

Garage as Living Space Feedback

ID
529
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Could be more congestion - people and cars.
What benefits do you see for the homeowner that converts their garage to another use?
Extra uses. Money making.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:
None.

Garage as Living Space Feedback

ID
530
Should garages be used for anything other than parking an automobile?
Not sure
Should garages be used for anything other than parking an automobile?
Of course this may lead to additional cars parked on the street
What benefits do you see for the homeowner that converts their garage to another use?
They could have increased value and space utilization
Should there be any other restrictions / requirements in order to convert a garage to another use?
Must have other space for on site parking
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
Workshops
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
531
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
little, i think, to the town. most garages i see are currently storage so not sure where this storage would end up
What benefits do you see for the homeowner that converts their garage to another use?
freeing up inside office space. more privacy or quiet
Should there be any other restrictions / requirements in order to convert a garage to another use?
should not affect street parking. must prove there is ample parking on property for current and future cars
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:
could be used for home business/manufacturing

Garage as Living Space Feedback

ID
533
Should garages be used for anything other than parking an automobile?
No
Should garages be used for anything other than parking an automobile?
I think that it would put more cars on the street, making public parking even more problematic. If the garage is converted to living space, then there are potential safety issues as well as increased burdens on village resources (fire, ambulance, police, rec, senior, etc).
What benefits do you see for the homeowner that converts their garage to another use?
Potentially increased income (by renting out the space as living space) and the ability to perhaps keep elderly parents nearby rather than putting them in an assisted living facility or nursing home.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Garages are not generally designed to be living spaces or office spaces. Modification of the use of the garages should require inspection and approval from the building department, especially in terms of proper ventilation, adequate electrical wiring, heating, cooling, and fire safety.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
I don't even think that these uses should be allowed.
If you have any concerns about this recommendation, please elaborate below:
Safety has to be the primary concern, followed by parking and traffic impacts.

Garage as Living Space Feedback

ID
534
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
unless it is used for business, a minimal impact, perhaps as a bedroom for additional children, an elderly parent it would have no impact to the neighborhood as long a parking is kept off street.
What benefits do you see for the homeowner that converts their garage to another use?
very helpful if used to bring in elderly family members or grown children who need a hand...
Should there be any other restrictions / requirements in order to convert a garage to another use?
should not be used for B&B, or business use or as a rental
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
no
If you have any concerns about this recommendation, please elaborate below:
impact on parking, if improperly used could be a nuisance to the neighborhood, must be done within the building and fire codes...

Garage as Living Space Feedback

ID
535
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
If does not result in cars parked on street, then only concern I have would be home office if it created more traffic on street from customers, patients, etc.
What benefits do you see for the homeowner that converts their garage to another use?
Lots of potential benefits that vary.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Should not be for rental, but fine for caring for relative, creating living space for family member, or home office subject to traffic issue above.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
537
Should garages be used for anything other than parking an automobile?
Not sure
Should garages be used for anything other than parking an automobile?
If a garage is no longer being used for a car, wouldn't that add more cars needing spaces on the street?
What benefits do you see for the homeowner that converts their garage to another use?
Should there be any other restrictions / requirements in order to convert a garage to another use?
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:
Only thing I am concerned about would be the increase of additional cars needing to park on the street

