

5/29/2018

**RECREATION FEE IN LIEU OF LAND FOR EACH NEW BUILDING LOT ESTABLISHED IN A
SUBDIVISION**

ZONING DISTRICT	MINIMUM LOT AREA (sq.ft.)	Value of Minimum Lot Area (sq.ft.)*	Lot Value	**4% of Value	**5% of Value	**6% of Value
AA-1	87,120	\$34.50	\$3,200,000	\$128,000	\$160,000	\$192,000
A-1	43,560	58.00	2,500,000	100,000	125,000	150,000
A-2	20,000	61.00	1,350,000	54,000	67,500	81,000
A-2a	15,000	73.00	1,200,000	48,000	60,000	72,000
A-3	10,000	79.00	1,100,000	44,000	55,000	66,000
A-4	7,500	93.00	850,000	34,000	42,500	51,000
A-5	5,000	99.00	650,000	26,000	32,500	39,000

* Figures rounded to \$0.05

** Fees established for each subdivision lot based on a range from 4% through 6% of the identified Lot Values for the applicable zoning district.

NOTES: The Lot Values are based on estimates made by Village Assessor, Nanette J. Albanese based on the assumption that a building lot is relatively level, has adequate road frontage and public utilities are available.

**RESOLUTION RE: APPROVAL OF A NEW SCHEDULE FOR
SUBDIVISION RECREATION FEES**

WHEREAS, Section 7-730-4 of New York State Village Law authorizes planning boards to reserve land in a subdivision for park, playground or other recreational purposes, and substitute money in lieu of land in cases where suitable park lands of adequate size cannot be properly located on a subdivision plat, the amount of said money to be established by the Village Board of Trustees; and

WHEREAS, in accordance with the State law, the Scarsdale Village Board of Trustees, by resolution dated February 4, 2007, approved a Subdivision Recreation Fee Schedule informed by vacant property value estimates of November 20, 2006, as determined by the Village Assessor (attached); and

WHEREAS, the 2007 Village Board resolution approving the Subdivision Recreation Fee Schedule included a clause that the schedule be reviewed at a minimum of every five years to assure its continued suitability, however, as the Village Board was considering conducting a village-wide reassessment in 2012, this timetable was adjusted; and

WHEREAS, the Village Assessor completed a review of the current Subdivision Recreation Fee Schedule by analyzing recent property sales in each of the seven zoning districts and updating the influence of these updated values to the current fee schedule, with staff having also surveyed other Westchester County municipalities to compare fees and calculation methodologies; and

WHEREAS, a resolution with a proposed fee schedule was submitted to the Village Board for consideration at its January 20, 2017 meeting, at which, the board tabled the item for further review and consolidation; and

WHEREAS, in furtherance of the Board's action, staff retained an outside real estate appraisal firm to perform an independent analysis based on the available comparable vacant sales data, and develop a schedule of the base value of building lots by Village zoning district; and

WHEREAS, the results of this independent analysis were closely aligned with the Assessor's schedule which was amended to incorporate certain outcomes of the independent study; and

WHEREAS, based on the additional study and further review, it is recommended that the Village Board approve a new Subdivision Recreation Fee Schedule to incorporate the influence of current property values; now, therefore, be it

RESOLVED, that in accordance with Section 7-730-4 of New York State Village Law, the Subdivision Recreation Fee Schedule dated May 29, 2018, attached hereto and made a part hereof, is herein adopted and shall be used to determine payments in lieu of the reservation of land for park, playground or other recreational purposes whenever property located within the Village is subdivided; and be it further

RESOLVED, that this Schedule be reexamined by the Village Board at a minimum of every five years to maintain its continued suitability; and be it further

RESOLVED, that this Schedule shall become effective for any new subdivision applications decided by the Planning Board after June 12, 2018.

Submitted by: Village Manager
Date: June 08, 2018
For: June 12, 2018

CERTIFICATION
THE ABOVE RESOLUTION WAS
ADOPTED BY THE BOARD OF TRUSTEES
OF THE VILLAGE OF SCARSDALE ON

06-12-2018
DONNA M. CONKLING
VILLAGE CLERK

