

Please see below.

Scarsdale often the leader in matters such as the ones below, has been lagging shamefully for too long.

<http://www.lohud.com/story/news/local/westchester/2016/12/20/larchmont-moratorium-ends/95631328/>

## Building moratorium ends in Larchmont

[Gabriel Rom](#), [grom@lohud.com](mailto:grom@lohud.com) 3:42 p.m. ET Dec. 20, 2016

*Building permits are now available for all approved applications.*



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(Photo: File photo by Tania Savayan/The Journal News)

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LARCHMONT - Residential developers are now free again to build in the village, though some public opposition remains.

The board of trustees unanimously passed six local laws Monday evening, concluding a year-long legislative effort to curtail large-scale residential development.

"This was a collaborative process," Mayor Lorraine Walsh said. "We've made a lot of important changes that will close some gaps in our zoning code."

The laws are set to go into effect this week. With their passage, a building permit moratorium kept in effect for more than six months has been removed.

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The newly adopted regulations include limits on the size and placement of retaining walls and restrictions on the amount of time developers can excavate rock. The village, Walsh said, is also considering architectural design and historic preservation guidelines.

But members of Preserve Larchmont, a grassroots group, said the excavation law is too developer-friendly.

"We're incredibly disappointed with the mayor and the board," said Sarah Bauer, one of the group's leaders. "There are loopholes that let developers easily skirt the law which could result in blasting for years."

Bauer said the group will continue to lobby the village to amend the law.

Village lawmakers have walked a tightrope in recent months between developers decrying burdensome regulations and community members concerned about neighborhood preservation.

"I think we struck a balance," Walsh said. "We looked at the concerns that were brought to us and focused on sensible planning."

The six laws passed Monday are the final component of a larger package of regulations that are intended to dramatically reform the village's zoning code. On Nov. 28, the village Board of Trustees unanimously approved [11 new zoning laws](#) but kept in effect a building permit moratorium which expired Monday.

In January, the village Board of Trustees unanimously adopted a [moratorium on building and tear-down applications](#), effectively putting a hold on any large scale development in the village. The ban came after a burst of

public opposition to a proposed project involving a beloved home at 40 Ocean Ave., which would subdivide a 68,000-square-foot lot and erect four homes in its place. Developers for the project could not be reached for comment.