Garage as Living Space Feedback

ID
558
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
In most cases, none, other than providing greater flexibility to property owners.
What benefits do you see for the homeowner that converts their garage to another use?
Greater flexibility. Freedom to use property as they wish, as long as it does not infringe upon others' rights to do likewise.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Think this is a common sense rather than regulatory issue.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
Whatever property owner wants, as long as it doesn't adversely affect others.
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
567
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Added flexibility in home design (e.g. home office for creative/profession work), added flexibility to stay in home (e.g. living space for home health aid), added flexibility for families (e.g. live in childcare, etc).
What benefits do you see for the homeowner that converts their garage to another use?
Added flexibility in home design (e.g. home office for creative/profession work), added flexibility to stay in home (e.g. living space for home health aid), added flexibility for families (e.g. live in childcare, etc).
Should there be any other restrictions / requirements in order to convert a garage to another use?
No use for as permanent residences for add'l household, should not create add'l strain on village services (e.g. schools, emergency, etc)
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
588
Should garages be used for anything other than parking an automobile?
No
Should garages be used for anything other than parking an automobile?
Already limited parking would be even more difficult to secure
What benefits do you see for the homeowner that converts their garage to another use?
Additional rooms in their homes, but if they are allowed to rent out the rooms and the tenant has a car, it impacts the parking even more.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
595
Should garages be used for anything other than parking an automobile?
No
Should garages be used for anything other than parking an automobile?
Illegal rentals
What benefits do you see for the homeowner that converts their garage to another use?
None; people should declutter.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
603
Should garages be used for anything other than parking an automobile?
Should garages be used for anything other than parking an automobile?
To be used as an individual office space is fine. Not as a living space. Many residents will try to rent it out on Air BNB to make money.
What benefits do you see for the homeowner that converts their garage to another use?
The separation of home and a separate office space, I think, would be of great benefit to many. Not again as a living space. It would be fraught with problems.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Yes. People will need to find storage space and it should not be in their driveways or on other parts of their property that can be seen by neighbors.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
A single purpose home office for the owner(s) is fine
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
606
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
What benefits do you see for the homeowner that converts their garage to another use?
Should there be any other restrictions / requirements in order to convert a garage to another use?
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
611
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Positive. More living space. Cars no longer park in garages it seems and it's used mostly for storage.
What benefits do you see for the homeowner that converts their garage to another use?
More space and use. Driveways can handle cars just fine.
Should there be any other restrictions / requirements in order to convert a garage to another use?
No
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
No that's about it.
If you have any concerns about this recommendation, please elaborate below:
No.

Garage as Living Space Feedback

ID
624
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
It would give homeowners more flexibility with respect to using their properties to suit their actual needs. It could also conceivably provide homeowners with an income stream, if they have an unused garage and can convert it to another use. On the other hand, it might also result in higher density and more cars being parked on the street.
What benefits do you see for the homeowner that converts their garage to another use?
As mentioned above, it gives homeowners more flexibility to use the space within their existing building envelope - to either rent or use themselves. If the former garage space can be rented, homes become more affordable by providing an income stream to offset the high price of living in Irvington. And with Uber and similar services coming to Westchester, some homeowners - particularly those living in the downtown area - may choose to forego car ownership entirely. Local regulations should not penalize that decision by rendering a significant portion of their investment unusable for anything other than storage.
Should there be any other restrictions / requirements in order to convert a garage to another use?
I think there should be a stipulation that, besides conforming to building codes for 'living space', converted garages must retain the ability to be converted back to their original use so that a future owner is not forced to use street parking. I also think that owners with cars may not be allowed to convert garages unless they have another location on their property - such as a driveway - to park. Enforcement of such a rule could be difficult, however.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
633
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
None
What benefits do you see for the homeowner that converts their garage to another use?
More space
Should there be any other restrictions / requirements in order to convert a garage to another use?
No
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
NO
If you have any concerns about this recommendation, please elaborate below:
No

Garage as Living Space Feedback

ID
488
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Don't believe there would be as long as it doesn't move more cars onto the streets.
What benefits do you see for the homeowner that converts their garage to another use?
We live in a small home in the village and need every square foot possible!
Should there be any other restrictions / requirements in order to convert a garage to another use?
should only be non-commercial usage.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
489
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Some of the rundown garages would be improved and maintained better with living spaces included.
What benefits do you see for the homeowner that converts their garage to another use?
Should there be any other restrictions / requirements in order to convert a garage to another use?
no
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
490
Should garages be used for anything other than parking an automobile?
Not sure
Should garages be used for anything other than parking an automobile?
increased off site parking
What benefits do you see for the homeowner that converts their garage to another use?
possible living space for young adult children
Should there be any other restrictions / requirements in order to convert a garage to another use?
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
491
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
They will park on the streets and ret out their garage.
What benefits do you see for the homeowner that converts their garage to another use?
More space, or income.
Should there be any other restrictions / requirements in order to convert a garage to another use?
They must demonstrate that they have adequate parking for their cars e.g. in a carport
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:
See above

