

PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning Telephone: (914) 273-3542 Fax: (914) 273-3554 www.northcastleny.com

April 29, 2024

Supervisor Joseph A. Rende and Town Board Members Town of North Castle 15 Bedford Road Armonk, New York 10504

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

TOWN OF NORTH CASTLE WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

Dear Supervisor Rende and Town Board Members:

As requested, the Planning Department has reviewed a petition that proposes to amend the Town Code to permit Light Industrial Uses in the GB Zoning District and to create Light Industrial Special Use Permit Requirements for the GB Zoning District.

In general, the proposed petition appears to be reasonable and would permit the adaptive reuse of the main building located at 23 Bedford Banksville Road.

Sincerely,

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Adam R. Kaufman, AICP Director of Planning

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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 year2024 | |
| A local law | <u>Zoning</u> Zoning | District to the GB Zoning I | Road from the CB-B Zon District, to permit Light Indu t Industrial Special Use Perr | ustrial Uses in the GB |
| | by the _ | Town Board (Name of Legislative Bod | y) | of the |
| County City of | North C | 'astle | | as follows: |
| Town Village | <u>r tortir c</u> | aste | | us 10110W5. |

<u>Section 1.</u> 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 GB Zoning District.

<u>Section 2.</u> Amend Section 355-22 of the Town Code to include the following use in the GB Zoning District:

* Wood processing

* Assemblage of pre-cut metal and aluminum.

<u>Section 3.</u> 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 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 storage of metal and aluminum, assemblage of either product which may require welding and/or cutting.

<u>Section 4.</u> 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.

Assemblage of pre-cut metal and aluminum.

1 space per 1,200 square feet of gross floor area.

<u>Section 5.</u> 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 building constructed prior to April 29, 2024 with a minimum gross floor area of 15,000 square feet.
- (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.
- (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. Exterior lighting shall be of such a nature as to minimize impact upon adjoining landowners.
- (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: _____, 2024

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