

# TOWN OF NORTH CASTLE

## LOCAL LAW #14 FOR THE YEAR 2006

(Adopted August 16, 2006)

A Local law to amend Section 213-21 of the Town of North Castle Town Code to permit professional and business conference facilities as a special use within the OB (Office Business) Zoning District; to create a new Section 213-33.S of the Town of North Castle Town Code to create appropriate special use permit standards for professional and business conference facilities; and to amend Section 213-3 of the Town of North Castle Town Code to create a definition of professional and business conference facilities.

**Section 1.** Amend Section 213-3 of the Town of North Castle Town Code to include the following definition in proper alphabetical order.

**PROFESSIONAL AND BUSINESS CONFERENCE FACILITY** -- A building or group of buildings for education, lectures, seminars and training of professional and business personnel. Building(s) may include offices, conference rooms, seminar rooms, training equipment, ancillary services, housing and eating accommodations and recreational facilities for the use of the participants and administrators. No restaurant, tavern, catering hall, nightclub, hotel, motel or inn serving the public shall be operated and maintained.

**Section 2.** Amend Section 213-21 of the Town of North Castle Town Code to include the following use in Part 1 OB Office Business/Column 2 Permitted Principal Uses.

(4) Professional and Business Conference Facility.\*

**Section 3.** Create the following new Section 213-33.S in proper numerical order.

S. Professional and Business Conference Facility. A Professional and Business Conference Facility shall be allowed by special permit in the OB District, provided that:

(a) The following design objectives are met:

- (1) Formal and informal landscaping, natural wooded areas, stonewalls, entrance gates and similar features shall be preserved whenever feasible.
- (2) Buildings shall be sited so as to have minimum impact upon meadows and woodlands.
- (3) Unique natural areas and open spaces such as streams, ponds, marshes, steeply sloped areas, woodlands, etc., shall be preserved.
- (4) The maximum floor area ratio of all conference facilities shall not exceed .06 of the land area of the lot.
- (5) No building or parking area associated with the conference facility shall be located closer than 50 feet to any property line, nor within 250 feet of any neighboring residence.

(b) Adequate water supply and sewage disposal facilities shall be provided in accordance with the requirements of the Town of North Castle, Westchester County Department of Health, and the New York State Departments of Health and Environmental Conservation.

- (c) No Professional and Business Conference Facility shall be permitted on a lot of less than 100 acres but more than one principal use shall be permitted on such lot.
- (d) Functions at the Professional and Business Conference Facility shall be limited to education, lectures, seminars and training of professional and business personnel associated only with businesses, institutions of higher learning, official government and professional or business organizations.
- (e) A Professional Business Conference Facility shall not contain a restaurant, tavern, catering hall, nightclub, hotel, motel or inn serving the general public.

**Section 4.** Conflicting Standards.

Where the requirements of this Local Law impose a different restriction or requirement than imposed by other sections of the Code of the Town of North Castle, the Town Law of the State of New York or other applicable rules or regulations, the requirements of this Local Law shall prevail.

**Section 5.** Severability.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this local law shall not affect the validity of any other part of this local law that can be given effect without such invalid part or parts.

**Section 6.** Effective Date.

This Local Law shall take effect immediately upon its adoption and filing with the Secretary of State.

Dated: August 16, 2006