

UNDERSTANDING THE INCENTIVE ZONING TOOL IN ADVANCING COMMUNITY GROWTH

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Understanding the Incentive Zoning Tool in Advancing Community Growth

New York provides a range of tools which municipalities can use to advance community goals. One of the most useful tools is Incentive Zoning, granting relief from restrictions in return for benefits that cannot otherwise be obtained for the community. Hodgson Russ partners Daniel A. Spitzer and Charles W. Malcomb co-authored “Using (and Misusing) Incentive Zoning, 19 No. 4 New York Zoning Law and Practice Report” in Westlaw explaining how this instrument can be implemented, as well as pointing out the potential negatives from its use, including its mixed record of success as a zoning device.

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