

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of Village of Larchmont

FILED
STATE RECORDS

DEC 23 2016

DEPARTMENT OF STATE

Local Law No. 22 of the year 2016

A local law to amend the Zoning Law by increasing coordination among the Village's
(Insert Title)
land use boards

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Larchmont

as follows:

Be it enacted by the Board of Trustees of the Village of Larchmont as follows:

Section One. Purpose and Intent.

Within the Village of Larchmont, certain development applications require approval from the Village's Planning Board and one or more of the Village's other land use boards such as the Board of Architectural Review and/or Zoning Board of Appeals. Having the land use boards exchange views on development applications for significant projects, as defined herein, at the earliest stage in the process will likely, to the benefit of all involved, encourage the identification of potential issues and concerns. This local law increases such coordination and provides a process through which such exchange of ideas can occur, and it is intended that these provisions will streamline the development application review process and potentially reduce plan development costs.

Section Two. Paragraph 381-68-G.A. of the Zoning Law of the Code of the Village of Larchmont, concerning application procedures, is hereby repealed and replaced in its entirety to read as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

A. Presubmission conference.

(1) No site plan application for a significant project, as defined in this paragraph 381-68-G.A., shall be accepted until the applicant submits to the Planning Board a concept plan and/or drawing in sufficient detail for the Planning Board to be able to visualize the proposed development and its context within surrounding properties and streets. A presubmission conference will then be scheduled for the applicant to discuss its concept with the Planning Board. If feasible, the presubmission conference will be a joint meeting of the Planning Board, the Board of Architectural Review, and, if the Zoning Board of Appeals will be an approving agency, the Zoning Board of Appeals. If it is not feasible for there to be such a joint meeting within 45 days of the submission of the concept plan and/or drawing, the application may be filed and the Planning Board will seek the input of the Board of Architectural Review and, if involved, the Zoning Board of Appeals at the earliest feasible time. Applicants are advised that a primary purpose of this provision is to provide them with input from the appropriate land use boards before the details of their development proposal are fixed, and before they have expended significant sums of money on plans that may require modification. The requirements of this paragraph may be waived by the Planning Board or its designee.

(2) For the purposes of this paragraph 381-68-G.A., the term significant project shall mean a project that involves any one or more of the following elements: (i) a subdivision; (ii) the construction of a new dwelling or dwelling unit on a one-family lot and the construction of any new improvement on any other lot; (iii) the renovation of an existing improvement where such renovation affects 25% or more of the lot area; (iv) the addition of 25% of the existing square footage of a dwelling or dwelling unit on a one-family lot to such dwelling or dwelling unit and the addition of 25% of the existing square footage of any other improvement to such improvement on all other lots; and (v) any proposed development for which a variance from the minimum yard or setback dimensions is required.

Section Three. Paragraph 381-68-G.D. of the Zoning Law of the Code of the Village of Larchmont, concerning referrals, is hereby revised by adding a sentence to the end of the paragraph to read as follows:

Without limiting the generality of the foregoing, referral shall be made to the Parks and Trees Committee.

Section Four. Severability.

If any section, subsection, clause, phrase, or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section Five. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 22 of 2016 of the ~~(County)(City)(Town)~~(Village) of Larchmont was duly passed by the Board of Trustees on December 19 2016, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20 , in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

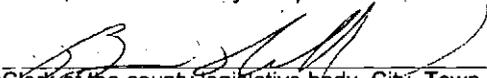
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.



Clerk of the county legislative body, City, Town or Village Clerk or
officer designated by local legislative body

Date: December 20, 2016

(Seal)