

VILLAGE OF LARCHMONT
LOCAL LAW # 15-2016

A local law to amend the subdivision regulations of the Zoning Law by
revising the definition of subdivision, adding provisions
concerning lot arrangement and dimensions and
ensuring consideration of the land's character

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

Section One. Purpose and Intent.

This local law increases the applicability of the Village's subdivision regulations to the division of any parcel of land into two or more lots. It also intends to avoid future issues by ensuring that the arrangement and dimensions of lots, as well as the land's character, are taken into consideration during the application review process.

Section Two. Section 381-69-C of the Zoning Law of the Code of the Village of Larchmont, concerning definitions, is hereby amended by adding the following definitions:

SUBDIVISION

The division of any parcel of land, in accordance with the applicable zoning, for the purpose of immediate or future sale or building development into two or more plots, lots, or sites.

Section Three. Section 381-69-H of the Zoning Law of the Code of the Village of Larchmont is hereby revised by adding the following paragraph R:

R. Lot arrangement and dimensions.

(1) The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with applicable laws and regulations, and in providing driveway access to buildings on such lots from an approved street.

(2) Lot dimensions shall comply with the applicable district's dimensional requirements. Notwithstanding the foregoing, the Planning Board may require lots of larger size than such dimensional requirements where it finds that due to topographic or subsoil features, such are required for proper drainage, water supply, waste disposal, or other environmental purposes.

Section Four. Section 381-69-H of the Zoning Law of the Code of the Village of Larchmont is hereby revised by adding the following paragraph S:

S. Land of such a character that it cannot be used without danger to health or peril from fire, flood, or other menace, shall not be subdivided for residential purposes, nor for any other permitted use that might increase danger to the health, safety, or welfare of any person or property, or aggregate a flood hazard. Such land may be set aside for such uses as shall not involve such danger.

Section Five. 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 Six. Effective Date.

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