

ADOPTED: March 12, 2024
EFFECTIVE DATE: April 2, 2024

Pursuant to the provisions of the New York State Constitution and the Municipal Home Rule Law of the State of New York, as amended, the Town Board of the Town of Hempstead, Nassau County, New York, has hereby enacted the following Local Law:

A local law to amend Section 101-2 of Chapter 101 and to amend Section 101-A-2 of Chapter 101-A of the Code of the Town of Hempstead to extend the temporary moratoria until May 21, 2024 in the Transit-Oriented Development (TOD) District, Neighborhood Business (NB) Overlay District, and Residential Townhouse/Rowhouse (TR) Overlay District for North Lawrence and Inwood.

Section 1. After numerous verbal conversations with residents of the community and the Town's environmental consultants regarding the Transit-Oriented Development (TOD) District, the Neighborhood Business (NB) Overlay District, and the Residential Townhouse/Rowhouse (TR) Overlay District for North Lawrence and Inwood, this Board believes it is in the best interests of the community and the Town to further extend the temporary moratoria as provided herein.

Section 2.

Section 101-2 of Chapter 101 of the Code of the Town of Hempstead entitled "Temporary Moratorium in the Transit-Oriented Development District for North Lawrence and Inwood" is amended to read as follows:

Chapter 101

Temporary Moratorium in the Transit-Oriented Development District for North Lawrence and Inwood

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§101-2. Enactment of a Temporary Moratorium.

Until May 21, 2024, after which this Local Law shall lapse and be without further force and effect, and subject to any other Local Law adopted by the Town Board, no agency, board, board officer or employee of the Town of Hempstead including but not limited to, the Town Board, the Zoning Board of Appeals, the Design Review Board, or the Building Inspector(s) issuing any approval or building permit pursuant to any provision of the Town of Hempstead BZO, shall accept any application, review any application, or issue, cause to be issued, or allow to be issued any approval, special exception, variance, site plan, or building permit, for any property within the TOD District which seeks an approval, variance or building permit, pursuant to the provisions of the TOD District, except as set forth herein.

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Section 3.

Section 101-A-2 of Chapter 101-A of the Code of the Town of Hempstead entitled "Temporary Moratorium in the Neighborhood Business (NB) Overlay District and the

Residential Townhouse/Rowhouse (TR) Overlay District for North Lawrence and Inwood”
is amended to read as follows:

Chapter 101-A

**Temporary Moratorium in the Neighborhood Business (NB) Overlay District and the
Residential Townhouse/Rowhouse (TR) Overlay District for North Lawrence and Inwood**

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§101-A-2. Enactment of a Temporary Moratorium.

Until May 21, 2024, after which this Local Law shall lapse and be without further force and effect, and subject to any other Local Law adopted by the Town Board, no agency, board, board officer or employee of the Town of Hempstead including but not limited to, the Town Board, the Zoning Board of Appeals, the Design Review Board, or the Building Inspector(s) issuing any approval or building permit pursuant to any provision of the Town of Hempstead BZO, shall accept any application, review any application, or issue, cause to be issued, or allow to be issued any approval, special exception, variance, site plan, or building permit, for any property within the NB Overlay District or the TR Overlay District which seeks an approval, variance or building permit, pursuant to the provisions of the NB Overlay District or TR Overlay District, except as set forth herein.

Section 2. This local law shall become effective immediately upon filing with the Secretary of State.

I, Kate Murray, Town Clerk of the Town of Hempstead, do hereby certify that the foregoing is a true and correct transcript of the above local law enacted by Local Law No. 20-2024 effective on

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Town of Hempstead on this 19th day of April, 2024

**KATE MURRAY
TOWN CLERK
TOWN OF HEMPSTEAD, N.Y.**

(S E A L)