

TOWN OF ORANGETOWN

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Orangetown, after a Public Hearing held on the 12th day of December, 2023, adopted Local Law No. 14, 2023. This Local Law, a Zone Text Amendment for LI District Hotel and Standalone Fitness Center.

Local Law No. 14, 2023, as adopted and approved, has been filed in the Office of the Town Clerk of the Town of Orangetown, Town Hall, 26 W. Orangeburg Rd., Orangeburg, NY, where it may be examined by any interested party and is available for review online at www.orangetown.com.

By order of the Town Board of the Town of Orangetown.

Dated: December 20, 2023
Orangetown, NY

Rosanna Sfraga, Town Clerk
Robert Magrino, Town Attorney

TOWN OF ORANGETOWN
LOCAL LAW NO. 14 OF 2023 OF THE INCORPORATED TOWN OF ORANGETOWN,
NEW YORK AMENDING CHAPTER 43 OF THE TOWN CODE ENTITLED
“ZONING”

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF ORANGETOWN AS FOLLOWS:

Section 1. Chapter 43, Section 11.2 of the Town of Orangetown Zoning Code, entitled “Definitions” shall be amended by adding a new term entitled “Standalone Fitness Center”, which shall be defined as follows:

STANDALONE FITNESS CENTER

A private membership facility designed, intended and used for physical conditioning activities, located within a single occupant building. Such uses may include traditional athletic training facilities, athletic performance analyses, cafes, childcare centers and spas, as well as the sales of necessary equipment used in the activities provided, together with other appropriate accessory uses.

Section 2. Chapter 43 Attachment 7 of the Town of Orangetown Zoning Code entitled “Table of General Use Regulations (§ 3.11) LI District” is hereby amended to revise Column 3, “Uses by Special Permit” to permit two additional uses subject to Town Board approval, as follows:

4. Hotels, provided that the minimum lot area is 150 acres.
5. Standalone fitness center, provided that the minimum lot area is 150 acres.

Section 3. Chapter 43 Attachment 7 of the Town of Orangetown Zoning Code entitled “Table of General Use Regulations (§ 3.11) LI District” is hereby amended to add two new rows to Column 6, entitled “Minimum Required Off-Street Parking Spaces”, as follows:

18. Hotels – Same as CC
19. Standalone fitness center - 6 per each 1,000 square feet of floor area (not including any floor area devoted exclusively to tennis courts), plus 4 per each tennis court.

Section 4. Chapter 43, Section 4.3 of the Town of Orangetown Zoning Code entitled “Special permit uses; special findings and additional requirements and conditions for certain uses” is hereby amended to include one additional use, as follows:

4.32.(R). Standalone fitness center:

- i. Standalone fitness centers are permitted in the LI District on lots having a minimum lot area of 150 acres, subject to the following criteria:
 - a) Every application for a stand-alone fitness center use shall include a circulation plan, indicating all internal roadways, all roadways, intersections and driveways bounding the site, all off-street parking and truck loading areas and pedestrian accessways on the site; and also, a traffic survey and analysis, with estimates of on-site traffic generation and its impact, if any, on existing and projected traffic volumes, roadway capacity and highway safety in critical highway locations in the vicinity and proposals related to accommodating such traffic generation in each location, as well as any required on-site or off-site mitigation measures, as may be required by the Town Board.

- b) Off-street parking and truck loading areas shall be designed pursuant to the requirements of Article VI of the Zoning Code of the Town of Orangetown, and, further, they shall include provisions for landscaping and screening and for landscaped islands within the parking areas in the proportion of 15 square feet for each parking space. Shared parking is encouraged where the peak parking demands of different uses occur at various times of the day.
- c) The entrance to all off-street parking and truck loading spaces shall be from an internal driveway system and not from a public street.
- d) On-site bicycle storage racks shall be provided with at least 1 bicycle space per 10,000 square feet of gross building floor area. Where feasible, some or all of this bicycle storage shall be provided within a secure, enclosed bicycle storage space.
- e) Every application for a stand-alone fitness center use shall include a detailed and specific landscape plan, incorporating native species wherever feasible, showing the proposed treatment of all open areas on the site and, more specifically, analyzing the need for the screening of service areas, outdoor use areas and buffer strip landscaping and how such need will be met on a year-round basis.
- f) Site lighting shall be restricted to the minimum necessary to allow for the appropriate and safe operation of the facility, and shall include automatic controls to turn off exterior lighting when sufficient daylight is available and when lighting is not required during nighttime hours, include fixture integrated lighting controls such as motion sensors to reduce light levels, use cut-off and shielded luminaires to prevent light trespass beyond property lines and unnecessary glare, among other measures.
- g) All intensive outdoor activities shall be set back at least 100 feet from any property line and shall be so located that they shall be reasonably screened from view as denoted in a site plan submitted pursuant to Chapter 21A of the Code of the Town of Orangetown and compatible with the existing or potential use of neighboring properties.

Section 5. Chapter 43 Attachment 18, entitled “Notes to Use and Bulk Tables” is hereby amended to add an additional note, as follows:

Note 19: Lots within the LI District having a minimum lot area of 150 acres may contain multiple permitted uses on a single parcel.

Section 6. Severability Clause

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 parts.

Section 7. Effective Date

This Local Law shall become effective immediately upon being filed with the Secretary of State.