



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
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PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

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,

Adam R. Kaufman, AICP
Director of Planning

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 year 2024

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**

Be it enacted by the _____ Town Board _____ of the
(Name of Legislative Body)

County

City

of _____

North Castle

as follows:

Town

~~Village~~

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 GB Zoning District.

Section 2. 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.

- (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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