

## **Village Attorney Walsh Announces Amendments to Zoning Code**

The Village Board of Trustees recently passed two local laws amending the zoning code. The laws were enacted after public hearings and in furtherance of the Board of Trustees efforts to provide for the thoughtful development of residential and commercial areas of the Village.

Section 105-58 of the zoning code has been amended to include as a permitted use in the B District, Office/Residential use in addition to the existing residential permitted uses. The change only relates to properties located on Conklin, Fulton and West Street . The Trustees believe that the change will permit owners of properties on these streets to develop their properties in a way where they can maintain and restore older houses which are important to the Village in an economically viable way.

Section 105-63 of the zoning code has recently been amended to increase the required lot size for houses in the B District. The required lot size had been 5,000 square feet with a minimum 50 foot lot width. The new law requires lots to be at least 6,000 square feet with a lot width of 60 feet. The Trustees believe the new law will reduce the number of lot splits with new homes and is consistent with the Trustees efforts to preserve open space and the residential character of the community.