

TOWN OF NORTH CASTLE

Local Law No. 3 For the Year 2023 Adopted March 22, 2023

A Local Law to amend the Code of the Town of North Castle by amending Chapter 355 entitled Zoning, Section 355-32.B, with respect to temporary public use of the golf course and related facilities of a membership club affiliated with a golf course community.

Section 1. Amend Section 355-28.B to read in its entirety as follows:

Eligibility, procedure and boundaries. The owner of one or more lots and/or parcels of land in the R- 2A District having an aggregate minimum area of 150 acres and at least 1,000 feet of frontage on, and direct access from, a state highway, and on which an eighteen-hole golf course exists on the date of adoption of this section (the “eligible land”), may petition the Town Board to map the GCCFO District, but only on the portion of the eligible land located more than 100 feet from the perimeter property boundaries of the eligible land, it being the intent of the Town Board that the portion of the eligible land not mapped as GCCFO District shall be a buffer area and shall be used only for golf course uses, including access driveways and accessory parking, permitted in the R-2A District. The boundaries of a GCCFO District shall be fixed by amendment to the Town Zoning Map in accordance with the procedure set forth in § 355-80 of this chapter. The affiliated membership club shall be required to meet all membership club special use permit requirements pursuant to Article VII of this chapter via the issuance of a Town Board special use permit. The affiliated membership club shall also require Planning Board site plan approval pursuant to Article VIII of this chapter. Notwithstanding any provision of Article II or Article VII of this chapter, a special use permit for the affiliated membership club may permit temporary public use of the golf course and related facilities during construction of the residences of the golf course community, on reasonable terms and conditions determined by the Town Board.

Section 2. 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 3. 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 4. Effective Date.

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

Dated: March 22, 2023