

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 16-003 – Affirmatively Furthering Fair Housing  
Zoning Text Amendment**

Dear Mr. Datino:

The Westchester County Planning Board has received a proposed Local Law to amend the text of the Larchmont Zoning Ordinance so as to create a new Section 381-45 "*Supplementary standards for the provision of affordable housing*" which would incorporate Westchester County's Affordable Affirmatively Furthering Fair Housing Model Ordinance Provisions.

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. The County Planning Board commends the Village for incorporating the Model Ordinance Provisions into the Village Code to ensure consistency with Westchester County's recommended affordable AFFH guidelines.

We recommend that the Village consider adding an additional provision to the proposed zoning to incentivize the creation of additional affordable AFFH units above what would be required by the 10% unit set-aside, as suggested in the Model Ordinance Provisions.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

cc:  
By:



Edward Buroughs, AICP  
Commissioner

EEB/LH