

Changes to Village of Plandome's Zoning Code

Answers to Frequently Asked Questions

What are the main changes to the Village of Plandome's Zoning Code?

- A. The Village is proposing to make adjustments to the formulas for calculating gross floor area and floor area ratio of new construction in order to a) reduce the formulas from three to two for each Zoning District, and b) reduce the maximum GFAs and FARs in order to assure that new construction is generally consistent the size of neighboring homes.
- B. The Village is proposing minor modifications to various definitions for attics, basements, cellars, flat roofs, peaked roofs, nonvegetative surfaces, accessory structures, walls and retaining walls.
- C. The Village is also revising and simplifying the formulas for calculating height-setback ratios and nonvegetative surfaces.

Why is the Village making these changes?

- A. The Village is proposing these changes to preserve the character of the Village by reducing the potential for excessively large homes in the Village relative to neighboring homes while still allowing residents to realize the value of their property. It is also proposing these changes to assist the Zoning Board of Appeals and the Design Review Board in addressing issues that very ambiguous or not clearly defined in the current code

What is the impact of these changes on current residences?

- A. The Zoning changes will have no impact on current residences unless there is major renovation or a total replacement. All existing homes are deemed to be in compliance with the new code, that is, "grandfathered." The Zoning changes will only apply to new construction, whether through major renovation or total replacement by the current owner or a future owner.

If our home is totally destroyed from fire or other disaster, would the rebuilding be subject to the new Zoning Code?

- A. If your rebuilt home remains generally similar in size and footprint to the old home, it would still enjoy its existing or "grandfathered" status under the new Zoning Code. Only if the new home were substantially different in size and footprint from the old home would it need to comply with the new Zoning Code.

What is the "Gross Floor Area" and the "Floor Area Ratio"?

- A. These are both described in detail in the Zoning Code. But in general, the Gross Floor Area (GFA) is the total interior square footage of a residence and related buildings, including basements, garages, enclosed porches, sheds, and attics with headroom. Cellars or bottom floors that are mostly below ground level on all sides are not included in GFA. Floor Area Ratio (FAR) is the GFA divided into the lot area in square feet.

What is the difference between cellars and basements?

- A. Conceptually, basements are the lowest level of a home that have ground-level external access on at least one side of the home. Cellars are the lowest level of a home that does not have

ground-level external access. Basements are included in the calculation of GFA; cellars are not. The proposed Zoning Code changes the definition of both to reduce the potential for bottom floors on sloping properties to be defined as cellars instead of basements. Please review the Zoning Code for the exact definition.

Is the Village changing the boundaries or definitions of the Zoning Code Districts?

- A. We are not changing the boundaries or definitions of the Zoning Code Districts, which have existed for over 60 years.

For many residences, the changes in the maximum allowable GFA are very minor (1% to 3%). Why is the Village making changes with such a small impact?

- A. We are proposing these changes in the interest of simplification and clarification. Under the current code, most residences in each Zoning District fall into a middle tier, where the FAR needs to be calculated using a formula that creates a sliding scale for the FAR based on the property size. In the new proposed code, we are eliminating the sliding scale calculations and providing simple FAR numbers that apply to all residences in each District and can be easily calculated.

What homes are in which Zoning District?

- A. The map of the Zoning Districts of Plandome are available on the Village Website or in the Village Hall. The following is a listing of which locations are in each Zoning District:

Zoning Code A includes:

- 1 and 7 Bayside Drive,
- Brookside Drive: the east or even number side plus 83, 89, and 99;
- East Drive;
- Heights Road;
- Kimson Court;
- Madonia Court;
- Peters Lane;
- 1011, 1013, and 1029 Plandome Road,
- 7, 12, 15, 22 and 25 Plymouth,
- Rockwood Road;
- Rockwood West,
- Rockwood East;
- 22, 25, and 33 Shore Drive;
- Stonytown Road;
- The Terrace;
- Walters Lane;
- 33 and 38 Willets Lane;
- 90, 97, and 98 Woodedge Road.

Zoning Code B includes:

- 2 and 8 Bayside Drive;
- The east side of Plandome Road from 1020 to 1130;
- 57 North Drive;

- Shore Drive except 22, 25, and 33;
- 2 and 6 Shoreview Lane
- 1 through 30 South Drive;
- 10 and 14 Valley Drive;
- 3, 15, 25, and 33 West Drive;
- 3 through 22 Westgate Boulevard.

Zoning Code C includes:

- Brookside Drive: West or odd number side of Brookside, from 1 to 77;
- Central Drive;
- Cross Drive;
- Middle Drive;
- North Drive except for 57;
- Park Drive;
- Pinewood Road: West or even number side from 2 to 18;
- Plandome Drive;
- 32 to 152 Plymouth Road;
- 53 Rockwood Road;
- 25 to 86 South Drive;
- The Ridge;
- Valley Drive from 24 to 86;
- West Drive: East of even side of West Drive from 4 to 26;
- 25 to 76 Westgate Boulevard;
- 2 to 28 Willets Lane;
- Woodedge Road: The north or odd side from 1 to 93;
- Woodland Drive.

Zoning Code D:

- Dogwood Lane;
- Hawthorne Lane;
- Longridge Road;
- Oakwood Road;
- Parkwoods Road;
- 17 Pinewood Road;
- Woodedge Road: South or even number side from 8 to 86.