Garage as Living Space Feedback

ID
492
Should garages be used for anything other than parking an automobile?
Not sure
Should garages be used for anything other than parking an automobile?
More vehicles might be parked on driveways, streets.
What benefits do you see for the homeowner that converts their garage to another use?
Additional living, work space. More adult children are coming back to live with parents.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Must meet all building codes. Should not run a full-time, commercial business out of the space.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
Short-term storage (e.g., move-in boxes, storage of goods of a deceased relative, etc.).
If you have any concerns about this recommendation, please elaborate below:
Should not be used to rent out space to other than owners.

Garage as Living Space Feedback

ID
493
Should garages be used for anything other than parking an automobile?
No
Should garages be used for anything other than parking an automobile?
Less off street parking means more on street parking. If conversion permitted, subsequent purchaser will also be deprived of off street parking. Use of a garage for liveable space may run afoul of zoning requirements. Use of a garage for business purposes will convert residential neighborhood to mixed use. While Village may restrict client/customer visitation, use of a residence for full time business will likely result in multiple commercial deliveries to the location, increasing commercial traffic on the street (as happened in our neighborhood - 3 to 4 deliveries on a nearly daily basis).
What benefits do you see for the homeowner that converts their garage to another use?
Expanded use but does not allow the Village intended oversight of ZBA and Building Dept. Runs afoul of bedroom community concept.
Should there be any other restrictions / requirements in order to convert a garage to another use?
I am not in favor of allowing conversion.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
Should not be allowed.
If you have any concerns about this recommendation, please elaborate below:
See above.

Garage as Living Space Feedback

ID
494
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
I think it's fine if, as you note, there is enough space on the property for parking cars. However, you may want to specify whether this is an attached garage (part of the home itself) or a separate building. That could be a problem if it resulted in essentially an additional residence on the property.
What benefits do you see for the homeowner that converts their garage to another use?
Should there be any other restrictions / requirements in order to convert a garage to another use?
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
495
Should garages be used for anything other than parking an automobile?
Not sure
Should garages be used for anything other than parking an automobile?
Additional parking on already crowded Village streets and along roads that are narrow.
What benefits do you see for the homeowner that converts their garage to another use?
It would create additional living space, but owners still need space for cars.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Garages should have the same building requirements as if you were adding on an addition. Also, the owner should be able to prove that they can park their cars off the street/road. Do they already have a very long driveway to accommodate cars; does their property have a detached building that can be converted to a garage.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
No
If you have any concerns about this recommendation, please elaborate below:
My concern is additional parking spaces would be required, whether in the Village along Main Street or parking on roads that would make it unsafe (Riverview Road, Fieldpoint Drive, Harriman Road).

Garage as Living Space Feedback

ID
496
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
More people to patronize the local businesses
What benefits do you see for the homeowner that converts their garage to another use?
Should there be any other restrictions / requirements in order to convert a garage to another use?
Parking is certainly going to be an issue if the owner loses their parking and a new tenant brings a car.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
497
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
More vehicles parked on Village streets.
What benefits do you see for the homeowner that converts their garage to another use?
More efficient utilization of available enclosed space.
Should there be any other restrictions / requirements in order to convert a garage to another use?
The homeowner should be required to guarantee that conversion would not result in additional street parking.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
N/A.
If you have any concerns about this recommendation, please elaborate below:
There is a serious concern about a subject that is connected to this issue and that is homeowners who have driveways and/or garages and still get street parking permits from the Village. Case in point: 12 North Cottenet Street (four bay garage and driveway) and all cars are always parked on the street. This results in unnecessary street congestion.

