NEW YORK STATE DEPARTMENT OF STATE
99 WASHINGTON AVENUE
ALBANY, NY 12231

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County
City
of North Castle
Town
Village

Local Law No. _____ **of the year** 2016

A local law to Amend Section 355-22 of the Town of North Castle Town Code to add additional clarifying language regarding multifamily dwellings located on the first floor within the CB-A Zoning District as well as multifamily dwelling located on the second floor within the CB-A Zoning District

Be it enacted by the Town Board **of the**
(*Name of Legislative Body*)
County
City
of North Castle as follows:
Town
Village

Section 1. Modify Permitted Principal Use #3 within the CB-A Zoning District as follows:

3. At least 20%, but not more than 40%, of the total floor area physically located within the CB-A District shall consist of multifamily dwellings located on the second story. At least 20% of dwellings physically located within the CB-A District shall be designated and set aside as AFFH pursuant to § 355-24I of the Town Code.

Section 2. Modify Permitted Principal Use #13 within the CB-A Zoning District as follows:

*13. Multifamily dwellings located on the first floor only when the first floor of the building is actively used, at the street, with retail and/or other suitable uses as determined by the Town Board.

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.