

TOWN OF NORTH CASTLE

Local Law No. 16 For the Year 2007

(Adopted July 25, 2007)

A local law to increase the recreation fee for subdivisions and multifamily housing requiring site plan approval only.

Be it enacted by the Town Board of the Town of North Castle as follows:

Section 1. Replace Section A216-35 of the Town Code with the following text:

§ A216-35.

- A. Where the Planning Board finds that, with respect to a subdivision, a reservation of land would be inappropriate, the Planning Board shall require the applicant to deposit with the Town Board a parks reservation fee of \$10,000 per new building lot. These moneys shall be placed in a special fund to be used for the purchase and development of sites for parks and recreational areas in the Town.
- B. In all cases where a middle income unit is developed, the recreation fee may be reduced by Fifty percent from that which is otherwise payable provided that the Seller of the middle income unit reduces the initial sales price of such unit by the amount of the reduction as computed hereunder.

Section 2. Replace Section 143-5.B of the Town Code with the following text:

- B. The recreation fee paid to the town shall be \$8,500 per dwelling unit for a multifamily development (or other form of residential development) requiring only a site plan or special permit approval, except that the recreation fee to be paid to the town for such developments shall be \$4,250 per studio dwelling unit as above provided.
- C. In all cases where a middle income unit is developed, the recreation fee may be reduced by Fifty percent from that which is otherwise payable provided that the Seller of the middle income unit reduces the initial sales price of such unit by the amount of the reduction as computed hereunder.

Section 3. 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 4. 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 5. Effective Date.

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

Dated: July 25, 2007