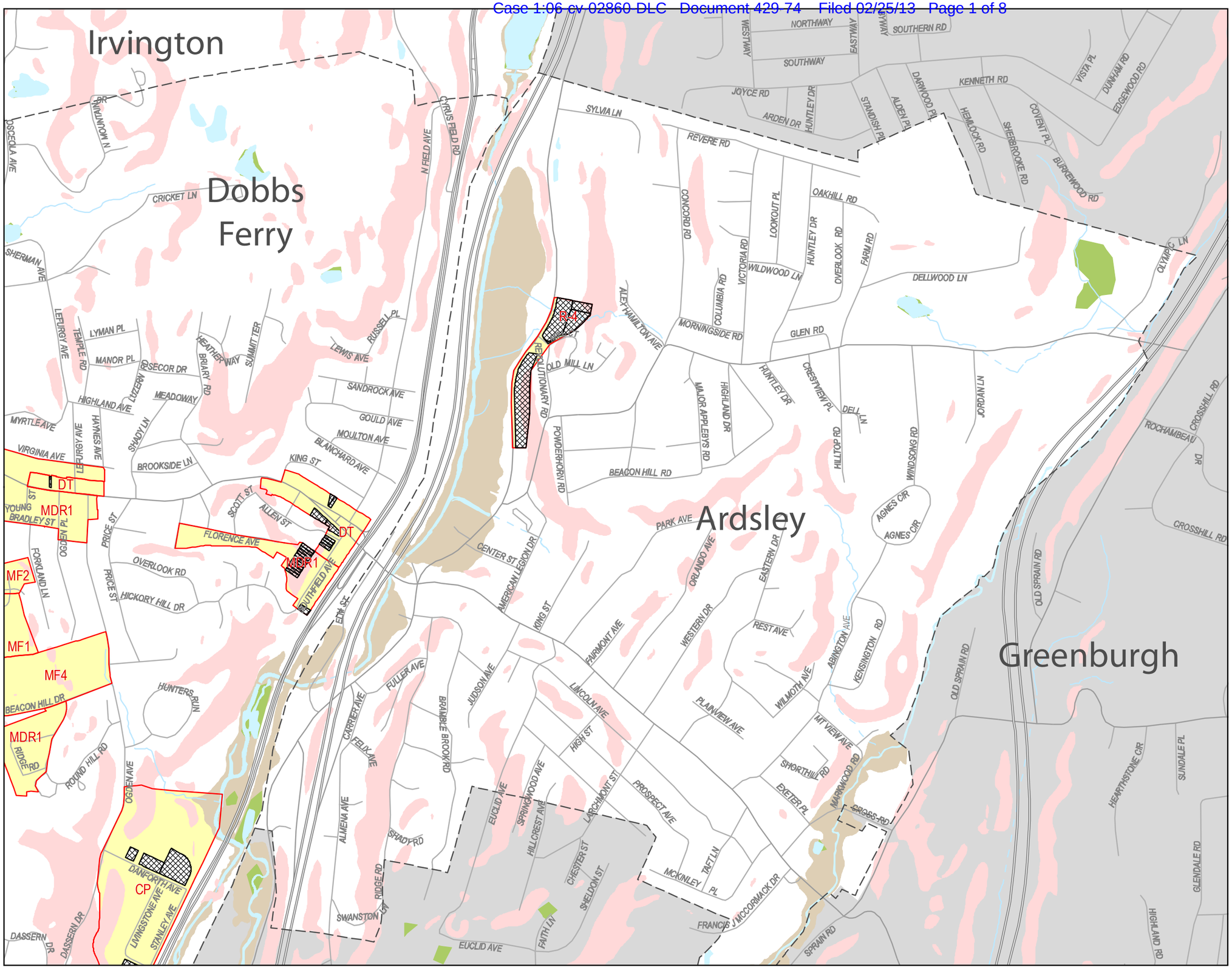

Village of Ardsley

Methodology II-C and II-D

Undeveloped Sites in Zones with Multi-Family Housing as Permitted Use

- Zones with Multi-Family Housing as Permitted Use Excluding When Subject to Special Use Provisions
- Undeveloped Parcels in Zones that Permit Multi-Family Housing
- Developed Portions of Zones that Permit Multi-Family Housing
- Ineligible Muncipalities

Environmental Constraints Overlay

- Slopes Over 25%
- NWI and NYSDEC Wetlands
- 100-Year Flood Zones
- Waterbodies

Number of Undeveloped Parcels: 5
Total Theoretical Buildout of
New Multi-Family Housing Units: 19

Map Notes: The map only covers the extent of the municipality that includes undeveloped parcels within zones permitting multi-family development.

1) Undeveloped parcels include vacant and agricutural properties as identified and mapped in the 2009 parcel-based Land Use Study, and includes only those parcels (and contiguous smaller parcel groupings) that meet the minimum size requirements per zoning for development.

2) Developed areas within zones that permit multi-family housing, based on residential and commercial uses, public parks and parkway lands, nature preserves, interior water bodies and transportation and utility lands per the 2009 Land Use Study.

Data sources for environmental constraints are as follows: Slopes over 25% derived from Westchester County 5-meter digital elevation model (DEM) created from 2000 aerial photography; Wetlands derived from National Wetland Inventory (NWI) and New York State Department of Environmental Conservation (NYSDEC); 100-year Flood Zones produced by FEMA in 2007.

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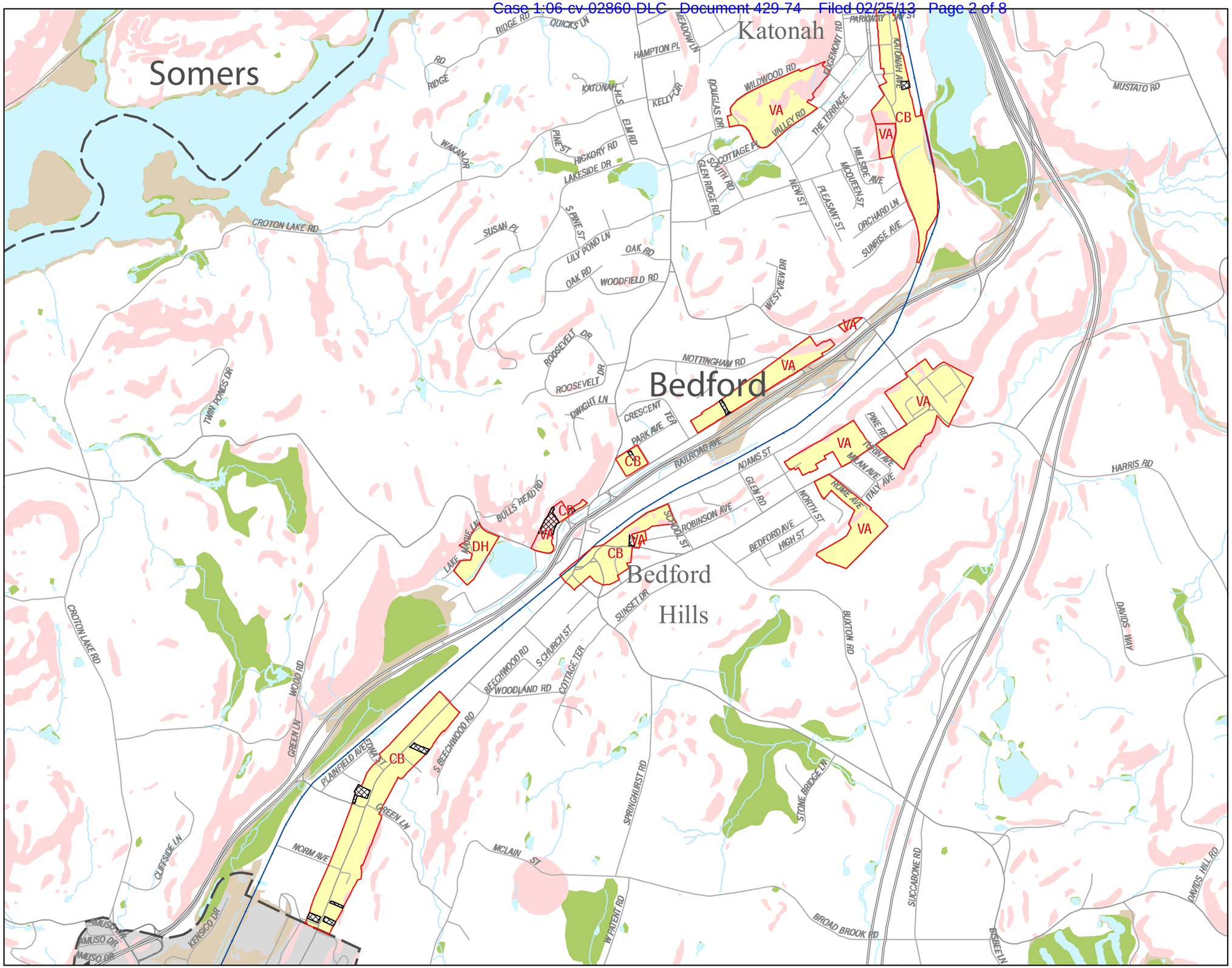
Westchester County Department of Planning - August 2012



Town of Bedford

Methodology II-C and II-D

Undeveloped Sites in Zones with Multi-Family Housing as Permitted Use

- Zones with Multi-Family Housing as Permitted Use Excluding When Subject to Special Use Provisions
- Undeveloped Parcels in Zones that Permit Multi-Family Housing
- Developed Portions of Zones that Permit Multi-Family Housing
- Ineligible Muncipalities

Environmental Constraints Overlay

- Slopes Over 25%
- NWI and NYSDEC Wetlands
- 100-Year Flood Zones
- Waterbodies

Number of Undeveloped Parcels: 11
Total Theoretical Buildout of
New Multi-Family Housing Units: 45

Map Notes: The map only covers the extent of the municipality that includes undeveloped parcels within zones permitting multi-family development.

1) Undeveloped parcels include vacant and agricutural properties as identified and mapped in the 2009 parcel-based Land Use Study, and includes only those parcels (and contiguous smaller parcel groupings) that meet the minimum size requirements per zoning for development.

2) Developed areas within zones that permit multi-family housing, based on residential and commercial uses, public parks and parkway lands, nature preserves, interior water bodies and transportation and utility lands per the 2009 Land Use Study.

