

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 Town Village
(Select one.)

of Maybrook

Local Law No. 3 of the year 2024

A local law instituting a moratorium on the issuance of permits, certificates of occupancy and
(Insert Title)
approvals for development in the Traditional Downtown Design (TDD) District.

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

County City Town Village
(Select one.)

of Maybrook as follows:

See attached.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(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. 3 of 20 24 of the (County)(City)(Town)(Village) of Maybrook was duly passed by the Board of Trustees on June 24 20 24, in accordance with the applicable provisions of law.
(Name of Legislative Body)

~~**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 disapproval) by the _____ and was deemed duly adopted on _____ 20 , in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*~~

~~**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 disapproval) by the _____ on _____ 20 _____.
(Name of Legislative Body)
(Elective Chief Executive Officer)*~~

~~Such local law was 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 was (approved)(not approved) (repassed after disapproval) by the _____ on _____ 20 _____. Such local law was subject 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 chairperson 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.)

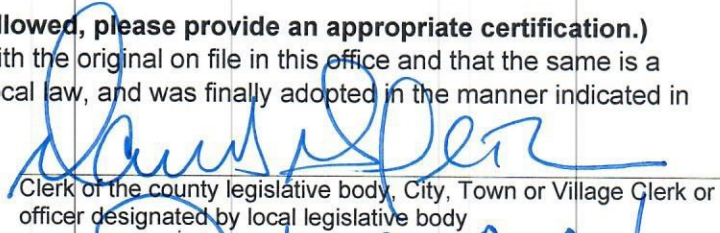
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified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

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

I 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 _____ above.


Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: July 2, 2024

(Seal)

**VILLAGE OF MAYBROOK
LOCAL LAW No. 3 OF 2024**

**A LOCAL LAW INSTITUTING A MORATORIUM ON THE ISSUANCE OF PERMITS,
CERTIFICATES OF OCCUPANCY AND APPROVALS FOR DEVELOPMENT IN THE
TRADITIONAL DOWNTOWN DESIGN (TDD) DISTRICT**

BE IT ENACTED by the Board of Trustees of the Village of Maybrook, Orange County, New York as follows:

SECTION 1: PURPOSE

The purpose of this Local Law is to protect the public health, safety and welfare of the residents of the Village of Maybrook and to maintain the status quo as to the issuance of any permits, certificates of occupancy and approvals for development in the Traditional Downtown Design (TDD) district, for a period of six (6) months while the Board of Trustees analyzes and determines potential appropriate revisions and amendments to the Village of Maybrook Zoning Code.

SECTION 2: LEGISLATIVE FINDINGS

The Village of Maybrook Board of Trustees does hereby find that appropriate measures must be taken to secure a temporary reasonable halt on the issuance of permits, certificates of occupancy and approvals for development within the Traditional Downtown Design (TDD) district in the Village to protect the public interest while the Board of Trustees is undergoing a review and potential revision to the Village's Zoning Code, including the necessary compliance with the analysis and procedures mandated by the State Environmental Quality Review Act ("SEQRA").

Without a temporary halt on issuance of permits, certificates of occupancy and approvals for development within the Traditional Downtown Design (TDD) district, there is the potential that uses could be located in areas within the Village which would be unsuitable, or where proper dimensional regulations are not currently in place. The potential for the unsuitable location of, and lack of proper dimensional regulations for, such uses would have materially adverse and irreversible impacts to the Village.

The Village of Maybrook desires to maintain the status quo by prohibiting the issuance of any permit, certificate of occupancy and/or approval for development in the Traditional Downtown Design (TDD) district by the Village Mayor, Board of Trustees, Planning Board, Zoning Board of Appeals, or any Village official, including, but not limited to the Building Inspector. The Board of Trustees is in need of time to perform the necessary review and analysis in connection with its review of the Village's Zoning Code provisions. This analysis and study includes, but is not limited to, studies concerning the propriety various types of development in this district. By maintaining the status quo on such permits, certificates of occupancy and approvals in the Village's Traditional Downtown Design (TDD) district until such time as appropriate consideration and

potential amendments to the Village Code are adopted, the Board of Trustees can provide for the planned orderly growth and development of the Village.

SECTION 3: MORATORIUM IMPOSED; APPLICABILITY

For a period of time of six (6) months following the effective date of the adoption of this Local Law no permits, certificates of occupancy, approvals or conditional approvals for any development in the Traditional Downtown Design (TDD) district may be issued or granted, nor any denials, decisions or interpretations issued, by the Village Mayor, Board of Trustees, Planning Board, Zoning Board of Appeals, or any Village official, including, but not limited to the Building Inspector.

This Local Law shall be binding on the Board of Trustees, Planning Board, Zoning Board of Appeals, all Village officials and employees, and any applicant or real property owner in the Village desiring a permit, certificate of occupancy or approval in the Village of Maybrook.

During the period of the moratorium, the Board of Trustees shall endeavor to complete all reasonable and necessary review, study, analysis and, if warranted, revisions to the Village of Maybrook Code. During the period of the moratorium, no applications will be accepted, nor permits, certificates of occupancy or approvals issued, which would authorize development within the Traditional Downtown Design (TDD) district.

SECTION 4: TERM

This moratorium shall be in effect for a period of six (6) consecutive months from its effective date.

This Local Law shall be subject to renewal for a cumulative period of up to an additional six (6) months, if necessary, by Resolution(s) of the Board of Trustees.

SECTION 5: EFFECT ON OTHER LAWS

To the extent that any law, ordinance, rule or regulation, or parts thereof, are in conflict with the provisions of this Local Law, including all provisions of Article 7 of the New York State Village Law concerning special use permit, site plan, building permit and certificate of occupancy procedure and requirements, this Local Law shall control.

SECTION 6: WAIVER

Owing to the limited scope and duration of this moratorium, there is no provision being made in this Local Law for any waivers to its applicability. However, the Board of Trustees may, but is not obligated to, promulgate regulations by a Resolution of the Board authorizing a hardship waiver process to this moratorium.

SECTION 7: SEVERABILITY

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall be confined in its operation to the clause, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered, and the remaining provisions shall remain in full force and effect.

SECTION 8: EFFECTIVE DATE

This Local Law shall take effect immediately upon its filing with the Secretary of State in accordance with New York Municipal Home Rule Law.