

RESOLUTION NO. 018-2026

A Resolution Introducing Proposed Local Law No. 006-2026, Entitled "A Local Law Establishing a Temporary One (1) Year Moratorium on Certain Land Use and Development Applications Pending the Adoption of a Comprehensive Land Use Law for the Town of Belfast," and Scheduling a Public Hearing

WHEREAS, the Town Board of the Town of Belfast has determined that it is in the best interests of the Town to prepare and adopt a comprehensive Land Use Law to guide future growth and development, preserve the Town's rural character, protect agricultural lands, natural resources, and property values, and promote the health, safety, and general welfare of its residents; and

WHEREAS, the Town Board recognizes that, during the preparation and consideration of a Comprehensive Land Use Law, development that is inconsistent with the proposed regulations could occur and potentially frustrate or undermine the Town's planning efforts; and

WHEREAS, the Town Board finds that a temporary moratorium on certain land use and development approvals is a reasonable and necessary measure to preserve the status quo while the proposed Comprehensive Land Use Law is prepared, reviewed, and considered for adoption; and

WHEREAS, the Town Board has prepared **Proposed Local Law No. 006-2026**, entitled:

"A Local Law Establishing a Temporary One (1) Year Moratorium on Certain Land Use and Development Applications Pending the Adoption of a Comprehensive Land Use Law for the Town of Belfast."

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Belfast, Allegany County, New York, as follows:

Section 1. Introduction of Proposed Local Law

The Town Board hereby introduces **Proposed Local Law No. 006-2026**, entitled:

"A Local Law Establishing a Temporary One (1) Year Moratorium on Certain Land Use and Development Applications Pending the Adoption of a Comprehensive Land Use Law for the Town of Belfast."

Section 2. Purpose

The purpose of the proposed Local Law is to establish a temporary one (1) year moratorium on the acceptance, processing, approval, or issuance of certain land use and development approvals while the Town Board completes the review, public consideration, and adoption of a Comprehensive Land Use Law. The temporary moratorium is intended to:

- Preserve the status quo during the legislative review process;
- Prevent development that may be inconsistent with the proposed Comprehensive Land Use Law;
- Allow sufficient time for planning, environmental review, and public participation;
- Promote the orderly development of the Town; and
- Protect the public health, safety, and general welfare.

Section 3. Public Hearing

Pursuant to the Municipal Home Rule Law, the Town Board shall hold a Public Hearing on the proposed Local Law on:

Date: _____, 2026

Time: _____

Location:

Town of Belfast Town Hall
13 Merton Avenue
Belfast, New York 14711

The purpose of the hearing shall be to receive comments from all interested persons concerning Proposed Local Law No. 006-2026.

Section 4. Notice of Public Hearing

The Town Clerk is hereby authorized and directed to publish a Notice of Public Hearing in the Town's official newspaper in accordance with the requirements of the Municipal Home Rule Law and any other applicable provisions of law.

Section 5. Availability of Proposed Local Law