

TOWN OF NORTH CASTLE

Local Law No. 7 For the Year 2023 Adopted August 9, 2023

A Local Law to amend Section 355-27 of the Town Code to permit density at the discretion of the Town Board for office building to senior housing conversions in the R-MF-SCH Zoning District and reclassify the Airport Campus property from the DOB-20A Zoning District to the R-MF-A and R-MF-SCH Zoning Districts.

Section 1. Amend Section 355-27.B(2) of the Town Code as follows:

- (2) The maximum permitted amount of development on a site in an R-MF-SCH District shall be in the range of 0.15 FAR to 0.4 FAR, which specific amount shall be determined by the Town Board at the time of each zoning approval. FAR shall be based upon "net lot area," as defined herein. The determination of maximum permitted FAR, as well as other dimensional standards for each individual zone, shall be based upon the Town Board's consideration of the character of the neighborhood in which the zone will be located; the zone's relationship to adjoining zones, properties and land uses; the zone's topography; the zone's proximity to shopping and transportation services; and other such factors which said Board may determine to be appropriate. Any conversion of an existing office building of at least 75,000 square feet in size to multifamily senior citizen use shall not have a maximum FAR in the R-MF-SCH zoning district and the Town Board shall set and determine the dimensional standards and design considerations for any such conversion at the time of rezoning and notwithstanding requirements set forth in other section of the Town Code.

Section 2. 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 portions of lots 118.02-1-1, 113.04-1-13, 113.04-1-14, 113.04-1-20, as shown on the attached map, from DOB-20A Zoning District to the R-MF-A and R-MF-SCH Zoning Districts.



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: August 9, 2023