

Local Law Filing

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.

Town of Westport

Local Law No. 1 of the year 2011

A local law to amend the Land Use Law of the Town of Westport in relation to farm-related private membership clubs

Be it enacted by the Town Board of the Town of Westport as follows:

- Section 1. The Land Use Law of the Town of Westport (Local Law No. 1 of the Year 1995, as amended) is amended as follows.
- Section 2. A new definition is added to Section 20.020 of said law, to read as follows:
- “Farm-Related Private Membership Club. A membership club open to members and their guests containing residential, recreational, educational, and/or agricultural facilities, including a minimum of 500 acres of land used for agriculture.”
- Section 3. Section 21.010(b) of said law, pertaining to V-RES I Districts, is amended to read as follows: “b. Uses allowable by special permit: two-family dwelling, guest house, group home, public utility, major public utility, farm-related private membership club.”

Local Law Filing

Section 4. Section 21.070(b) of said law, pertaining to V-MGT Districts, is amended to read as follows: “b. Uses allowable by special permit: public utility, major public utility, farm-related private membership club.”

Section 5. Section 24 of said law is hereby amended by adding the following new subsection 24.120, to read as follows:

24.120 Farm-Related Private Membership Clubs

24.121 Residential Uses, Density, and Dimensional Requirements

A Farm-Related Private Membership Club may include dwelling units in the form of single-family, two-family, or multi-family dwellings, as well as units in a manor house or similar transient accommodation facility available to club members for overnight stays. The residential density and other dimensional requirements of the district shall not apply to a Farm-Related Private Membership Club that meets the other criteria of this Section 24.120.

24.122 Ancillary Uses

A Farm-Related Private Membership Club may also contain ancillary facilities and uses, including but not limited to a clubhouse with facilities for serving food and beverages, staff housing, supply facilities, educational and recreational facilities, and other facilities needed for the effective operation of the club. One or more of such facilities may be open to the public if approved by the Planning Board in the course of special permit approval or as a special permit amendment.

24.123 Agricultural Uses

A Farm-Related Private Membership Club shall contain a minimum of 500 acres of land used for agriculture. The agricultural land shall be contiguous to land developed for the club facilities (or that would be contiguous but for intervening public highways), but does not need to be in the same zoning district, provided that agricultural use is permitted in the district where the agricultural land is located. All of the agricultural land required by this subsection 24.123 shall be protected by a perpetual conservation easement granted to a “qualified organization” as defined in Section 170(h) of the Internal Revenue Code. For purposes of defining the boundaries of a Farm-Related Private Membership Club, the protected agricultural land shall be considered a required amenity to the project and not part of the development project itself.

Local Law Filing

24.124 Shoreline Protection

For purposes of protecting shorelines, the regulations that apply to the protection of shorelines in clustered residential developments in Section 22.022 shall apply to all units in a Farm-Related Private Membership Club. All other shoreline protections contained in Section 22 shall apply to a Farm-Related Private Membership Club. Shoreline access shall be restricted to club members and their guests.

24.125 Maximum Building Coverage

No more than 20% of the land in a Farm-Related Private Membership Club (excluding the protected agricultural land from the calculation) may be covered by buildings or other roofed structures.

24.126 Parking

Parking areas shall be screened from view from all public roads, lakes, and other waterways to the maximum extent feasible.

24.127 Consolidation of Parcels

If a proposed Farm-Related Private Membership Club is to be located on multiple tax parcels, the applicant shall apply to the Town Assessor to combine such parcels into a single tax map parcel (except for the agricultural parcel[s]) which application shall be a condition of approval of the special permit.

24.128 Design Considerations

The buildings in a Farm-Related Private Membership Club shall be designed in a manner compatible with traditional architectural forms found in the Town of Westport and the Adirondack region. Low-impact and “green design” practices shall be employed to minimize stormwater run-off and impacts on downstream water bodies.

Section 6. This local law shall take effect upon its filing in the New York State Secretary of State’s Office.