

**LOCAL LAW NO. 1 OF 2025 OF THE TOWN OF HOMER  
A LOCAL LAW TO AMEND THE ZONING LAW OF THE TOWN OF HOMER  
WITH REGARDS TO THE EXPIRATION OF VARIANCES.**

**BE IT ENACTED** by the Town Board of the Town of Homer, Cortland County, New York as follows:

**Section 1.**

The Town of Homer Zoning (Local 1 of 2008) is hereby amended to incorporate this new Section 1804 entitled "EXPIRATION OF VARIANCES" into the zoning law:

Any use or area variance granted by the Zoning Board of Appeals shall automatically expire 12 months from the date of approval unless a building permit or certificate of occupancy has been issued for the property and construction or use has commenced pursuant to the variance. If a variance expires, the property owner or applicant may reapply for a new variance, which will be subject to a new review and approval process in accordance with the applicable provisions of the Town of Homer Zoning.

**Section 2.**

This local law shall take effect immediately upon being filed by the Secretary of State.