Garage as Living Space Feedback

ID
498
Should garages be used for anything other than parking an automobile?
No
Should garages be used for anything other than parking an automobile?
Some current owners and some future ones will ending up parking on the street where as now they park in their garages, regardless of what regulations the Village has to prevent this. After a weather event that causes some street parking spaces to be unavailable, what will happen if the garages are not longer used for parking? May increase population by more than a % or two, if they can use the garage for non-parking purposes; more people will have more living space, so some will rent out part of their house (and live in the rest) who otherwise would not. If garages will convert to non-parking uses, and people make improvements to their garages, at what point will the Village decide the value of their homes have increased enough to increase their tax assessments (how will the Village know to re-assess)? Then the emotional issue of tax assessments will come up -- again.
What benefits do you see for the homeowner that converts their garage to another use?
Potential convenience, increased income.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Home offices -- how much extra traffic and demand for parking will this generate? Will this have a negative impact on existing businesses (such as beauty salons, barber, accountant) who have commerical property costs that homeowners don't?
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
Greenhouses. Chicken coops. Pets or animals that require extra space such as rabbits or larger fish.
If you have any concerns about this recommendation, please elaborate below:
If the Village changes the Code, condo and co-ops should be singled out such that the Association or Corporation's by-laws and regulations (which may restrict or not allow non-parking uses of garages) over-ride the Code's allowance of conversion of garages. An example is Woodbrook Gardens. Otherwise, they may be a lawsuit.
Also, given the focus, are there restrictions of renting one's garage? Keep in mind that there are already apps for short-term rental of garage space -- what's Irvington's Code say or not say about this? I am not in favor of short-term rentals.

Garage as Living Space Feedback

ID
499
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Happier homeowners
What benefits do you see for the homeowner that converts their garage to another use?
It's their garage, why shouldn't they be allowed to use it as they see fit?
Should there be any other restrictions / requirements in order to convert a garage to another use?
NO
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
ANY use should be allowed. It's their structure
If you have any concerns about this recommendation, please elaborate below:
None - I'm only concerned that the town limits homeowners from using their own structure as they see fit

Garage as Living Space Feedback

ID
500
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Homeowners would be happier
What benefits do you see for the homeowner that converts their garage to another use?
Financial, recreational, perhaps a sick relative needs care and this gives room for them
Should there be any other restrictions / requirements in order to convert a garage to another use?
No
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
No retail activity
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
501
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
I don't see any potential negative impacts aside from increased demand for parking.
What benefits do you see for the homeowner that converts their garage to another use?
I see several important benefits. First, it creates affordable housing in the village if the garage is used as an apartment. Second, if the space becomes a home business, that benefits the homeowner and the village.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Other than the already in place rules on noise, what can be built on a given lot, etc., I don't see a need for any new rules.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
That covers it, to my mind. If there are other possible uses, I'd be inclined to be in favor of them, too, so long as they conform to other rules on noise, etc.
If you have any concerns about this recommendation, please elaborate below:
None.

Garage as Living Space Feedback

ID
502
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
No significant impacts.
What benefits do you see for the homeowner that converts their garage to another use?
Create additional space in dense neighborhoods with small homes without encroaching on open areas.
Should there be any other restrictions / requirements in order to convert a garage to another use?
None beyond code compliance and any already applicable requirements (ARB, e.g.).
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
503
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
in terms of making Irvington an appealing and attractive place to live, I think giving homeowners flexibility is a must. It may also impact/increase the local tax base; assuming that if homeowners opt to increase their livable footprint there will be a concomitant property tax impact.
What benefits do you see for the homeowner that converts their garage to another use?
Giving homeowners flexibility and more control over their property.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Irvington should look to other communities to fully understand appropriate restrictions.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:
None

Garage as Living Space Feedback

ID
504
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
I think it would be beneficial in certain circumstances, particularly if the garage is free standing.
What benefits do you see for the homeowner that converts their garage to another use?
It allows for additional living space without increasing the lot coverage.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Homeowner must confirm that the parking space formerly covered by a converted garage will not burden street parking.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
No
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
506
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Parking could be impacted. Depending on usage noise could be a problem in an non insulated building, i.e. music, machinery, media, etc.
What benefits do you see for the homeowner that converts their garage to another use?
Additional living space, work space.
Should there be any other restrictions / requirements in order to convert a garage to another use?
The space should be able to be returned to a useable garage at all times. There should be no alterations that permanently eliminate its use for parking in the future. I.e., temporary partitions, and the door must remain a garage sized door. Also the space should not be rented or sublet.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
No alteration that would eliminate the return of the space to parking use in the future. That would mean that you cannot eliminate the car sized garage door opening nor install permanent walls or fixtures that preclude future use for parking.
If you have any concerns about this recommendation, please elaborate below:
I am most concerned about this impacting parking in the Main Street area. If the space is completely converted and parking in it is no longer an option then we are de facto putting those cars back on the street. I can see allowing homeowners to utilize the space to alleviate space constructions for a period of time, but we should not allow that space to become permanent. It should always remain zoned as a garage/parking space.

