

TOWN OF NORTH CASTLE

**Local Law No. 1 For the Year 2025
Adopted February 12, 2025**

A LOCAL LAW to rezone 23 Bedford Banksville Road from the CB-B Zoning District and GB Zoning District to the CB-B Zoning District, to permit Light Industrial Uses in the CB-B Zoning District and to create Light Industrial Special Use Permit Requirements for the CB-B Zoning District.

BE IT ENACTED by the Town Board of the Town of North Castle as follows:

Section 1. Amend the “Zoning Map of the Town of North Castle, New York,” as established in Section 355-6 of the Town Zoning Code, so as to reclassify all of lot 102.04-1-9 from the CB-B and GB Zoning Districts to the CB-B Zoning District.

Section 2. Amend Section 355-22 of the Town Code to include the following use in the CB-B Zoning District:

- * Wood processing
- * Assemblage of pre-cut metal and aluminum.

Section 3. Amend Section 355-4 of the Town Code to include the following new definitions in proper alphabetical order:

Wood processing - wood processing, including receipt and indoor storage of treated wood, application of bleach, sanding, stain and topcoat of specimens.

Assemblage of pre-cut metal and aluminum - Metal assemblage, including receipt and indoor storage of metal and aluminum, assemblage of either product which may require welding and/or cutting.

Section 4. Amend Section 355-57 of the Town Code to add Wood processing, and assemblage of pre-cut metal and aluminum to the off-street parking requirements as follows:

Wood processing	1 space per 1,200 square feet of gross floor area.
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Assemblage of pre-cut metal and aluminum.	1 space per 1,200 square feet of gross floor area.
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Section 5. Create the following new Section 355-40.AB in the Town Code as follows:

AB. Wood processing, and Assemblage of pre-cut metal and aluminum uses. In zones where permitted, wood processing, and assemblage of pre-cut metal and aluminum uses shall be subject to the following additional requirements:

- (1) Lot location and size. The site of a wood processing, and assemblage of pre-cut metal and aluminum use shall only be permitted within a 1-story building constructed prior to January 1, 1990 and not subjected subsequently expanded with a minimum gross floor area of 15,000 square feet, and shall be limited to no more than 60% of any building.
- (2) Density. The Town Board shall find that any building accommodating a wood processing, and assemblage of pre-cut metal and aluminum use shall have a maximum occupancy of 20 people at one time.

- (3) Operation plan. The applicant for a wood processing, and assemblage of pre-cut metal and aluminum shall submit a preliminary operation plan identifying proposed operations, hours, capacity and staffing requirements. All chemicals shall be stored, vented, applied and disposed of properly.
- (4) Parking. Parking shall be provided pursuant to Section 355-57 of the Town Code unless a greater or lesser number is found by the Town Board to be warranted based on review of the operation plan.
- (5) Exterior lighting and access. Exterior lighting shall be of such a nature as to minimize impact upon adjoining landowners. Wood processing, and Assemblage of pre-cut metal and aluminum uses shall have direct individual access to the outside of the building and be limited to operating on the first floor.
- (6) Site plan. The review and approval of a site plan by the Planning Board shall be made a condition of the issuance of a special use permit.

Section 6. 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 7. 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 8. Effective Date.

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

Dated: February 12, 2025