

Cortlandt Boulevard special permit: Along Cortlandt Boulevard (Route 6), any property with frontage thereon, in which the building was once a residential property that has since either been converted or is able to be converted into a commercial building, may upon application to the Department of Technical Services be granted a special permit ~~for up to two one-bedroom each accessory dwelling units.~~ **to convert the entire structure for residential use.** These dwelling units shall meet all of the standards of an accessory apartment listed in § 307-45 hereof except that the provisions thereof shall be modified as follows:

- A. No owner occupancy is required.
- B. No minimum building size shall apply.
- C. The ~~maximum~~ **minimum** size of the apartment shall be ~~1,000~~ **400** square feet.
- D. Apartments shall only be studios or one bedroom. No two-bedroom allowed.
- E. The units must be within the principal structure **with no expansion of the existing structure permitted.**
- F. The exterior appearance of the building shall **be modified, as necessary, to maintain a residential appearance of the structure. Elevation drawings and referral to the Town's Architectural Advisory Council may be requested by the Department of Technical Services during the review of the application.** ~~continue the architectural aspects of the existing building.~~
- G. **1 parking space per unit is required.**
- H. ~~And all~~ All other requirements of § 307-45 **unless specifically modified by this section.**