

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 Livingston
Town
Village

Local Law No. 6 of the year 2024

A local law to extend a temporary three (3) month moratorium on Temporary Storage Containers and Self-Storage Facilities within the Town of Livingston.

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

County
City of Livingston as follows:
Town
Village

Section 1. TITLE. This local law shall be known as Local Law No. 6 of the Year 2024, a local law extending a three (3) month moratorium on Temporary Storage Containers and Self-Storage Facilities.

Section 2. LEGISLATIVE INTENT.

The Town of Livingston presently has a zoning law that does not regulate temporary storage containers or self-storage facilities. The Town has an ongoing review of possible regulations and desires to draft a zoning law amendment that would provide for proper regulation of temporary storage containers and self-storage facilities. The Town Board desires to further extend the moratorium on temporary storage containers as well as self-storage facilities until a revised law is adopted. The moratorium extension will further enable town officials to continue to comprehensively address the issues involved with storage containers and ensure containers and self-storage facilities are placed and sited in harmony with the surrounding

uses and areas of the town. The Town has been undertaking a review and study of the issues relating to Temporary Storage Containers and Self-Storage Facilities and the current zoning law as it applies to these uses within the town. The Town desires to extend the moratorium to allow for further study.

The Town Board finds that pursuant to 6 NYCRR 617.5(c)(30) the adoption of a moratorium on land development or construction is a Type II action under the New York State Environmental Quality Review Act (“SEQRA”) which has been determined not to have a significant impact on the environment. Further, this moratorium is enacted by the Town Board pursuant to its authority to adopt local laws under Article IX of the New York State Constitution and Municipal Home Rule Law Section 10.

This moratorium is exempted from referral to the Columbia County Planning Board pursuant to the New York General Municipal Law 239-m by adoption of the “Opt Out” resolution, stating that land use moratoria for a period of three months or less are exempt from referral, and are of local concern.

Section 3. DEFINITIONS.

TEMPORARY STORAGE CONTAINER - Any portable container, receptacle or device of a type commonly used for the temporary storage of personal property, and specifically including those storage facilities generally referred to as a portable on demand storage units (PODS) and/or shipping containers.

SELF-STORAGE FACILITY - A commercial facility in which customers can rent space to store possessions.

Section 4. MORATORIUM

A. The Town Board hereby enacts a moratorium which shall prohibit application for or placement of temporary storage containers. A moratorium is also enacted on the application for or placement of self-storage facilities. The moratoria are hereby imposed from the period of July 11, 2024, commencing upon the expiration of Local Law #3 of 2024, for a period of three (3) months, it being the intent of the Town Board to have no gap or lapse of said moratoria.

B. This moratoria shall be in effect for a period of three (3) months from the effective date of this local law and shall expire on the earlier of (i) the date three (3) months from said effective date, unless renewed: or (ii) the enactment by the Town Board of a resolution indicating the Town Board is satisfied that the need for the moratoria no longer exists.

C. The moratoria shall apply to all zoning districts and all real property within the Town.

D. Pursuant to this moratoria, the Building Department, Planning Board or Zoning Board of Appeals shall not accept or review any applications, issue building permits or certificates of

occupancy, and shall advise any entity or person requesting use and placement of a temporary storage containers or self-storage facilities that such uses are not permitted or allowed pursuant to this law.

Section 5. RELIEF FROM PROVISIONS OF THIS LOCAL LAW.

A. If any owner of property within the Town seeks relief from this moratorium to enable such owner to apply for or seek continued review of, activities otherwise prohibited under this moratorium, such owner shall make application to the Town Board.

B. It shall be the burden of the owner for such relief to demonstrate to the satisfaction of the Town Board, upon clear and convincing evidence, that an unjust result and extraordinary financial hardship will occur to the property owner if such relief is not granted, and such showing must demonstrate that the proposed activity for which relief is sought shall be consistent with the reasonable and orderly development of the Town.

C. Such relief shall be the subject of a public hearing before said Town Board.

D. It shall be within the discretion of the Town Board to grant, in whole or in part, or deny, the application for such relief from the terms of this moratorium.

Section 6. PENALTIES.

Any person, partnership, association, corporation, landowner, lessee or licensee which shall construct, reconstruct, relocate, enlarge or modify any site with a temporary storage container or self-storage facility in violation of the provisions of this local law, shall be subject to:

A. A fine not to exceed One Thousand and 00/100 Dollars (\$1,000.00) per individual and not exceeding Five Thousand and 00/100 Dollars (\$5,000.00) as to a corporation, partnership, or association, or imprisonment for a term not to exceed one (1) year, or both;

B. A civil penalty in the amount of One Hundred and 00/100 Dollars (\$100.00) for each day that such violation shall exist;

C. Injunctive relief in favor of the Town to cease any and all such actions which conflict with this local law and, if necessary, to remove any constructions, improvements, or related items or byproducts which may have taken place in violation of this local law.

Section 7. ENFORCEMENT.

This local law shall be enforced by the Zoning Enforcement Officer of the Town of Livingston or such other zoning enforcement individual(s) as designated by the Town Board. It shall be the duty of the enforcement individual(s) to advise the Town Board of all matters

pertaining to the enforcement of this local law and to keep all records necessary and appropriate to the office and to file same in the office of the Town Clerk.

Section 8. **VALIDITY & SEVERABILITY.**

If any section or part of this local law is declared invalid or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section of this local law.

Section 9. **EFFECTIVE DATE.**

This local law shall take effect immediately upon passage, and then shall be filed with the New York State Department of State and shall remain in force and effect for a period of three (3) months from the date of such filing, unless extended or rescinded by subsequent local law.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 6 of 2024 of the Town of Livingston was duly passed by the Town Board on July 11, 2024, in
(Name of Legislative Body)

accordance with the applicable provisions of law.

2. (~~Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer.*~~)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County) (City) (Town) (Village) of _____ was duly passed by the _____ on _____, 20____, and was (approved)(not approved)(repassed after
(Name of Legislative Body)

disapproval) by the _____ and was deemed duly adopted on _____, 20____,
(Elective Chief Executive Officer*)

in accordance with the applicable provisions of law.

3. (~~Final adoption by referendum.~~)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County) (City) (Town) (Village) of _____ was duly passed by the _____ on _____, 20____, and was (approved)(not approved)(repassed after
(Name of Legislative Body)

disapproval) by the _____ on _____, 20____. Such local law was
(Elective Chief Executive Officer*)
submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____, 20____, in accordance with the applicable provisions of law.

4. (~~Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.~~)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____, 20____, and (approved)(not approved)(repassed after
(Name of Legislative Body)

disapproval) by the _____ on _____, 20____. Such local law was subject
(Elective Chief Executive Officer*)

to permissive referendum and no valid petition requesting such referendum was filed as of _____, 20____, in accordance with the applicable provisions of law.

*Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairman of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

Hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____, _____, became operative.

6. (County local law concerning adoption of Charter.)

Hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____, 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1, above.

Tammy Molinski, Town Clerk

(Seal)

Date: