TOWN OF MOIRA
REGULAR MEETING

DATE:	August 11, 2026
KIND OF MEETING:	Regular Meeting
LOCATION:	Moira Town Offices, 522 County Route 6, Moira, NY 12957
ROLL CALL/MEMBERS PRESENT:	Town Clerk, Amanda Dishaw conducted a roll call: Chad Niles-Town Supervisor, Frank Snyder-Councilman Adam Deuyour-Councilman, Justin Robinson-Councilman, Dawn Barney-Councilwoman
MEMBER ABSENT:	None
OTHERS PRESENT:	Amanda Dishaw-Town Clerk, Mike Helm-Highway Superintendent, Angela Debeer-Book keeper, Jordan Marsh-Code Officer Joyce Foster, Mitch Foster, Rita White, Levi White, John Edwards, , Tom Thompson
CALL TO ORDER:	Supervisor Niles called the meeting to order at 6:27 p.m.
PLEDGE OF ALLEIGANCE:	The Pledge of Allegiance was led by Deputy Supervisor Deuyour.
MOMENT OF SILENCE:	There was a moment of silence given for community members that were lost within the past few months.
RESOLUTION #103-2026-ACCEPTANCE OF AGENDA:	Members of the Board adopted Resolution #103-2026 by unanimous consent. (remove E. no Park and Rec Committee report)
READING AND APPROVAL OF DRAFT MINUTES OF JULY MEETING:	A motion was made by Councilman Robinson; seconded by Councilwoman Barney to waive the reading of the minutes. Ayes- 5, Nayes-0 Motion carried 5-0.
RESOLUTION #104-2026 APPROVAL JULY DRAFT MEETING MINUTES:	Members of the Board adopted Resolution #104-2026 by unanimous consent.

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FISCAL MONITORING

RESOLUTION #105-2026 APPROVAL OF ABSTRACTS AND BILLS FOR PAYMENT:

Upon motion by Councilman Snyder, seconded by Councilman Deuyour, the General Abstract 9, claim #'s 136-153 totaling $11,488.65 and Highway Fund Abstract 9, claim #'s 71-82 totaling $92,474.96 were approved for payment. This was put on a roll call vote as follows:
Niles-Aye, Snyder-Aye, Deuyour-Aye, Robinson-Aye, Barney-Aye
Ayes-5, Nayes-0, Abstain-0, Motion carried 5-0.

PUBLIC COMMENTS: There were no public comments.

SUPERVISOR'S REPORT FOR JULY 2026:

Pursuant to §119 of the Town Law, the Town Supervisor presented detailed statements of all monies received and disbursed by the Supervisor during July 2026.

With no questions from the Board, the Supervisor's Report for July 2026 was duly filed in the Town Clerk's Office.

TOWN CLERK'S REPORT:

The Town Clerk's report was received by the board and presented. With no discussion or questions, the report has been duly filed in the Town Clerk's office.

HIGHWAY SUPERINTENDENT'S REPORT:

The Highway Superintendent's Report was received and presented to the Board. The board thanked the highway department for their hard work at the senior center.

With no discussion or questions, the Highway Superintendent's report has been duly filed in the Town Clerk's office.

CODE OFFICER'S REPORT:

The Code Officer's report was received by the board and presented. The board thanked the code officer for attending the fire in Fort Covington. With no discussion or questions, the report has been duly filed in the Town Clerk's office.

UNFINISHED BUSINESS:

There is no unfinished business to report on.

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NEW BUSINESS: RESOLUTION #106-2026 LOCAL LAW TO ESTABLISH A TEMPORARY MORATORIUM ON CERTAIN SOLAR ARRAY SYSTEMS IN THE TOWN OF MOIRA:

Supervisor Niles made a motion to offer the following resolution and move its adoption: Motion was seconded by Councilman Snyder.
BE IT RESOLVED, pursuant to the provisions of the New York State Town Law and Municipal Home Rule Law, the Town Board of the Town of Moira hereby enacts the following local law:

LOCAL LAW NUMBER ONE OF 2026

A LOCAL LAW TO ESTABLISH A TEMPORARY MORATORIUM ON CERTAIN SOLAR ARRAY SYSTEMS IN THE TOWN OF MOIRA.

BE IT ENACTED by the Town Board of the Town of Moira, Franklin County, New York as follows:

SECTION 1. TITLE OF LOCAL LAW.

This local law shall be entitled " A LOCAL LAW TO ESTABLISH A TEMPORARY MORATORIUM ON CERTAIN SOLAR ARRAY SYSTEMS IN THE TOWN OF MOIRA."