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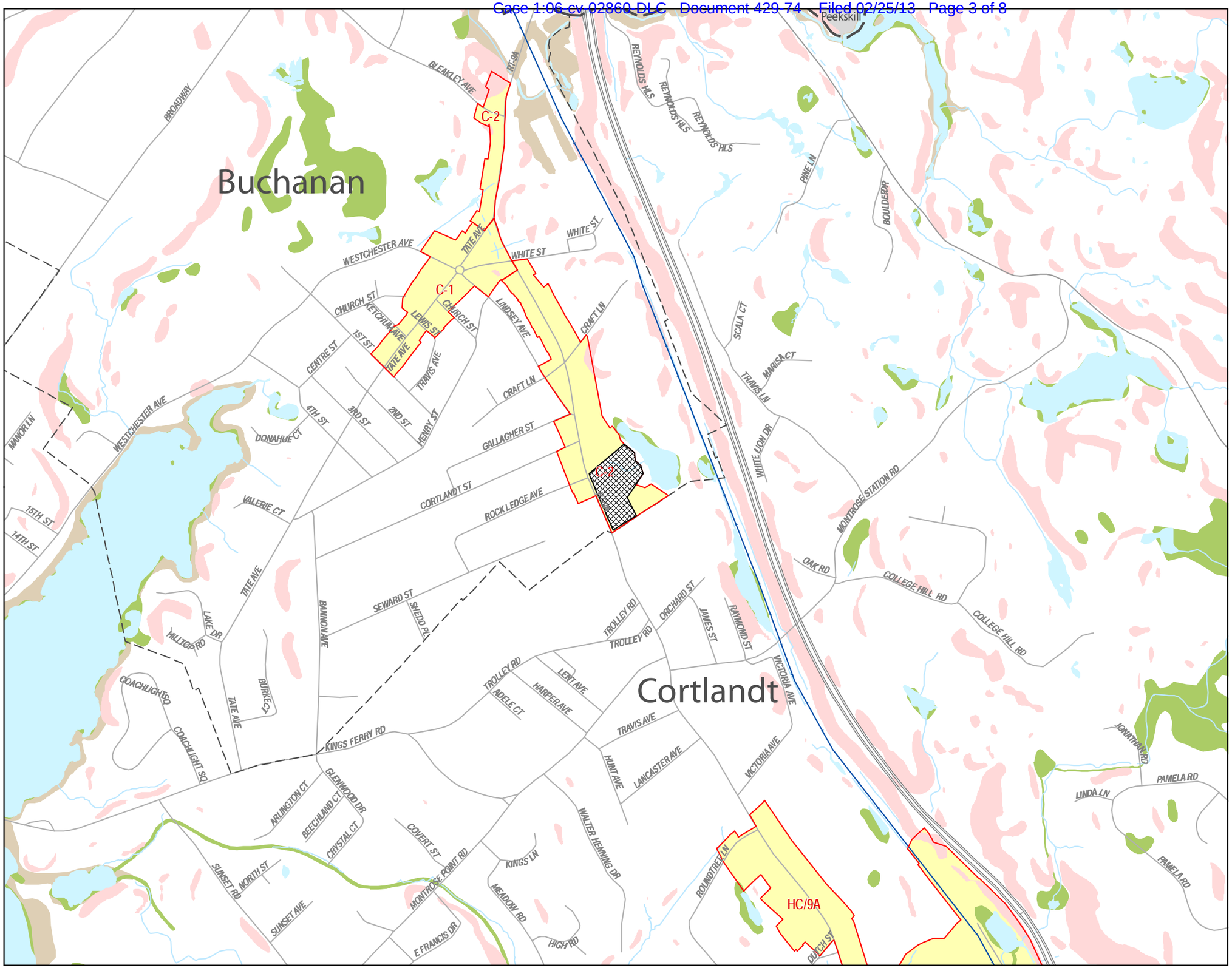
Village of Buchanan

Methodology II-C and II-D

Undeveloped Sites in Zones with Multi-Family Housing as Permitted Use



Zones with Multi-Family Housing as Permitted Use Excluding When Subject to Special Use Provisions

Undeveloped Parcels in Zones that Permit Multi-Family Housing

Developed Portions of Zones that Permit Multi-Family Housing

Ineligible Muncipalities

Environmental Constraints Overlay

Slopes Over 25%

NWI and NYSDEC Wetlands

100-Year Flood Zones

Waterbodies

Number of Undeveloped Parcels: 1
Total Theoretical Buildout of
New Multi-Family Housing Units: 7

Map Notes: The map only covers the extent of the municipality that includes undeveloped parcels within zones permitting multi-family development.

1) Undeveloped parcels include vacant and agricutural properties as identified and mapped in the 2009 parcel-based Land Use Study, and includes only those parcels (and contiguous smaller parcel groupings) that meet the minimum size requirements per zoning for development.

2) Developed areas within zones that permit multi-family housing, based on residential and commercial uses, public parks and parkway lands, nature preserves, interior water bodies and transportation and utility lands per the 2009 Land Use Study.

Data sources for environmental constraints are as follows: Slopes over 25% derived from Westchester County 5-meter digital elevation model (DEM) created from 2000 aerial photography; Wetlands derived from National Wetland Inventory (NWI) and New York State Department of Environmental Conservation (NYSDEC); 100-year Flood Zones produced by FEMA in 2007.

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Town of Cortlandt

Methodology II-C and II-D

Undeveloped Sites in Zones with Multi-Family Housing as Permitted Use

- Zones with Multi-Family Housing as Permitted Use Excluding When Subject to Special Use Provisions
- Undeveloped Parcels in Zones that Permit Multi-Family Housing
- Developed Portions of Zones that Permit Multi-Family Housing
- Ineligible Muncipalities

Environmental Constraints Overlay

- Slopes Over 25%
- NWI and NYSDEC Wetlands
- 100-Year Flood Zones
- Waterbodies

Number of Undeveloped Parcels: 11
Total Theoretical Buildout of
New Multi-Family Housing Units: 60

Map Notes: The map only covers the extent of the municipality that includes undeveloped parcels within zones permitting multi-family development.

1) Undeveloped parcels include vacant and agricutural properties as identified and mapped in the 2009 parcel-based Land Use Study, and includes only those parcels (and contiguous smaller parcel groupings) that meet the minimum size requirements per zoning for development.

2) Developed areas within zones that permit multi-family housing, based on residential and commercial uses, public parks and parkway lands, nature preserves, interior water bodies and transportation and utility lands per the 2009 Land Use Study.

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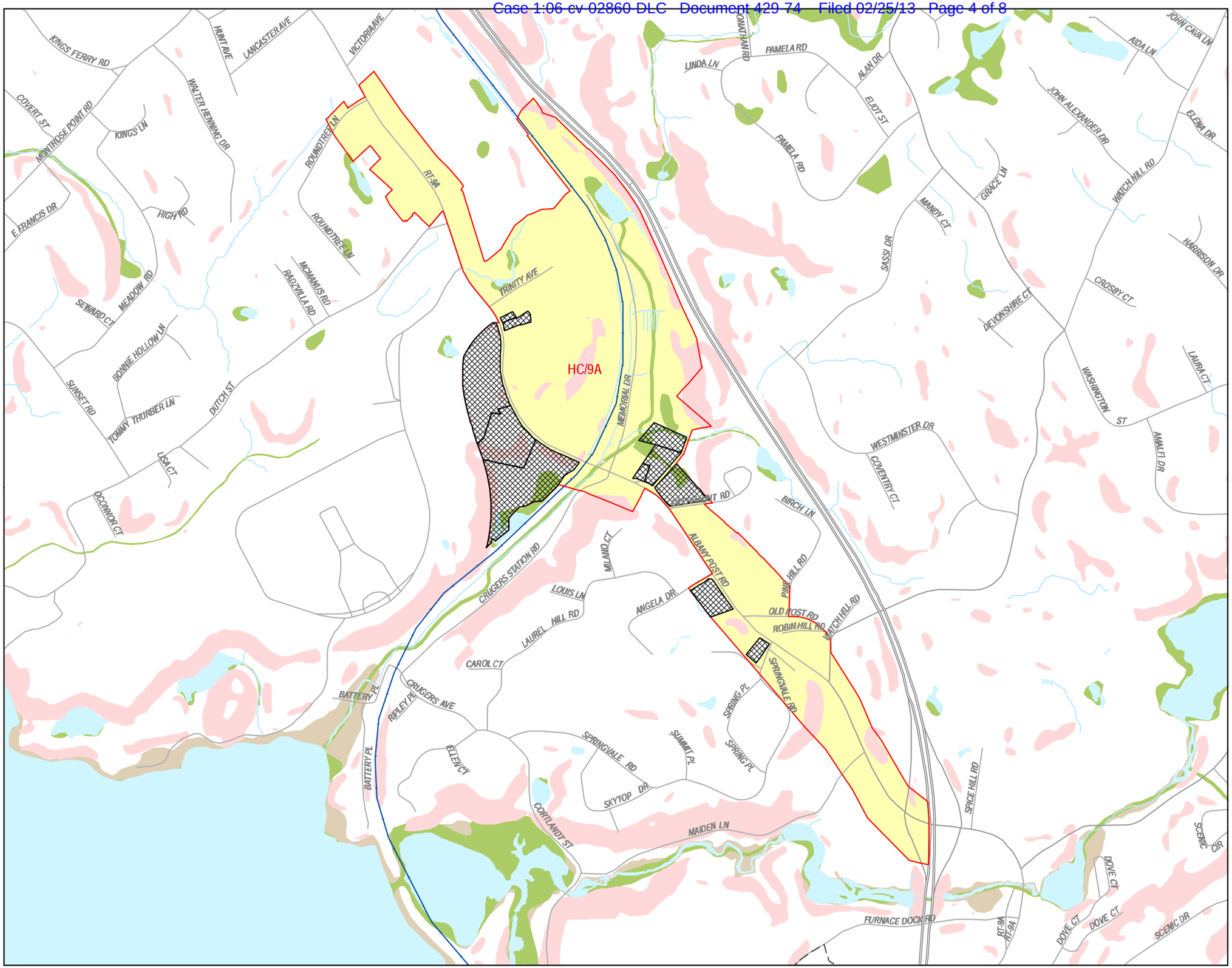

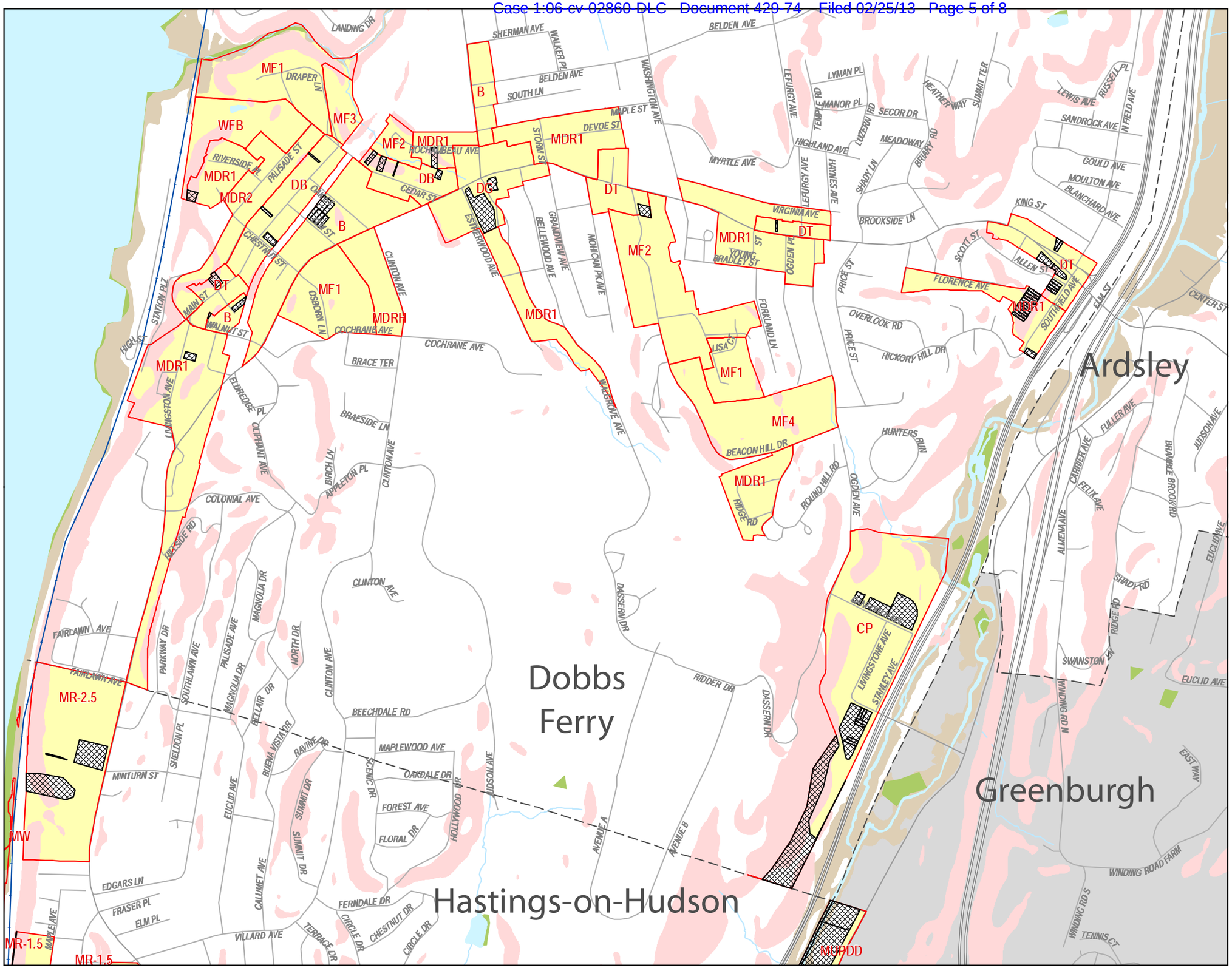

Village of Dobbs Ferry

Methodology II-C and II-D

Undeveloped Sites in Zones with Multi-Family Housing as Permitted Use

- Zones with Multi-Family Housing as Permitted Use Excluding When Subject to Special Use Provisions
- Undeveloped Parcels in Zones that Permit Multi-Family Housing
- Developed Portions of Zones that Permit Multi-Family Housing
- Ineligible Muncipalities

Environmental Constraints Overlay

- Slopes Over 25%
- NWI and NYSDEC Wetlands
- 100-Year Flood Zones
- Waterbodies

Number of Undeveloped Parcels: 56
Total Theoretical Buildout of New Multi-Family Housing Units: 273

Map Notes: The map only covers the extent of the municipality that includes undeveloped parcels within zones permitting multi-family development.

1) Undeveloped parcels include vacant and agricutural properties as identified and mapped in the 2009 parcel-based Land Use Study, and includes only those parcels (and contiguous smaller parcel groupings) that meet the minimum size requirements per zoning for development.

2) Developed areas within zones that permit multi-family housing, based on residential and commercial uses, public parks and parkway lands, nature preserves, interior water bodies and transportation and utility lands per the 2009 Land Use Study.