Garage as Living Space Feedback

ID
507
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
If people were allowed to use garages as offices or spare room for visitors, it would increase usability of space. If they could be made into apartments to rent, it might help those older or less financially endowed residents to gain some income to allow them to pay the increasingly onerous tax overhead. The proviso, of course, is that this doesn't generate more on street parking, which is problematic in the village center and not allowed overnight on streets outside of village center...a standing law which the police department doesn't seem to want to uphold.
What benefits do you see for the homeowner that converts their garage to another use?
Clearly they have the added space for an at home office, guest room or even a space to rent for income.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Any business must not increase noise pollution in a residential area. Having an office for an accountant, physical therapist, doctor, lawyer...etc. would work out fine, but an area turned into a catering facility or for small manufacturing would not. Clearly, restaurants or any businesses generating a lot of traffic should not be allowed.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
You have studio listed and an artist studio is one thing...a radio or television production studio is quite another, so verbiage will be critical when/if this is written into law. If there is a business use to the repurposed garage then any parking of clients/customers to this location should be entirely off street.
If you have any concerns about this recommendation, please elaborate below:
As I indicated above use must be worded very specifically so as not to confuse, nor allow unwanted commercial use of the property. Also, while it is not a specific legal recommendation, we should insist that all repurposed structures be outfitted with sprinkler systems. Most, if not all, of the garages I know of are primarily wood construction (though some are a combination of wood and cement block). The safety of the people using these "new" structures and the safety of our fire fighters should not be taken lightly. Garages attached to homes could also be a dangerous source of fire dangers, so providing additional safety while constructing these sites (at relatively little additional expense) would be a smart thing to do.

Garage as Living Space Feedback

ID
508
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
None as long as more cars are not parked on the street
What benefits do you see for the homeowner that converts their garage to another use?
Added living or working space without having to build an addition
Should there be any other restrictions / requirements in order to convert a garage to another use?
There should be a limit on the number of people who could live in the space, along with restrictions on renting it out
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
509
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Increased use of street for parking, even if that's not supposed to be the case.
What benefits do you see for the homeowner that converts their garage to another use?
Additional living/working space, especially now that so many people are self-employed or telecommuting.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Should be to code. Bringing in water should require board approval. No Air BnB or similar unlicensed accommodations, please!
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:
I am aware that people like earning some extra money through Air BnB and analogous service. I think this is a security issue, particularly for the hosts. Expanding uses for garages will enable more people to let out a room; for instance, the room in the house that used to serve as an office could now serve as a room to let. For safety, we should ask that people register their host status with the town.

