

LOCAL LAW NO. 5-2005

**A LOCAL LAW TO REVISE THE SITE PLAN APPROVAL LAW OF
THE VILLAGE OF LARCHMONT**

Section One. Section 361-5(F) of the Code of the Village of Larchmont is hereby amended to read as follows:

- F. The demolition of over twenty (20) percent of the gross square footage of existing improvements located on a single lot, within any twenty-four (24) month period, shall not be carried out until site plan approval is obtained. In calculating the gross square footage to be demolished, the Building Inspector shall include as to be demolished any square footage that, during the proposed demolition, will not remain fully enclosed by at least three existing exterior walls or fully enclosed by the existing ceiling structure or roof immediately above it on the same floor.

Section Two. Section 361-6 of the Code of the Village of Larchmont is hereby amended to read as follows:

§ 361-6. Exemptions.

The provisions of this chapter shall not apply to alterations or additions to one- or two-family dwellings, unless such alterations or additions, when aggregated with all other alterations and/or additions to such dwelling and all other improvements which are accessory to such dwelling and which were commenced or completed within the prior twenty-four (24) month period, or for which a building permit is / was sought or issued within the prior twenty-four (24) month period, encompass either new square footage in excess of two hundred fifty (250) square feet or an increase in building coverage in excess of one hundred twenty-five (125) square feet.

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