Data sources for environmental constraints are as follows: Slopes over 25% derived from Westchester County 5-meter digital elevation model (DEM) created from 2000 aerial photography; Wetlands derived from National Wetland Inventory (NWI) and New York State Department of Environmental Conservation (NYSDEC); 100-year Flood Zones produced by FEMA in 2007.

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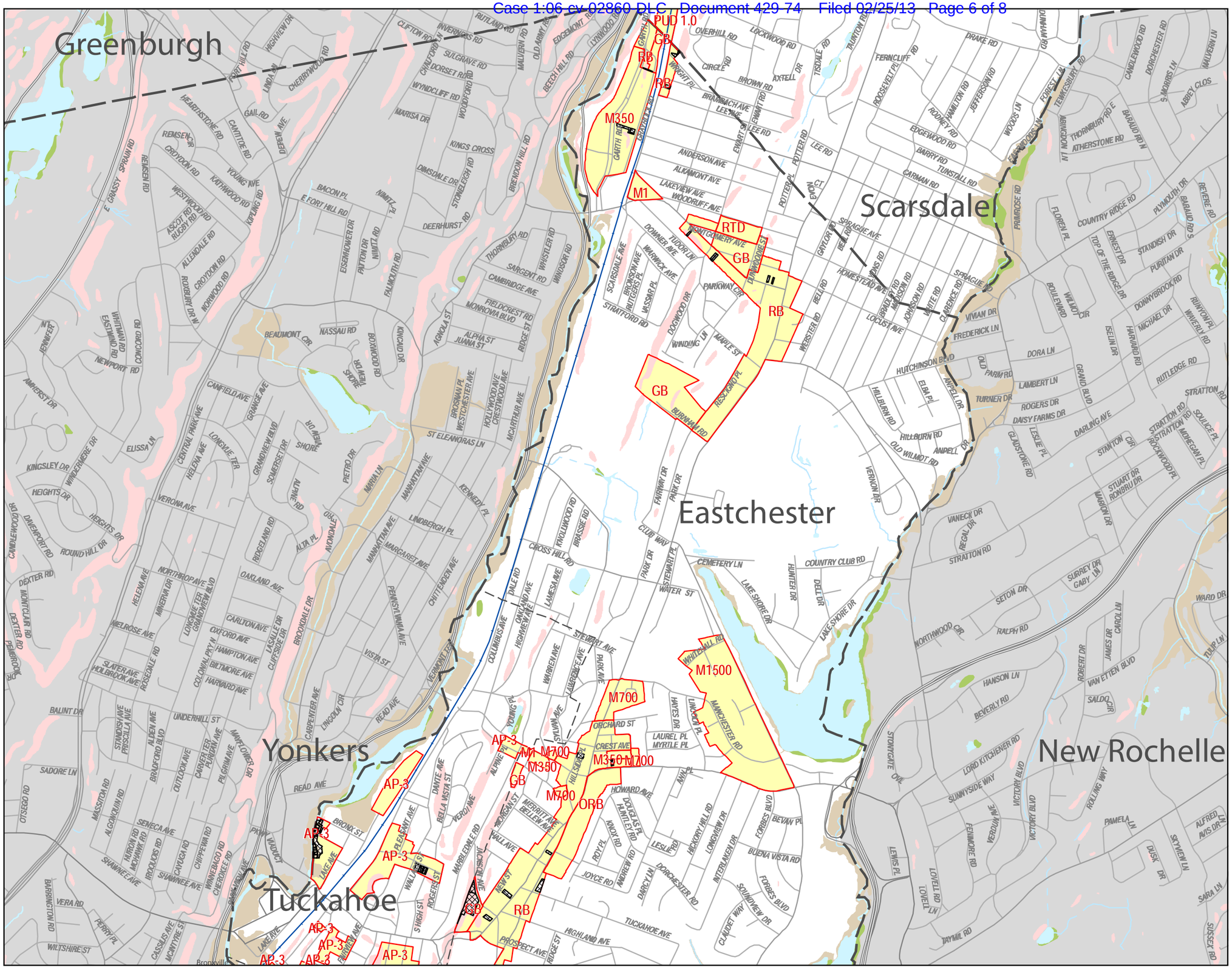

Town of Eastchester

Methodology II-C and II-D

Undeveloped Sites in Zones with Multi-Family Housing as Permitted Use

- Zones with Multi-Family Housing as Permitted Use Excluding When Subject to Special Use Provisions
- Undeveloped Parcels in Zones that Permit Multi-Family Housing
- Developed Portions of Zones that Permit Multi-Family Housing
- Ineligible Muncipalities

Environmental Constraints Overlay

- Slopes Over 25%
- NWI and NYSDEC Wetlands
- 100-Year Flood Zones
- Waterbodies

Number of Undeveloped Parcels: 21
Total Theoretical Buildout of
New Multi-Family Housing Units: 84

Map Notes: The map only covers the extent of the municipality that includes undeveloped parcels within zones permitting multi-family development.

1) Undeveloped parcels include vacant and agricutural properties as identified and mapped in the 2009 parcel-based Land Use Study, and includes only those parcels (and contiguous smaller parcel groupings) that meet the minimum size requirements per zoning for development.

2) Developed areas within zones that permit multi-family housing, based on residential and commercial uses, public parks and parkway lands, nature preserves, interior water bodies and transportation and utility lands per the 2009 Land Use Study.

