

Robert P. Astorino  
County Executive

County Planning Board  
September 30, 2016

Justin Datino, Village Administrator  
Village of Larchmont  
120 Larchmont Avenue  
Larchmont, New York 10538

**Subject: Referral File No. LAR 16-002 – Various Zoning Text Amendments**

Dear Mr. Datino:

The Westchester County Planning Board has received a series of proposed local laws that would amend the text of the Larchmont Zoning Ordinance.

The Village is currently under a development moratorium which was enacted in response to an increase in applications to apportion or subdivide existing lots in residential zoning districts and to develop additional single-family homes on newly created lots. Applications have also increased involving the teardowns of existing homes to make room for additional and/or larger homes. The package of zoning text amendments attempts to address these issues and includes the following:

- Combining the site plan approval and subdivision of land chapters of the Village Code into the Zoning Code. Currently site plan approval and subdivision of land are their own chapters of the Village Code.
- Amending the regulations regarding tree removal, preservation and planting in connection with subdivision and site plan approvals.
- Establishing maximum gross residential floor area ratios for one-family dwellings within certain districts and by requiring increased setbacks under certain circumstances
- Establishing limitations on lot coverage in certain zoning districts
- Amending the regulations regarding the location and dimensions of retaining walls and the land surrounding them
- Establishing limitations on the placement and noise impacts of generators and HVAC equipment in certain zoning districts
- Establishing standards for the location and dimensions of single and shared driveways in certain districts
- Adding regulations concerning changes of grade and soil movement
- Establishing regulations concerning mechanical rock excavation and additional regulations concerning rock blasting
- Providing technical amendments with respect to demolitions

- Amending the site plan regulations by prohibiting site plan approval for proposed demolitions that are subject to additional zoning regulations
- Revising the definition of “subdivision”, adding provisions concerning lot arrangement and dimensions and ensuring consideration of the land’s character
- Amending zoning regulations to increase coordination among the Village’s land use boards
- Amending provisions concerning fees and establishing the requirement of escrow accounts for consultant fees
- Amending the grandfathering provisions of the zoning ordinance

We have reviewed the proposed amendments under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and find them to be a matter for local determination in accordance with the Village’s planning and zoning policies.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

For:  
By:



Edward Burroughs, AICP  
Commissioner

EEB/LH