

From the desk of John B. Parkinson, Jr.

Village Planning Board

Mayor and Board of Trustees
Village of Larchmont
120 Larchmont Avenue
Larchmont, NY 10538

December 19, 2016

Subj: Review of Proposed Local Land Use Laws

At the request of the Village Board, the Village Planning Board has reviewed the proposed changes to the local land use laws. This review included the following proposed changes to local laws, and considered proposed changes made since prior review of November 21, 2016.

- Local Law to revise the Zoning Law by regulating the location and dimensions of retaining walls and the land surrounding them
- Local Law to amend the Zoning Law by adding regulations concerning changes of grade and soil movement
- Local Law to amend the Zoning Law by establishing regulations concerning mechanical rock excavation and additional regulations concerning rock blasting
- Local Law to amend the site plan regulations of the Zoning Law by prohibiting site plan approval for proposed demolition that is subject to additional zoning regulations
- Local Law to amend the Zoning Law by increasing coordination among the Village's land use boards
- Local Law to amend the grandfathering provisions of the Zoning Law

It is the considered opinion of the Planning Board that the proposed changes to the local land use laws are consistent with a framework that would facilitate responsible land use policy and practice in harmony with the master plan for the Village of Larchmont. The proposed changes thoughtfully address issues of overbuilding and construction impacts, fairly balancing the interests of individual property owners and the community as a whole.

Respectfully,



John B. Parkinson
Chair