



VILLAGE OF LEWISTON

PUBLIC HEARING

Tuesday, February 20, 2024 at 6:00 PM

PLEASE TAKE NOTICE that a public hearing will be held before the Village Board of Trustees on Tuesday, February 20, 2024 at 6:00pm to adopt proposed Local Law #1-2024 -PROHIBITING SELF STORAGE FACILITIES

1. The purpose of this Local Law is to amend Appendix B – Zoning of the Village of Lewiston Code of Ordinances with regard to self storage facilities. In doing so, the Mayor and Village Board of Trustees recognize the difficult in balancing the importance of promoting new businesses within the community, and yet recognize the geographical limitations of the Village of Lewiston, being one (1) square mile, and the lack of an industrial zone which could potentially be suitable for self storage facilities. This Local Law is not intended to ban any prior nonconforming use.

2. Appendix B – Zoning of the Village of Lewiston Code of Ordinances and in particular, Section 7 – Definitions thereof is hereby amended to enact the following:

SELF STORAGE FACILITY: Any real property or a portion thereof that is designed and used for the purpose of renting, leasing, or occupying storage space by occupants who are to have access thereto for the purpose of storing and removing personal property. A self storage facility does not include a garage or other storage area in a private residence or other specifically permitted or accessory use.

A self storage facility is specifically deemed to be not similar in nature and scale to permitted uses in B Districts and R-B Districts. A self storage facility is specifically deemed to be not similar in nature to permitted uses and not consistent with the adopted Village of Lewiston Local Waterfront Revitalization Program in W-D Districts, and not similar in nature to permitted uses and not consistent with the promotion of pedestrian traffic and enhancement of the aesthetic quality in R-B-2 Districts.

A self storage facility is disqualified from the ability to obtain a Special Use Permit in any district within the Village of Lewiston, New York.

The meeting will take place in the Village Board Room, located at 145 N. 4th Street, Lewiston, NY 14092. All persons interested in this matter may attend the meeting and be heard.

Thank you,

Shannon Fundis, Clerk