

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 HALFMOON

Local Law No. 1 of the year 2026

A local law AUTHORIZING AN AMENDMENT TO THE CODE OF THE TOWN OF HALFMOON IN
(insert Title)
RELATION TO ZONING, SUBDIVISIONS, MOBILE HOMES, AND BUILDING PERMITS.

Be it enacted by the TOWN BOARD of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of HALFMOON as follows:

PLEASE 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. 1 of 2026 of the ~~(County)(City)(Town)(Village)~~ of HALFMOON was duly passed by the TOWN BOARD on JANUARY 21, 2026, in accordance with the applicable ~~(Name of Legislative Body)~~ provisions of law.

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

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) ~~(Name of Legislative Body)~~ (repassed after disapproval) by the _____ on _____ 20____. ~~(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) ~~(Name of Legislative Body)~~ (repassed after disapproval) by the _____ on _____ 20____. Such local ~~(Elective Chief Executive Officer*)~~ 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.)

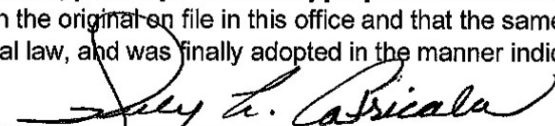
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified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

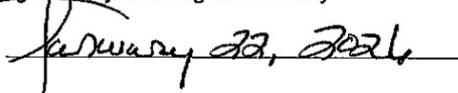
6. (County local law concerning adoption of Charter.)

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 ¹_____ above.


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

Date: 

(Seal)

71-5A (add the italicized language)

Building permits required. Except as otherwise provided in Subsection B of this section, a building permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including but not limited to the construction, enlargement, alteration, improvement, removal, relocation, or demolition of any building or structure, or tent on commercial property, or any portion thereof, and the installation of a solid-fuel-burning *and non-solid-fuel burning* heating appliance, chimney, or flue in any dwelling unit. No person shall commence any work for which a building permit is required without first having obtained a building permit from the Town.

71 -5B (add language below)

(6) demolition of agricultural buildings

(7) lawn sprinkler systems on private wells and not connected to the Town water systems

107-3 Definitions (add the italicized words)

A mobile home is any portable vehicle which is designed to be transported on its own wheels or those of another vehicle; which is used, designed to be used and capable of being used as a detached single-family residence; and which is intended to be occupied as permanent living quarters containing sleeping accommodations, flush toilet, a tub or shower, kitchen facilities and plumbing and electrical connections for attachment to outside systems *including but not limited to manufactured homes.*

107-7C(1)(a) (replace language)

At least 10 feet from an adjacent mobile home in any direction.

107-7D(1)(a) (replace language)

At least 10 feet from any adjacent mobile home in any direction.

107-8(D)(1) (add 1(b))

(b) If unoccupied for more than two years, 165-67 shall apply.

160-23(D) (add (D))

The requirements of 160-23 shall not apply to lawn sprinkler systems on private wells and not connected to the Town water system.

165-10(4) (replace existing section with this language)

Private or public recreation or playground area, golf club, country club, or other open recreation uses but not including amusement parks.

165-14(B)(7) (add this language)

(7) Two-family dwellings

165-15(A)(20) (add this section)

(20) Farm equipment sales, agricultural products, processing plants or feed storage.

165-15(B)(10) (add this section)

(10) Two-family dwellings

165-21 (replace existing section with this language)

(A) Applicability.

(1) This overlay district shall apply to all new development projects or site modifications on parcels identified on the Route 146 Corridor Plan, with the exception of those on existing parcels with less than 400 feet of frontage on Route 146 or with less than 300 feet of depth along either side property line, as determined by the Zoning Enforcement Officer. All preexisting, nonconforming lots are grandfathered under the requirements of the underlying zoning.

143-6.C Minimum area requirements: (add paragraph g)

(a) Minimum lot size of 10,000 square feet.

(b) Minimum front yard setback of 25 feet.

(c) Minimum rear yard set back of 15 feet.

(d) Minimum side yard setback of 10 feet per side and 20 feet total.

(e) Minimum road width of 28 feet, unless otherwise required by the Highway Superintendent.

(f) A minimum right-of-way of 50 feet shall be permitted at the discretion of the Town and subject to the review and approval of the Town Planning Board.

(g) Minimum lot width of 70 feet.

165-8(d) Split District Boundaries (replace language)

Where a district Boundary line divides a lot of record, the governing zoning district shall be determined by the Planning Board based upon issuance of a Special Use Permit as detailed in Article XVI.

165-28 Statute of Limitations (replace language)

Any Planning Board site plan approval shall be valid for three years from the date of approval by the Planning Board. If there is no substantial change in the condition of the site and/or its environs, the site plan approval may be extended by the Planning Board for three additional years upon written request by the applicant and after due consideration by the Planning Board. This written request must be made prior to expiration of the original approval.

165.34(B)(2) Accessory Buildings – Height and location (replace the language in B(2))

Side yard, street side of corner lot, for purposes of accessory structures, a front yard and side yard shall be designated for the two street side yards by the Code Enforcement Officer and/or Planning Board. The minimum setback of this designated side yard shall be the minimum setback for the principal structure, as listed in 165 Attachment 1 Schedule A or Chapter 166, whichever governs. The minimum setback for this designated front yard shall be the required setback or the building line for the constructed principal structure, whichever is greater.

165-45 Storage Containers (replace language)

No portion of any site in a nonresidential zone shall be used for temporary and/or permanent storage, display of any product or material, parking of any vehicles and/or storage containers unless approved by the Planning Board during site plan review. In residential zones, outdoor storage containers shall require issuance of a building permit and shall meet all requirements as an accessory structure.