Garage as Living Space Feedback

ID
510
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Additional cars on streets; difficulty in cleaning streets
What benefits do you see for the homeowner that converts their garage to another use?
More square foot of living space, more cost effective to add living space. For example, i could convert it to a sun room.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Building codes need to be followed
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
Green house, sun room
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
511
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
cars will be parked in driveway
What benefits do you see for the homeowner that converts their garage to another use?
additional leaving spaces; opening a studio/office in the house
Should there be any other restrictions / requirements in order to convert a garage to another use?
owners must park cars in driveway and not use public spaces; it should have windows or glass doors
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
512
Should garages be used for anything other than parking an automobile?
Not sure
Should garages be used for anything other than parking an automobile?
I dont care what they use it for IF THEY ARE NOT IN THE MAIN VILLAGE AREA. If the property exists in any other area of the village then fine, they can use it for whatever they want if they can park on their own driveway or in front of their own house (not impeding street traffic either).
But NO use of Garage for other purposes in the MAIN VILLAGE area. There is too much of a parking problem as it is... and many garages are being used for business and other uses. And then a resident with a two car garage parks both vehicles on the street and the residents who do not have any parking offstreet are forced to find parking blocks away
I realize there are supposed to be new parking restrictions but that is NOT going to affect this because the resident will be able to get RESIDENT PARKING PERMITS EVEN though they have a VALID garage to use for their vehicles.
DEFEATS the point of the new parking restrictions completely if residents with garages can use them for something else and take up valuable and scarce residential parking on the street. They should NOT be allowed to have a Resident Parking Permit if they CHOOSE to turn their garage into something else and not park their cars there.
Any yes this happens ... there are several instances in the center of the village on several streets.
What benefits do you see for the homeowner that converts their garage to another use?
Again outside of the Main Village area, I dont care what they do as long as there is parking available in a driveway or in front of their own house.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Not for use as AIRbnB or for a rental unit Not for use as a business like a therapist or masseuse or anything like that which would create extra traffic and parking.
Garages in the MAIN VILLAGE AREA must be used primarily for parking vehicles UNLESS there is parking on the driveway of the property to contain all vehicles of the resident. If the driveway is NOT large enough for the vehicles to park, then the Garage must be used for parking the vehicles.
Any Resident in the Main Village Area who has a Garage that can hold their vehicles MAY NOT be allowed a Resident Parking Permit. (this has to stop. too many with garages do not use them for their cars.)
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
NO AIRBNB NO rental units NO businesses of any kind - a home office is one thing but not a therapist, personal trainer, masseuse, etc. that would create extra parking

Garage as Living Space Feedback

If you have any concerns about this recommendation, please elaborate below:

ID

514

Should garages be used for anything other than parking an automobile?

No

Should garages be used for anything other than parking an automobile?

Additional cars parked out-of-doors, The restriction on use of on-street parking is difficult to enforce.

What benefits do you see for the homeowner that converts their garage to another use?

May be less costly than renovation/expansion of residence; would not increase density or coverage.
--

Should there be any other restrictions / requirements in order to convert a garage to another use?
--

The use of the space to operate a business and for long or short term rental should not be permitted.

Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:

No.

If you have any concerns about this recommendation, please elaborate below:

As proposed it would legalize the use of a garage as an accessory dwelling unit and permit its rental.
--

Garage as Living Space Feedback

ID
515
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Basically none.
What benefits do you see for the homeowner that converts their garage to another use?
The ability to use their own property as they see fit?
Should there be any other restrictions / requirements in order to convert a garage to another use?
Definitely not.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
Everything should be allowed.
If you have any concerns about this recommendation, please elaborate below:
No concerns.

Garage as Living Space Feedback

ID
516
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Could provide space for people to have home-based work (aka office, studio, hair cutting, etc.). Could be living space for people who can get around without a car. People who don't have a car use our local merchants more.
What benefits do you see for the homeowner that converts their garage to another use?
I would imagine there can be all sorts of positive repurposing of garages - some people are really creative. Hopefully the regular laws would prevent or stop uses that aren't positive such as excessive noise, toxic fumes, and illegal uses.
Should there be any other restrictions / requirements in order to convert a garage to another use?
The garage should not be expanded that it would block people's view or disturb the quiet of the area, preservation of valuable historical features and materials should be required.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
Greenhouse, chicken coup perhaps?
If you have any concerns about this recommendation, please elaborate below:
Like anything else, people need to be considerate of neighbors; drainage and walkway surfaces to the garage should be permeable, uses should contribute to the wellbeing of residents and the community in general. People who repurpose garages should not cause a parking problem in the Village (aka if the garage was previously used for car parking and it makes more cars parked on the streets and in municipal lots.

