

**PRESENT** Mayor Welch, Deputy Mayor Eydt, Trustee Coppins, Law Counsel Leone, Superintendent Wills, Engineer Marino, Clerk Fundis, Treasurer Longwell, Deputy Clerk Cassick, Police Captain Salada, Historian Piper

**EXCUSED** Trustee Conde, Trustee Gibson, Building Inspector/Zoning Officer Candella, Recreation Director McDermott, Fire Chief Beebe

**PUBLIC HEARING** Mayor Welch opened the public hearing with the Pledge of Allegiance at 6:00pm on **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.

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.

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.

Law Counsel Leone stated the Village previously had a public hearing about a year ago for an applicant who wanted to put a self storage facility at the bowling alley. It was determined that self storage facilities are not permitted within the code. The applicant took the appeal to the ZBA, who also affirmed this is not permitted in the code. The questioned came up to enact a local law to clarify this in the code, and decide whether or not to promote business within the community. The village is only one square mile and to keep within the ambiance of the village, the Village Board decided to enact this local law. This was submitted to Niagara County for their approval and they had no objections.

Business owner Emery Simon stated that he feels there are enough restrictions in the village. He spoke on his objections to the proposed local law, stating that it would limit buildings with storage as a potential use, if a business owner were to propose a plan with storage as a partial use.

Law Counsel Leone stated that the law is written in a way to potentially allow storage as a secondary use.

A motion was made by Deputy Mayor Eydt seconded by Trustee Coppins and passed unanimously to close the public hearing at 6:08pm.

**CALL TO ORDER** Mayor Welch called the meeting to order at 6:09pm.

**OLD Academy Park Pavilion Plans**

**BUSINESS** Architect Jim Fittante presented updated plans to the Village Board of Trustees for the proposed Academy Park pavilion. Fittante said we took in recommendations from Trustee Conde. I have met with Engineer Marino and addressed all concerns. Trustee Coppins asked Fittante if Town of Lewiston Building Inspector Tim Masters has seen the plans yet. Fittante said yes, I met with him and Supervisor Steve Broderick many times. Suggestions were made on alternate design materials. Fittante recommended to send the plans to bid; changes and upgrades can be made if there is money for it.

A motion was made by Deputy Mayor Eydt seconded by Trustee Coppins and passed unanimously to approve the revised Academy Park pavilion plans as presented and to send out for bid.

**NEW Local Law #1-2024 – PROHIBITING SELF STORAGE FACILITIES**

**BUSINESS** A motion was made by Deputy Mayor Eydt seconded by Trustee Coppins and passed unanimously 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.

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**NYS Local Retirement System Work Day Reporting Resolution**

A motion was made by Deputy Mayor Eydt seconded by Mayor Welch and passed unanimously to table New York State and Local Retirement System Work Day and Reporting Resolution for Elected and Appointed Officials Trustee Tina Coppins and Fire Inspector Barry Beebe until the next meeting.

**Wargo Enterprises Inc. Payment**

A motion was made by Deputy Mayor Eydt seconded by Trustee Coppins and passed unanimously to approve an out of cycle payment to Wargo Enterprises Inc., in the amount of, \$9,923.62 for Progress Payment # 18 for the Department of Public Works garage additions. This payment will come from H17-7180-3000.

**ADJOURN** A motion was made by Trustee Coppins seconded by Deputy Mayor Eydt and passed unanimously to adjourn the meeting at 6:18pm.