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Robert P. Astorino
County Executive

Department of Planning

Edward Buroughs, AICP
Commissioner

September 6, 2012

James E. Johnson, Esq.
Debevoise & Plimpton, LLP
919 Third Avenue
New York, New York 10022

Re: *United States ex rel. Anti-Discrimination Center v. Westchester County*
06 Civ. 2860 (DLC)

Dear Mr. Johnson:

Pursuant to the "Methodology for Considering the Cost and Geographic Implications of the Six Questioned Zoning Practices", enclosed herein are the charts and maps responsive to said methodology. You will note that, for ease of reference, each document is identified by the paragraph of the methodology to which it refers.

If you have any questions, please let me know.

Sincerely yours,

Patrick Natarelli, Chief Planner
For Edward Buroughs, Commissioner

encl.
cc w/encl.: Kevin J. Plunkett, Deputy County Executive
Mary J. Mahon, Special Assistant to the County Executive
Glenda L. Fussa, Deputy Regional Counsel, New York Office, HUD
Benjamin H. Torrance, Assistant U.S. Attorney (S.D.N.Y.)
Lara K. Eshkenazi, Assistant U.S. Attorney (S.D.N.Y.)

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Methodology II-A

Acreage

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

A. Municipality	B. Total Acreage
Ardsley	5.70
Bedford	221.48
Briarcliff Manor	48.67
Bronxville	79.50
Buchanan	42.31
Cortlandt	171.90
Croton-on-Hudson	58.51
Dobbs Ferry	263.80
Eastchester	224.61
Harrison	32.85
Hastings-on-Hudson	84.86
Irvington	61.01
Larchmont	66.29
Lewisboro	142.71
Mamaroneck	39.70
Mount Pleasant	1,014.82
New Castle	303.62
North Castle	312.35
North Salem	142.73
Ossining (Town)	0.00
Pelham	32.80
Pelham Manor	24.42
Pleasantville	114.15
Pound Ridge	43.76
Rye (City)	201.22
Rye Brook	344.20
Scarsdale	15.55
Somers	1,449.70
Tarrytown	363.79
Tuckahoe	42.04
Yorktown	386.53
Total:	6,335.58

Methodology II-B

Developed and Undeveloped Acreage

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

A. Municipality	B. Total Acreage	C. Developed Acres	D. Undeveloped Acres**
Ardsley	5.70	1.38	4.32
Bedford	221.48	216.58	4.90
Briarcliff Manor	48.67	48.36	0.31
Bronxville	79.50	79.47	0.03
Buchanan	42.31	37.81	4.50
Cortlandt	171.90	147.24	24.66
Croton-on-Hudson	58.51	58.51	0.00
Dobbs Ferry	263.80	250.44	13.36
Eastchester	224.61	221.24	3.37
Harrison	32.85	31.38	1.47
Hastings-on-Hudson	84.86	74.27	10.59
Irvington	61.01	60.54	0.47
Larchmont	66.29	63.97	2.32
Lewisboro	142.71	137.07	5.64
Mamaroneck	39.70	39.70	0.00
Mount Pleasant	1,014.82	1,006.45	8.37
New Castle	303.62	293.21	10.41
North Castle	312.35	301.62	10.73
North Salem	142.73	38.43	104.30
Ossining (Town)	0.00	0.00	0.00
Pelham	32.80	31.18	1.62
Pelham Manor	24.42	24.42	0.00
Pleasantville	114.15	112.01	2.14
Pound Ridge	43.76	35.05	8.71
Rye (City)	201.22	198.96	2.26
Rye Brook	344.20	340.46	3.74
Scarsdale	15.55	15.55	0.00
Somers	1,449.70	1,355.15	94.55
Tarrytown	363.79	345.74	18.05
Tuckahoe	42.04	40.20	1.84
Yorktown	386.53	317.77	68.76
Total:	6,335.58	5,924.16	411.42

** Includes all parcels within the designated zone(s) that are determined to be "undeveloped". The totals do not match those displayed in **Methodology II-C Undeveloped Acreage That Is Constrained and That Is Not Constrained, C. Area (Acres)** which includes only 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.