Garage as Living Space Feedback

ID
518
Should garages be used for anything other than parking an automobile?
Not sure
Should garages be used for anything other than parking an automobile?
Less parking if on a busy street. Safety issues?
What benefits do you see for the homeowner that converts their garage to another use?
More space. Personal fulfillment.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Inspect for safety issues. Notify neighbors to give them a chance to comment or raise reasonable objections. Eg if used as a music rehearsal space and thin walls allow noise. Or noxious fumes if turned into studio and not properly ventilated.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
520
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Parking issues, noise issues, density issues
What benefits do you see for the homeowner that converts their garage to another use?
Increased income, additional live/work space
Should there be any other restrictions / requirements in order to convert a garage to another use?
It must remain, in its basic fixtures and architecture, a garage for use in the future.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
522
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
You would want to make sure the use of such garages would remain "residential" in character. That is, no commercial work places such as car repair or similar uses.
What benefits do you see for the homeowner that converts their garage to another use?
I suppose they could set up their garages as a studio to paint, work on their computer, or possibly put up another family member by converting the garage into a livable room. But where would the car go? This could only happen if there is additional garage space to house one or more family cars
Should there be any other restrictions / requirements in order to convert a garage to another use?
can't think of any right now
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
I don't know of other uses besides the ones already mentioned
If you have any concerns about this recommendation, please elaborate below:
I think additional garage use should be reserved for family members, or close relatives of the residents. It should not be used for noisy parties, or anything else that disturbs the peace of neighbors

Garage as Living Space Feedback

ID
523
Should garages be used for anything other than parking an automobile?
Not sure
Should garages be used for anything other than parking an automobile?
I can't imagine.
What benefits do you see for the homeowner that converts their garage to another use?
Extra space.
Should there be any other restrictions / requirements in order to convert a garage to another use?
Common sense use of sound construction to prevent problems for future owners.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:

Garage as Living Space Feedback

ID
524
Should garages be used for anything other than parking an automobile?
No
Should garages be used for anything other than parking an automobile?
The village would look like a series of small huts available for rent.
What benefits do you see for the homeowner that converts their garage to another use?
None
Should there be any other restrictions / requirements in order to convert a garage to another use?
A garage is what it is, a garage.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
No
If you have any concerns about this recommendation, please elaborate below:
Can we conform our sheds to living space while we are at it.

Garage as Living Space Feedback

ID
525
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Nothing, it's called Private Property; a principle that our nation was founded upon.
What benefits do you see for the homeowner that converts their garage to another use?
It's their choice.
Should there be any other restrictions / requirements in order to convert a garage to another use?
No.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
What ever they want within the law. No meth labs, etc.
If you have any concerns about this recommendation, please elaborate below:
Yes, that the Board will once again overstep its oath and make this more complicated than it needs to be.

Garage as Living Space Feedback

ID
526
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
What benefits do you see for the homeowner that converts their garage to another use?
More space.
Should there be any other restrictions / requirements in order to convert a garage to another use?
There should be restrictions/requirements and this should be closely studied to develop the appropriate building codes.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below:
Building codes for renovation and use of garages should be drafted and commented on by the community before adoption by the Village

Garage as Living Space Feedback

ID
527
Should garages be used for anything other than parking an automobile?
No
Should garages be used for anything other than parking an automobile?
I think this will result in additional residents at the home, attempts to use the space for Air BNB, etc. Such space if allowed for anything other than an automobile should be only available to the primary resident of the building, they would have to certify where there car will be and the space would need to be finished as if it was an additional room of the house and raise the assessment accordingly.
What benefits do you see for the homeowner that converts their garage to another use?
Seems to be a cheap way of adding an addition to a residence.
Should there be any other restrictions / requirements in order to convert a garage to another use?
See my initial comment above.
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
Only use I see is to allow it to be an exercise room.
If you have any concerns about this recommendation, please elaborate below:
I think such use should be applied for as an addition to the residence with a definite plan of what will happen to the vehicles that would have been in the garage. As an addition, it would need to meet all of the building codes as the primary residence.

Garage as Living Space Feedback

ID
528
Should garages be used for anything other than parking an automobile?
Yes
Should garages be used for anything other than parking an automobile?
Happier homeowners
What benefits do you see for the homeowner that converts their garage to another use?
See above
Should there be any other restrictions / requirements in order to convert a garage to another use?
No
Living space, studios, home offices, and similar uses were specifically recommended. Do you think there should be any other uses specifically allowed? If so, list them in the space below:
If you have any concerns about this recommendation, please elaborate below: