§ 1662-b. Residential parking system in the town of Eastchester in the county of Westchester. 1. Notwithstanding the provisions of any law to the contrary, the town board of the town of Eastchester may, by adoption of a local law or ordinance, provide for a residential parking permit system and fix and require the payment of fees applicable to parking within the area in which such parking system is in effect in accordance with the provisions of this section.

2. Such residential parking permit system may only be established: (a) within the area of the town consisting of the following roadways:

(i) Garth road;

(ii) Grayrock road;

(iii) Essex place;

(iv) Buckingham place and

(b) within the area generally bounded by the following:

(i) On the north side by the northerly corporate boundary between the town of Eastchester and the village of Scarsdale, from Scarsdale Avenue east to White Plains Road Rt. 22;

(ii) On the east side by White Plains Rd. Rt. 22, from the corporate boundary of the Village of Scarsdale south to the intersection of Hall Avenue, excluding the following streets:

Gabriel Resigno drive;

Swift avenue;

Fairway drive;

Park drive (north of Clubway);

Hilldale place;

Burnham road;

(iii) On the south side by Hall avenue west to the corporate boundary between the town of Eastchester and the village of Tuckahoe;

(iv) On the south side northerly along the corporate boundary of the village of Tuckahoe until the intersection of Benedict avenue and

continuing north along the Metro-North Commuter Railroad tracks until the corporate boundary of the village of Scarsdale, at Scarsdale avenue.

3. Notwithstanding the foregoing, no permit shall be required on those portions of such streets where the adjacent properties are zoned for commercial/retail use.

4. The local law or ordinance providing for such residential parking system shall:

(a) set forth factors necessitating the enactment of such parking system;

(b) provide that motor vehicles registered pursuant to section four hundred four-a of this chapter shall be exempt from any permit requirement;

(c) provide the times of the day and days of the week during which permit requirements shall be in effect;

(d) make not less than fifteen percent of the spaces within the permit area available to nonresidents, and shall provide short term parking of not less than sixty minutes in duration in the permit area;

(e) provide the schedule of fees to be paid for such permits; and

(f) provide that such fees shall be credited to the general fund of the town of Eastchester unless otherwise specified in such local law.

5. No ordinance shall be adopted pursuant to this section until a public hearing thereon has been had in the same manner as required for public hearings on a local law pursuant to the municipal home rule law.

6. The provisions of this section shall not apply to any state highway maintained by the state.