

## Stacy's Comments on County's ADU comments

my input to the required mods.

Required Modification The UCPB recommends the Town remove the minimum off-street parking lot requirements or at a minimum, allow for this requirement to be waived either at the code enforcement and/or planning board's discretion if it is the key deciding factor in which an ADU would not be otherwise allowed on a property.

*I do not believe that we should remove the minimum off-street parking requirements, however, I am not opposed to allowing this to be waived at the planning board's discretion or sent to the ZBA for an area variance. We are not a high density community where on-street parking is safe and available, especially in the winter months. This required modification would work better in a Village or City setting.*

Required Modification The UCPB recommends that ADUs have an affordability requirement set to 80% or less of AMI. Minimum Lot Size –

*This is an issue to be looked at by the Town Board. In doing so, how would this be enforced?*

Required Modifications The proposed law requires that all types of ADU, regardless of whether they be internal, attached, or in accessory structures, conform to the underlying setbacks and bulk standards of the statute, but does allow for exceptions for principal residences created before the adoption of this law to be considered “complying such minimum lot requirements” and would allow for an ADU. For newer units, however, including detached accessory residential structures, if adequate water and sewer/wastewater treatment is available on site, they are allowed on nonconforming or undersized lots. For lots with unique physical site constraints, the code enforcement could also be empowered to refer these to the Town Planning Board for site plan review.

*I have no real objection to this modification.*