

TOWN OF GUILDERLAND

MEMORANDUM

TO: Property and homeowners in the Town of Guilderland
FROM: Harold E. Crouse, Zoning Administrator
SUBJECT: Two family houses and rooming houses

OFFICE: Planning and Zoning
DATE: August 27, 1975

To clarify and make all homeowners aware, without question, of the zoning regulations as it pertains to two family dwellings and homes that house more than five (5) unrelated persons. You are, or would be, in violation of our Local Laws and liable to the penalties contained therein if the following conditions are created or now exist:

1. A two family house is not permitted unless a Special Use Permit is obtained. Living quarters (apartment, mother-in-law apartment, etc.) must contain 884 square feet of living space and contain twice the lot size required in the zoning area the property is located.
2. Any home, or approved second dwelling in one structure, that houses more than five unrelated persons, is in violation of the zoning laws. Blood relations living as one family unit are excluded from this regulation.
3. More than two dwelling units are ruled under the zoning law as multiple dwellings and are permitted only in an R-10 Zone, must obtain a special use permit, and contain a land area of at least $2\frac{1}{2}$ acres.

Should you be in violation of any of the above three items or contemplate a "boarding house" or construction of an apartment, we ask that you contact the Building Department at once to preclude any legal action prescribed by our Local Laws. These laws were instituted to protect the rights of a single family landowner (noise, parking, health conditions, density, etc.) and your cooperation and consideration in adhering to them is mandatory in keeping Guilderland, "Guilderland."

Thank you for your attention to this matter and should you have any questions please do not hesitate to contact the Building Department (356-1980) at once.

Harold E. Crouse