Methodology II-C

Undeveloped Acreage That Is Constrained and That Is Not Constrained

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. Environmentally Constrained Area Municipal Totals (Acres)	F. Not Constrained Area (Acres)	G. Not Constrained Area Municipal Totals (Acres)
Ardsley	R-4	4.32	0.97	0.97	3.35	3.35
Bedford	CB	2.88	0.18		2.69	
	VA	2.01	1.38	1.56	0.63	3.33
Briarcliff Manor	B1A	0.22	0.00	0.00	0.22	0.22
Buchanan	C-2	4.50	0.00	0.00	4.50	4.50
Cortlandt	HC/9A	24.66	5.06	5.06	19.59	19.59
Dobbs Ferry	B	0.90	0.00		0.90	
	CP	7.86	3.04		4.82	
	DB	0.64	0.20		0.44	
	DT	1.17	0.22		0.95	
	MDR1	1.41	0.84		0.57	
	DG	1.36	0.00	4.30	1.36	9.03
Eastchester	RB	1.51	0.04		1.47	
	M350	0.31	0.00		0.31	
	GB	1.55	1.38	1.41	0.17	1.95
Harrison	MF	0.99	0.29		0.70	
	MFR	0.47	0.02	0.31	0.45	1.15

Methodology II-C

Undeveloped Acreage That Is Constrained and That Is Not Constrained

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. Environmentally Constrained Area Municipal Totals (Acres)	F. Not Constrained Area (Acres)	G. Not Constrained Area Municipal Totals (Acres)
Hastings-on-Hudson	MR-1.5	0.42	0.14		0.28	
	MR-2.5	2.83	0.67		2.15	
	MR-C	0.24	0.03		0.22	
	MR-O	0.24	0.05		0.19	
	MUPDD	6.86	1.73		5.14	
				2.62		**7.97**
Irvington	MF	0.47	0.14		0.33	
				0.14		**0.33**
Larchmont	RB	1.55	0.00		1.55	
	RC	0.63	0.00		0.63	
	MF	0.14	0.00		0.14	
				0.00		**2.32**
Lewisboro	R-MF	5.65	0.00		5.65	
				0.00		**5.65**
Mount Pleasant	R-3A	0.73	0.14		0.59	
	C-GC	0.95	0.57		0.37	
	C-NR	6.63	1.10		5.53	
	PRDT-8	0.07	0.04		0.04	
				1.85		**6.52**
North Castle	CB	2.51	1.35		1.16	
	PLI	6.93	1.05		5.88	
	R-MF-A	1.30	0.51		0.79	
				2.91		**7.83**
North Salem	R-MF/4	58.52	4.18		54.34	
	R-MF/6	26.59	0.46		26.13	
	R-1/4	19.19	2.98		16.21	
				7.62		**96.68**

Undeveloped Acreage That Is Constrained and That Is Not Constrained

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. Environmentally Constrained Area Municipal Totals (Acres)	F. Not Constrained Area (Acres)	G. Not Constrained Area Municipal Totals (Acres)
New Castle	MFR-M	1.17	0.58		0.59	
	B-D	0.74	0.03		0.72	
	B-R	1.52	0.00		1.52	
	MFPD	6.97	3.52		3.45	
				4.12		**6.28**
Pound Ridge	PB-A	5.01	3.88		1.13	
	PB-B	0.51	0.26		0.25	
	PB-C	3.19	0.12		3.07	
				4.26		**4.45**
Pelham	C-1 (B-1)	1.17	0.16		1.01	
	Res M-1	0.45	0.07		0.38	
				0.23		**1.39**
Pleasantville	R-4	1.69	1.13		0.57	
	R-PO	0.21	0.00		0.21	
	R-3	0.23	0.00		0.23	
				1.13		**1.00**
Rye Brook	C1	3.75	2.26		1.49	
				2.26		**1.49**
Rye City	RA-2	1.24	0.10		1.13	
	B-1	0.25	0.05		0.20	
	B-2	0.18	0.00		0.18	
	RA-3	0.27	0.14		0.13	
	RA-1	0.33	0.00		0.33	
				0.30		**1.97**
Somers	NS	9.16	0.93		8.22	
	PH	81.83	0.75		81.08	
	B-HP	3.58	0.54		3.04	
				2.22		**92.34**

Methodology II-C

Undeveloped Acreage That Is Constrained and That Is Not Constrained

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. Environmentally Constrained Area Municipal Totals (Acres)	F. Not Constrained Area (Acres)	G. Not Constrained Area Municipal Totals (Acres)
Tarrytown	M-2	0.28	0.07		0.21	
	MU	17.61	15.08		2.53	
	M-1	0.18	0.02		0.16	
				15.16		**2.90**
Tuckahoe	AP-3	1.88	1.01		0.87	
				1.01		**0.87**
Yorktown	R-3	5.77	1.59		4.18	
	RSP-1	62.98	17.19		45.79	
				18.79		**49.97**
TOTAL		**411.30**		**78.23**		**333.07**

*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.

Methodology II-D (1)

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	2.68	**2.68**
Bedford	CB	2.88	0.18	2.69	2.16	
	VA	2.01	1.38	0.63	0.50	**2.66**
Briarcliff Manor	B1A	0.22	0.00	0.22	0.18	**0.18**
Buchanan	C-2	4.50	0.00	4.50	3.60	**3.60**
Cortlandt	HC/9A	24.66	5.06	19.59	15.67	**15.67**
Dobbs Ferry	B	0.90	0.00	0.90	0.72	
	CP	7.86	3.04	4.82	3.86	
	DB	0.64	0.20	0.44	0.35	
	DT	1.17	0.22	0.95	0.76	
	MDR1	1.41	0.84	0.57	0.45	
	DG	1.36	0.00	1.36	1.09	**7.23**
Eastchester	RB	1.51	0.04	1.47	1.18	
	M350	0.31	0.00	0.31	0.25	
	GB	1.55	1.38	0.17	0.14	**1.56**
Harrison	MF	0.99	0.29	0.70	0.56	
	MFR	0.47	0.02	0.45	0.36	**0.92**

Methodology II-D (1)

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)
Hastings-on-Hudson	MR-1.5	0.42	0.14	0.28	0.22	
	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	4.11	
						6.37
Irvington	MF	0.47	0.14	0.33	0.26	
						0.26
Larchmont	RB	1.55	0.00	1.55	1.24	
	RC	0.63	0.00	0.63	0.50	
	MF	0.14	0.00	0.14	0.11	
						1.85
Lewisboro	R-MF	5.65	0.00	5.65	4.52	
						4.52
Mount Pleasant	R-3A	0.73	0.14	0.59	0.47	
	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	0.03	
						5.22
North Castle	CB	2.51	1.35	1.16	0.93	
	PLI	6.93	1.05	5.88	4.70	
	R-MF-A	1.30	0.51	0.79	0.63	
						6.26
North Salem	R-MF/4	58.52	4.18	54.34	43.47	
	R-MF/6	26.59	0.46	26.13	20.90	
	R-1/4	19.19	2.98	16.21	12.96	
						77.34

Methodology II-D (1)

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)
New Castle	MFR-M	1.17	0.58	0.59	0.48	
	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	2.76	
						5.03
Pound Ridge	PB-A	5.01	3.88	1.13	0.91	
	PB-B	0.51	0.26	0.25	0.20	
	PB-C	3.19	0.12	3.07	2.45	
						3.56
Pelham	C-1 (B-1)	1.17	0.16	1.01	0.81	
	Res M-1	0.45	0.07	0.38	0.30	
						1.11
Pleasantville	R-4	1.69	1.13	0.57	0.45	
	R-PO	0.21	0.00	0.21	0.17	
	R-3	0.23	0.00	0.23	0.18	
						0.80
Rye Brook	C1	3.75	2.26	1.49	1.19	
						1.19
Rye City	RA-2	1.24	0.10	1.13	0.91	
	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	0.26	
						1.58

Methodology II-D (1)

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

*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.