

Robert P. Astorino
County Executive

County Planning Board

December 5, 2016

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

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

Dear Mr. Datino:

The Westchester County Planning Board has received an additional series of proposed local laws that would amend the text of the Larchmont Zoning Ordinance with respect to the recent effort the Village has undertaken to revise its zoning laws in response to certain development applications.

The current package of zoning text amendments includes revised versions of the following local laws which were put forth in September 2016:

- Amending the regulations regarding the location and dimensions of retaining walls and the land surrounding them,
- Adding regulations concerning changes of grade and soil movement,
- Establishing regulations concerning mechanical rock excavation and additional regulations concerning rock blasting,
- Amending the site plan regulations by prohibiting site plan approval for proposed demolitions that are subject to additional zoning regulations and
- Amending zoning regulations to increase coordination among the Village's land use boards.

In addition, a new zoning text amendment is proposed which would amend the grandfathering provisions of the Zoning Ordinance.

We have reviewed the revised amendments and the proposed new amendment 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 Buroughs, AICP
Commissioner

EEB/LH