

## **TOWN OF NORTH CASTLE**

### **Local Law No. 4 For the Year 2023 Adopted April 12, 2023**

A Local Law to amend the Code of the Town of North Castle, Chapter 355 entitled Zoning, to permit Day Camps in Residential Zoning Districts and to create Day Camp Special Use Permit Requirements.

**Section 1.** Amend Section 355-21 of the Town Code to include the following use in the Residential Zoning Districts:

\* Day Camp

**Section 2.** Amend Section 355-4 to include the following definition in proper alphabetical order:

Day Camp -- A principal permitted use consisting of a tract of land and any tents, vehicles, buildings, or other structures that may be pertinent to its use, any part of which may be occupied on a scheduled basis at any time between June 1 and September 15 in any year by children under 16 years of age, under general supervision, for the purpose of indoor or outdoor organized group activities, involving two or more activities for a period of less than 24 hours on any day the property is so occupied and/or which no provisions are made for overnight occupancy by such children. Any recreational program offered directly by the Town of North Castle Recreation Department shall not be deemed a day camp.

**Section 3.** Amend Section 355-57 of the Town Code to add Day Camp to the off-street parking requirements as follows:

Day Camp      1 space per employee

**Section 4.** Create the following new Section 355-40.AA in the Town Code as follows:

AA. Day Camps. In zones where permitted, day camps shall be subject to the following additional requirements:

(1) Uses. The special use permit may provide for accessory uses, including athletic camp fields, tennis and racquetball courts, swimming pools and other recreational buildings and facilities such as are normally incident to the operation of a day camp.

(2) Lot location and size. The site of a day camp shall physically relate to the scope of planned activities, shall front on an interstate highway and have a lot area of not less than 15 acres.

(3) Density. The Town Board shall find that the proposed number of campers can be accommodated on the site. There shall be no more than 65 campers per gross acre at one time. In any event, no one day camp shall be permitted to accommodate more than 1000 campers at one time.

(4) Coverage. Building coverage, including accessory buildings, shall not exceed 15% of the site area. Gross Land Coverage shall not exceed 45% of the site area.

(5) Yard requirements. No building or recreation facility including swimming pools and tennis and racquetball courts shall be located within 100 feet of any street or property line. No land within 50 feet of any street or property line shall be used for outdoor recreation, including grass athletic fields and picnic areas. Off-street parking shall not be located within 50 feet of any street or property line. The restrictions contained herein shall not prevent the continued use of any building, recreational facility, outdoor recreation area or off-street parking area which was used for such purpose at the time of adoption of this section.

(6) Landscaped strips and shrubbery screens. Camp facilities shall be screened from any adjoining residential properties by landscaped strips not less than 15 feet wide.

(7) Camp layout. Camp facilities shall be designed so as to be consistent with the character of the surrounding neighborhood and operated so as to reasonably safeguard the peace, welfare and comfort of neighboring residents and their places of residence.

(8) Operation plan. The applicant for a day camp shall submit a preliminary operation plan identifying proposed operations, hours, capacity and staffing requirements, as well as the parking management plan referenced in #10 below. A statement shall be included detailing the nature and extent of regulation to be provided by the State of New York and County of Westchester, with reference to statutes and laws as appropriate. The operator of the day camp shall be required to submit an update of the operation plan and regulatory statement on an annual basis to the Building Inspector as a condition of the special use permit.

(9) Hours of operation. The day camp operating season shall be established by the Town Board but shall in no event commence earlier than June 1 nor extend later than September 15. The hours of operation of the day camp, including ground and other maintenance activities, shall be established by the Town Board but shall in no event extend longer than 12 hours per day.

(10) 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. Safe and adequate off-street loading and unloading areas shall be provided for buses and passenger cars. In addition, staff parking may be provided off-site, if deemed appropriate by the Town Board, and upon submission of an off-site parking management plan. The management plan shall identify shuttle transportation, hours of operation, number of vehicles parked and other operational parameters. A copy of the lease or similar arrangement for the parking off-premises shall be provided to the Town with the yearly operational plan.

(11) Exterior lighting. Exterior lighting shall be of such a nature as to minimize impact upon adjoining landowners.

(12) Public address systems and sound amplification devices. The use of public address systems and sound amplification devices which are audible on adjacent parcels shall be prohibited except for reasonably necessary emergency and safety purposes, subject to terms and conditions pursuant to a plan preapproved by the granting authority. Such terms and conditions and plan shall be specified within the language of the permit; provided, however, that such plans seek to minimize the ability to hear such emergency and safety uses off the subject premises to the greatest extent practicable.

(13) 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.

(14) Inspection. At all reasonable times, the Building Inspector may visit and inspect the property and all relevant books, records and accounts for the purpose of determining whether the day camp is being operated in compliance with this section.

(15) Open Houses. Notwithstanding the above, the property may also be used between September 1 and June 1 for open house events to showcase the camp for prospective campers and parents. The number of such events shall generally not exceed six per year.

#### **Section 5. 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 6. 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 7. Effective Date.**

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

Dated: April 12, 2023