

TOWN OF NORTH CASTLE

Local Law No. 3 For The Year 2009 (Adopted February 11, 2009)

A local law to amend Section 213-22.2.C(1) of the Town Code to be consistent with the approval type required in Section 213-22.2.B of the Town Code.

Section 1. Amend Section 213-22.2.C(1) as follows:

Maximum gross land coverage. The following table establishes the basic and maximum permitted gross land coverage for one- and two-family residences on lots of the sizes indicated, irrespective of zoning district. For any proposed lot development which would exceed the basic permitted gross land coverage as shown in the following table, the Planning Board may, subject to special permit approval and compliance with the standards as set forth in § 213-22.2H below, allow an increase in gross land coverage up to, but not exceeding, the maximum permitted gross land coverage as shown in the table. Notwithstanding said limitations, an additional 10 square feet of gross land coverage shall be permitted for each one foot of front yard setback of the principal dwelling in excess of the minimum front yard setback required. For any new building lot created by subdivision subsequent to the effective date of this section, the "lot area" used for measurement purposes in the following table shall be "net lot area," as defined herein. For any existing lot in a One- or Two-Family Residence District, it shall be "lot area," as defined herein." The basic gross land coverage is allowed subject only to obtaining otherwise applicable permits unless the increase in gross land coverage is proposed in connection with an application requiring Planning Board review, in which case Planning Board site plan approval shall be required.

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: February 11, 2009