



**TOWN OF NORTH HEMPSTEAD  
OFFICE OF THE TOWN ATTORNEY**

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**LOCAL LAW MEMO**

**To:** Supervisor and Members of the Town Board  
**From:** Elizabeth D. Botwin, Town Attorney *EB*  
**Re:** Proposed Local Law Amending Chapter 70 of the Town Code entitled  
"Zoning"  
**Date:** October 10, 2014

Enclosed is a copy of a proposed Local Law amending Chapter 70 of the Code of the Town of North Hempstead entitled "Zoning". The purpose of the amendment is to allow boatels to occupy the first floor of mixed-use buildings in the "Business - Waterfront" zoning district.

cc: Wayne H. Wink, Jr.  
Cindy Cardinal  
Robert Troiano  
Aline Khatchadourian  
Nick Guariglia  
Rachel Brinn



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**PROPOSED LOCAL LAW AMENDING  
CHAPTER 70 OF THE TOWN CODE ENTITLED  
"ZONING"**

**LOCAL LAW MEMORANDUM**

**Purpose of Law:**

The purpose of the amendment is to allow boatels to occupy the first floor of mixed-use buildings in the "Business - Waterfront" zoning district.

**Budget Implications:**

The proposed Local Law will have no direct budgetary implications.

**Explanation:**

Matter in **bold** and underscoring is new; matter in brackets with strikethrough [~~—~~] is old law to be omitted.

**TOWN OF NORTH HEMPSTEAD  
LOCAL LAW NO. OF 2014**

**A LOCAL LAW AMENDING CHAPTER 70 OF THE TOWN CODE  
ENTITLED "ZONING"**

**BE IT ENACTED** by the Town Board of the Town of North Hempstead, as follows:

**Section 1. Legislative Intent.**

The Board finds that it is in the best interest of the Town of North Hempstead to make amendments to Chapter 70 entitled "Zoning" in order to allow boatels to occupy the first floor of mixed-use buildings in the "Business - Waterfront" zoning district.

**Section 2.**

Chapter 70, Article XVIIIA, § 70-148.5., of the Town Code is hereby amended as follows:

Article XVIIIA. Waterfront Business District (B-W)

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§ 70-148.5. Special uses.

The following special uses may be permitted only when authorized by the Town Board after a public hearing. Prior to authorizing the issuance of a permit for any such special uses, the Town Board shall follow the procedures and make appropriate findings, as set forth in § 70-225B(1) of this chapter and the additional criteria set forth in § 70-148.6.

- A. Hotel or boatel, as defined in Article XXV of this chapter.
- B. Mixed-use building(s) consisting of retail, office, hotel/boatel and/or restaurant space on the lowest floor and senior housing units on the upper floors.
- C. Senior residence, as defined in Article XXV, which provides access to the waterfront by way of a promenade, dock or boating slip and conforming to the density regulations contained in § 70-148.11.

**Section 3.**

This Local Law shall take effect immediately upon filing with the Secretary of State.