Data sources for environmental constraints are as follows: Slopes over 25% derived from Westchester County 5-meter digital elevation model (DEM) created from 2000 aerial photography; Wetlands derived from National Wetland Inventory (NWI) and New York State Department of Environmental Conservation (NYSDEC); 100-year Flood Zones produced by FEMA in 2007.

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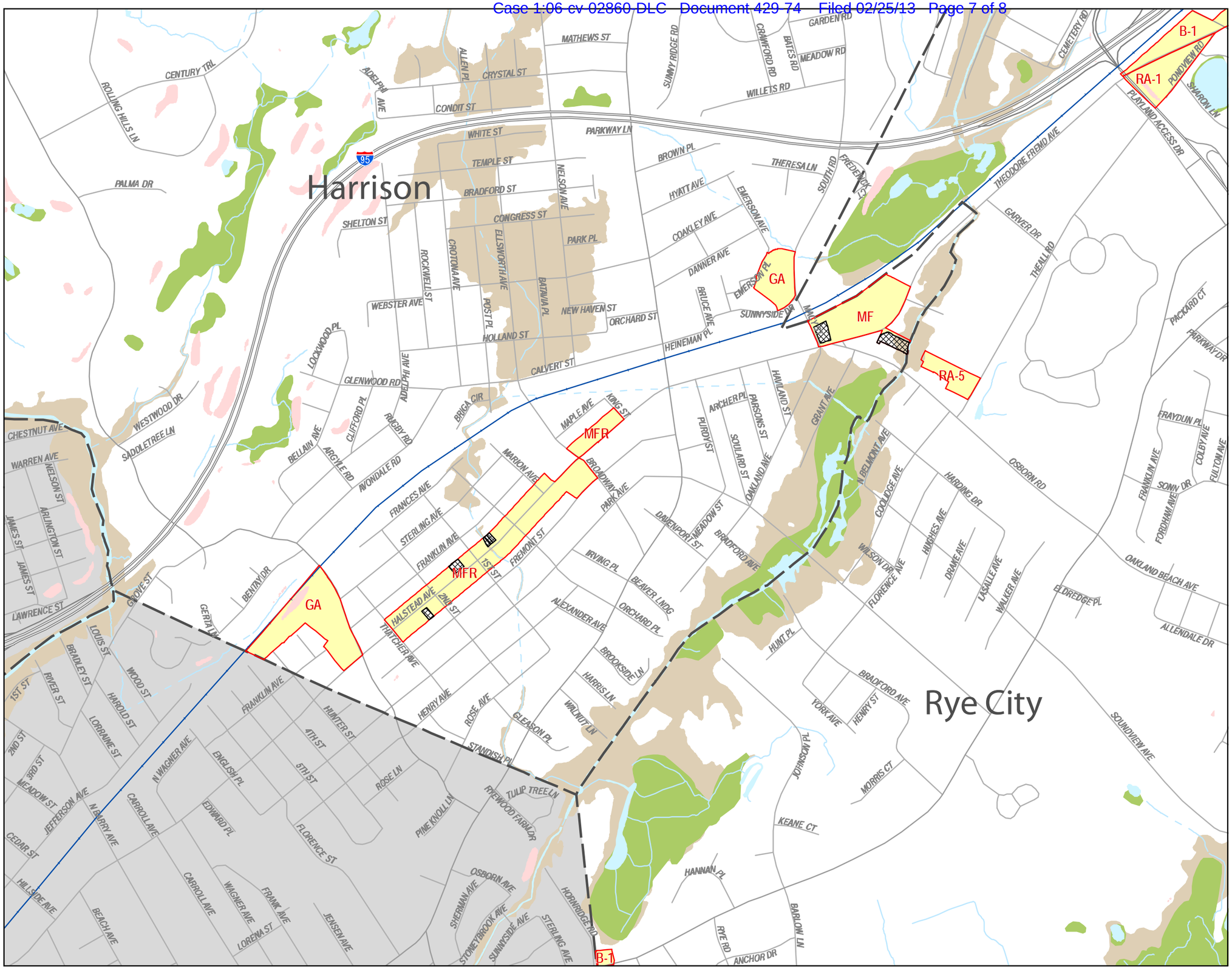
Town of Harrison

Methodology II-C and II-D

Undeveloped Sites in Zones with Multi-Family Housing as Permitted Use



Zones with Multi-Family Housing as Permitted Use Excluding When Subject to Special Use Provisions

Undeveloped Parcels in Zones that Permit Multi-Family Housing

Developed Portions of Zones that Permit Multi-Family Housing

Ineligible Muncipalities

Environmental Constraints Overlay

Slopes Over 25%

NWI and NYSDEC Wetlands

100-Year Flood Zones

Waterbodies

Number of Undeveloped Parcels: 7
Total Theoretical Buildout of New Multi-Family Housing Units: 45

Map Notes: The map only covers the extent of the municipality that includes undeveloped parcels within zones permitting multi-family development.

1) Undeveloped parcels include vacant and agricutural properties as identified and mapped in the 2009 parcel-based Land Use Study, and includes only those parcels (and contiguous smaller parcel groupings) that meet the minimum size requirements per zoning for development.

