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TOWN OF AURORA

LOCAL LAW INTRO 5 - 2025

LOCAL LAW ___ - 2025

A LOCAL LAW, TO AUTHORIZE A SIX-MONTH MORATORIUM ON ALL REZONING REQUESTS.

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

SECTION 1. TITLE.

This Local Law is referred to as the “Local Law Imposing a Six-Month Moratorium on Rezoning.”

SECTION 2. PURPOSE.

The Town of Aurora is undertaking the development of a Comprehensive Plan which is intended to detail the community’s vision for the future, including development, land use, and community priorities. The comprehensive plan is expected to provide strategies addressing housing needs, infrastructure improvements, the revitalization of the Town’s various neighborhoods, the needs for all modes of transportation, farmland preservation, climate resiliency, and natural resource preservation.

This moratorium is intended to be an interim measure to preserve the status quo pending adoption of the Comprehensive Plan and related new or amended planning and zoning regulations in accordance therewith. This moratorium will also avoid rezoning applications that could

potentially conflict with or frustrate the recommendations and goals of the updated Comprehensive Plan.

SECTION 3. AUTHORITY.

This moratorium is enacted by the Town Board pursuant to its authority under the New York State Constitution Article IX and NYS Municipal Home Rule Law §10.

SECTION 4. ENACTEMENT OF TEMPORARY MORATORIUM.

For a period of six months, starting with the filing of this Local Law with the NYS Secretary of State, and subject to any other Local Law adopted by the Town Board during this six-month period, no new application for property rezoning to a different zoning district shall be accepted, processed or approved by the Town.

SECTION 5. EXTENSION OF MORATORIUM.

This moratorium may be extended for up to two additional periods of up to three months each by resolution of the Town Board upon a finding of necessity for such extension.

SECTION 6. SEVERABILITY.

The invalidity of any word, section, clause, paragraph, sentence, or part or provision of this Local Law shall not affect the validity of any other part of this Local Law which shall be given effect.

SECTION 7. EFFECTIVE DATE

This Local Law shall take effect immediately upon filing with the NYS Secretary of State.

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TOWN OF AURORA

LOCAL LAW INTRO 4 - 2025

LOCAL LAW ___ - 2025

A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 KNOWN AS “THE CODES OF THE TOWN OF AURORA”, ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990 BY AMENDING CHAPTER 65 “THE FIRE PREVENTION AND BUILDING CONSTRUCTION CODE”, AND AMENDING CHAPTER 116 “ZONING CODE”.

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

SECTION 1. LEGISLATIVE INTENT

This Local Law amends a prior Local Law known as “The Zoning Code of the Town of Aurora, Erie County, and State of New York” adopted by the Town of Aurora on June 20, 2022.

SECTION 2. SECTION 65-6A

Subparagraph 65A (Stop Work Orders) is hereby amended to add new subparagraphs “4” and “5” as follows:

(4) Any work not in conformity with the provisions of an application, plans, specifications, or required amendment to, of which a building permit was issued.

(5) Any work in association with an approved building permit where construction continues past a failed or incomplete inspection.

SECTION 3. SECTION 116-85B

Subparagraph 116-85(B) (Exceptions to Permit Requirements) is hereby amended to add a new subparagraph “4” as follows:

(4) Agricultural zoning permits shall only be issued for land used in agricultural production as defined in Section 301(4) of the New York State Agriculture and Markets Law, Chapter 69, Article 25-AA, that are either located in a state-certified Agricultural District or have received an agricultural assessment.

SECTION 3. SEVERABILITY.

The invalidity of any word, section, clause, paragraph, sentence, or part or provision of this Local Law shall not affect the validity of any other part of this Local Law which shall be given effect.

SECTION 4. EFFECTIVE DATE

This Local Law shall take effect immediately upon filing with the New York Secretary of State.