

Robert P. Astorino  
County Executive

County Planning Board

March 27, 2017

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

**Subject: Referral File No. LAR 17-002 – Zoning Text Amendment – Off Street Parking**

Dear Mr. Datino:

The Westchester County Planning Board has received a proposed local law that would amend the text of the Larchmont Zoning Ordinance by revising the minimum number of required off-street parking spaces for certain commercial uses including sit-down restaurants, takeout food establishments and retail food establishments. The amendment changes the requirement for parking spaces by making it one space per 250 square feet of gross floor area. The previous regulations were based on the number of seats in a particular establishment.

We have reviewed the proposed 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 it to be a matter for local determination in accordance with the Village's planning and zoning policies.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By: 

Eileen Mildenberger  
Acting Commissioner

EM/KE