2) Developed areas within zones that permit multi-family housing, based on residential and commercial uses, public parks and parkway lands, nature preserves, interior water bodies and transportation and utility lands per the 2009 Land Use Study.

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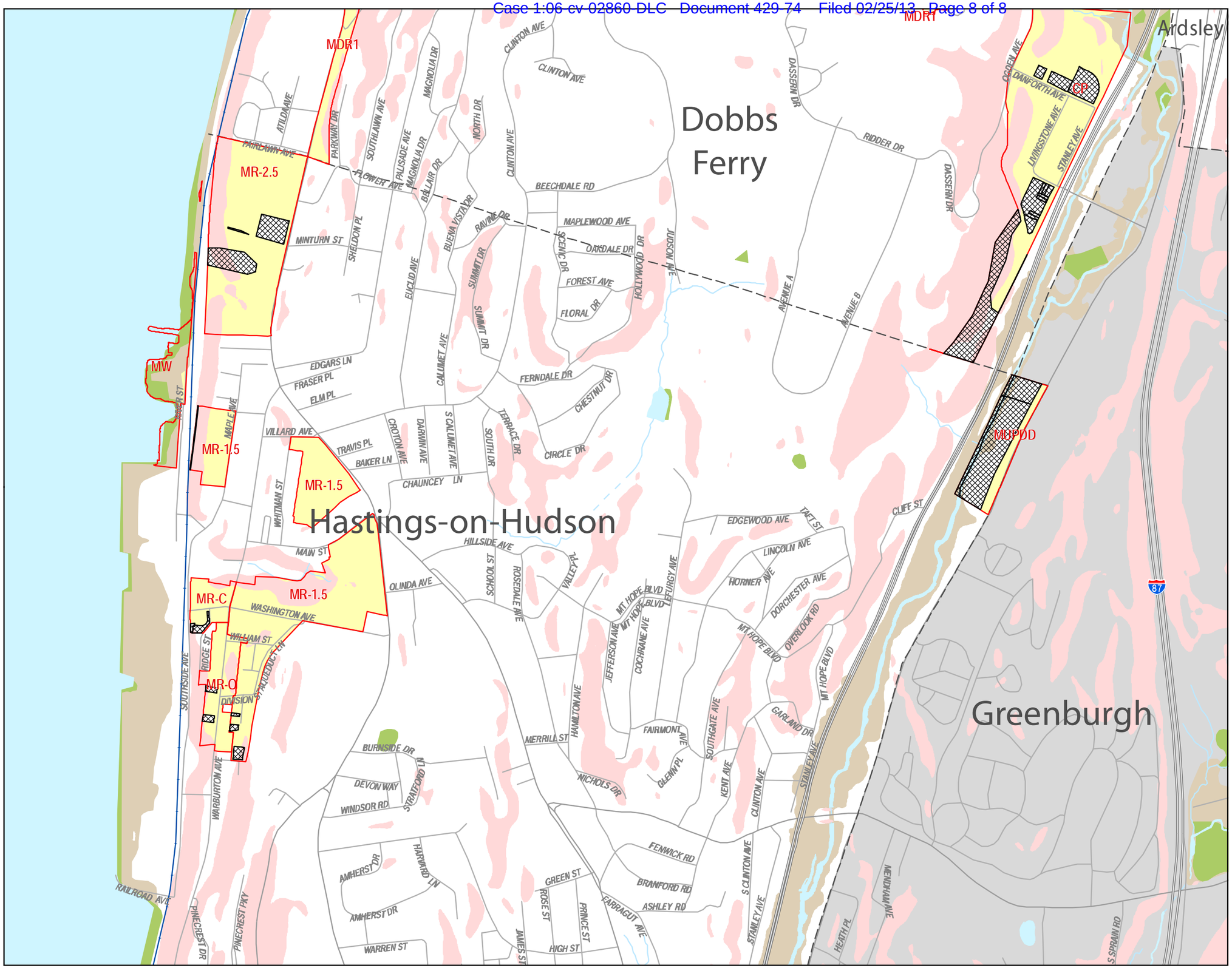

Village of Hastings-on-Hudson

Methodology II-C and II-D

Undeveloped Sites in Zones with Multi-Family Housing as Permitted Use

- Zones with Multi-Family Housing as Permitted Use Excluding When Subject to Special Use Provisions
- Undeveloped Parcels in Zones that Permit Multi-Family Housing
- Developed Portions of Zones that Permit Multi-Family Housing
- Ineligible Muncipalities

Environmental Constraints Overlay

- Slopes Over 25%
- NWI and NYSDEC Wetlands
- 100-Year Flood Zones
- Waterbodies

Number of Undeveloped Parcels: 16
Total Theoretical Buildout of
New Multi-Family Housing Units: 71

Map Notes: The map only covers the extent of the municipality that includes undeveloped parcels within zones permitting multi-family development.

1) Undeveloped parcels include vacant and agricutural properties as identified and mapped in the 2009 parcel-based Land Use Study, and includes only those parcels (and contiguous smaller parcel groupings) that meet the minimum size requirements per zoning for development.

2) Developed areas within zones that permit multi-family housing, based on residential and commercial uses, public parks and parkway lands, nature preserves, interior water bodies and transportation and utility lands per the 2009 Land Use Study.

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