

**Local Law 8 of 2025**

Village of Lake Success, County of Nassau

A LOCAL LAW to amend Lake Success Code Chapter 105 entitled “Zoning” Article XVII entitled “Accessory Structures.”

**BE IT ENACTED** by the Board of Trustees of the Village of Lake Success as follows:

Section One. Lake Success Code Chapter 105 “Zoning” Article XVII “Accessory Structures” is hereby amended by adding Lake Success Code §105-191.3 entitled “Portable On-Demand Storage Structures” to read as follows:

**§ 105-191.3 Portable On-Demand Storage Structures**

- A. **Legislative Purpose.** The purpose of this Local Law is to preserve the aesthetic integrity, safety, and general welfare of the Village of Lake Success by regulating the placement and duration of use of portable on-demand storage structures (hereinafter “PODs”) on residential and commercial properties, while allowing flexibility for exigent circumstances with approval by the Mayor or Deputy Mayor.
- B. **Definitions.** PODs shall be defined as any portable, weather-resistant container designed for the temporary storage of property that is typically delivered and removed by truck. Size of which shall not be greater than 8’ wide x 8’ High by 16’ long.
- C. **General Provisions.**
  - 1. The use of PODs on a permanent basis shall be prohibited.
  - 2. Placement of PODs on public streets or sidewalks at any time is prohibited.
  - 3. PODs shall be prohibited unless application is made, and authorization is received, from the Mayor or Deputy Mayor, per the requirements herein.
  - 4. The Mayor and Deputy Mayor are hereby empowered and authorized to review and determine POD applications as follows:
    - a. POD applications shall be available in the Building Department on a form approved by the Village and shall be accompanied with an application fee set by resolution by the Board of Trustees from time to time. The fee schedule resolution for POD applications shall be available and on file with the Village Clerk.
    - b. POD applications must specify the duration of placement of the POD, the location on the property the POD is intended to be placed as indicated on a survey drawn to scale, and the purpose of requesting the POD.
    - c. Any authorization for temporary placement of a POD must have a durational limit not to exceed thirty (30) days from the time authorized. POD renewal applications may be authorized by the Mayor or Deputy Mayor for good cause in their sole discretion.
    - d. PODs may only be permitted by the Mayor or Deputy Mayor in exceptional

circumstances, including but not limited to: (a) property damage and/or reconstruction due to fire, flood or natural disaster, (b) exceptional hardship situations to be determined as such in the sole discretion of the Mayor or Deputy Mayor; or (c) exceptional circumstances as determined by the Mayor or Deputy Mayor in their sole discretion.

- D. **Penalties for Offenses.** Any violation of this section shall constitute a violation under the Penal Law and shall be punishable as proscribed in § 105-5 of this Chapter.
- E. **Severability.** If any section of this law is deemed invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this section.

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