

To: Greg Cutler, Village Planner, VoM

The VoM HCZMC, as per the meeting on March 20, 2019, requests the information below to assist in determining whether the proposed changes to local laws PLL T 2018 and PLL V 2018 are consistent with the VoM LWRP.

Thank you for your assistance in this matter.

Sincerely,

Tony Gelber

VoM HCZMC, Chair

Local Law – PLL T 2018

The changes proposed for PLL T 2018, as we understand them, are the allowed uses, single or multiple, on residential and non-residential properties. Our concerns re the changes in the law are the potential impacts on the people and our resources re the policies in the LWRP.

The following information is requested to help us determine the consistency of these proposed changes with the VoM LWRP:

- Impacts of the proposed changes:
 - Approx. number and location of properties, families, businesses who may be effected
 - Approximate number of non-conforming uses this will create and the locations of such non-conforming uses
- Trigger points for the proposed changes:
 - What actions by the Village, the applicant, owner, operator or other, will trigger the impacts of the proposed changes in this law, e.g.:
 - New construction – size, types
 - Renovations – size, type, dollar value
 - Maintenance type projects
 - No actions
 - Other
- Policies
 - Overall, how do these proposed changes advance the Policies of the LWRP
 - # 19 Public Access
 - Will these changes cause the loss or potential loss of public access to water bodies – e.g. LIS, Mamaroneck, Sheldrake, Beaver Swamp Rivers, other water bodies?
 - # 23 Protect, Enhance, Restore ...significance history, architecture, archeology, cultures of the VoM

- Will these changes cause the loss or potential loss of historic properties or those properties eligible for designation by SHPO and or the Nat'l Register due to:
 - Direct impacts of the changes by the law
 - Indirect impacts such as the loss of economic value, capital or operating which will negatively affect the viability of the use of the property as a historic or potentially eligible property, e.g.:
 - will the loss of multiple uses in residential cause the loss of rental income for say a professional office in a residential property?
 - will the increase in uses in non-residential drive development which will threaten the existing use?
- Policies 7, 7A, 8, 9 – Fish and Wildlife Policies
 - Will the changes in PLL T 2018 cause an increase in development and or renovations pressure, with a resulting negative impact on?
 - the environment and the fish and wildlife and their habitat
 - the loads on our existing infrastructure, due to direct actions such as construction and renovations on water, stormwater and sanitary and or
 - indirect impacts for the need for add'l facilities such as increase in the need for support services such as schools, police, fire, roads and their adverse negative enviro impacts.

Local Law – PLL V 2018

The changes proposed for PLL V 2018, as we understand them, are the height allowed. Our concerns re the changes in the law are the potential impacts on the people and our resources re the policies in the LWRP.

The following information is requested to help us determine the consistency of these proposed changes with the VoM LWRP:

- Impacts of the proposed changes:
 - Approx. number and location of properties, families, businesses who may be effected
 - Approximate number of non-conforming uses this will create and the locations of such non-conforming uses
- Trigger points for the proposed changes:
 - What actions by the Village, the applicant, owner, operator or other, will trigger the impacts of the proposed changes in this law, e.g.:
 - New construction – size, types
 - Renovations – size, type, dollar value
 - Maintenance type projects
 - No actions
 - Other
- Policies
 - Overall, how do these proposed changes advance the Policies of the LWRP
 - # 23 - Protect, Enhance, Restore ...significance history, architecture, archeology, cultures of the VoM

- Will these changes cause the loss or potential loss of historic properties or those properties eligible for designation by SHPO and or the Nat'l Register due to?
 - Direct impacts of the changes by the law
 - Indirect impacts such as the loss of economic value, capital or operating which will negatively affect the viability of the use of the property as a historic or potentially eligible property, e.g.:
 - will the loss of multiple uses in residential cause the loss of rental income for say a professional office in a residential property?
 - will the increase in uses in non-residential drive development which will threaten the existing use?
- Policies 7, 7A, 8, 9 – Fish and Wildlife Policies
 - Will the changes in PLL T 2018 cause an increase in development and or renovations pressure, with a resulting negative impact on?
 - the environment and the fish and wildlife and their habitat
 - the loads on our existing infrastructure, due to direct actions such as construction and renovations on water, stormwater and sanitary and or
 - indirect impacts for the need for add'l facilities such as increase in the need for support services such as schools, police, fire, roads and their adverse negative enviro impacts.