SECTION 2. PURPOSE AND INTENT

The purpose of this Local Law is to protect the public health, safety and welfare of the residents of the Town of Moira and to maintain the status quo as to certain solar electric generation systems, currently defined as TIER 3 SOLAR ENERGY SYSTEMS in Local Law Number 2 of 2018, as the present Local Laws in the Town do not adequately address their type of use. The moratorium will stop the processing of applications for, and the issuance of any permits, certificates of occupancy and approvals for certain land uses relating to Tier 3 Solar Energy Systems. The moratorium is for a period of ONE (1) YEAR, allowing the Town Board to analyze and determine potential appropriate revisions and amendments to the Town of Moira Local Laws concerning this use.

SECTION 3. AUTHORIZATION

This local law establishes a temporary moratorium on certain land development applications that are pending or may be subsequently filed with the Town of Moira (this local law shall be referred to herein as the "Moratorium"). This local law is enacted pursuant to Article IX

NEW BUSINESS: RESOLUTION #106-2026 LOCAL LAW TO ESTABLISH A TEMPORARY MORATORIUM ON CERTAIN SOLAR ARRAY SYSTEMS IN THE TOWN OF MOIRA CONT'D:

of the NYS Constitution, the authorization established in the NYS Municipal Home Rule Law, the relevant provisions of the NYS Town

Law, and the general police powers vested with the Town of Moira (the "Town") to promote the health, safety, and welfare of all of the residents and property owners in the Town.

SECTION 4. LEGISLATIVE FINDINGS

The Town of Moira Town Board hereby finds that the current Local Law provisions regulating solar energy systems are limited in scope. Specifically, the current Local Law was adopted nearly eight years ago, and solar energy generation technology has profoundly advanced during that time resulting in much larger scale project sizes, scopes, and energy generation capacity. As time has passed, it is now noted that large-scale solar projects often involve issues such as visual impacts, emergency access, and decommissioning security guarantees for the Town and its community. As a result, the current Local Law does not adequately address (compared to existing standards) solar energy systems now classified as Tier 3 Solar Energy Systems in current Local law, defined generally as systems with a generating capacity of 25 mW AC or greater. These systems, commonly known as “solar farms,” are intended primarily to produce electricity for off-site use through export to the electrical grid and include larger-scale commercial solar energy facilities.

The Town Board further finds that, absent a temporary halt on the processing, review, permitting, and approvals for solar energy systems commonly known as “solar farms,” there exists the potential for such facilities to be sited in unsuitable locations within the Town and/or upon particular parcels without adequate dimensional, safety, and operational regulations in place. The Town Board further finds that solar energy systems commonly known as “solar farms” present unique land use, safety, and operational considerations, including but not limited to site design, stormwater management, screening, decommissioning, and coordination with local agencies. Without comprehensive regulations addressing siting criteria, setbacks, screening, construction standards, maintenance requirements, and decommissioning plans, such facilities may pose risks to public health, safety, and welfare. The Town Board further determines that the unsuitable location of such facilities, the absence of proper dimensional and performance standards, and the lack of clearly established requirements could result in significant and potentially

NEW BUSINESS: RESOLUTION #106-2026 LOCAL LAW TO ESTABLISH A TEMPORARY MORATORIUM ON CERTAIN SOLAR ARRAY SYSTEMS IN THE TOWN OF MOIRA CONT'D:

irreversible impacts upon neighboring properties and the Town as a whole. Accordingly, the Town Board finds that a temporary moratorium is necessary to allow the Town sufficient time to study, develop, and adopt appropriate regulations governing solar energy systems Commonly known as "solar farms," including those that export energy off-site. The Town Board also finds that it needs time to perform the necessary analysis of the potential types of solar energy systems that could be located in the Town. By maintaining the status quo regarding such uses, the Town Board can provide for the planned, orderly growth and development of the Town.

SECTION 5. MORATORIUM IMPOSED, APPLICABILITY

For a period of one (1) year following the effective date of the adoption of this Local Law, no new application shall be accepted or processed, and no permits, certificates of occupancy, approvals, denials, determinations, or interpretations shall be issued or granted for any land uses relating to currently defined Tier 3 Solar Energy Systems, including but not limited to applications already received and pending. For purposes of this Local Law, the term Tier 3 Solar Energy Systems is as defined in Town of Moira Local Law Number Two (2) of 2018.

During the period of the moratorium, the Town Board shall undertake all reasonable and necessary review, study, and analysis of the Local Laws, including consideration of amendments to address solar energy systems a/k/a "solar farms," particularly those not currently regulated under existing provisions. Such review shall include, but not be limited to, sitting criteria, dimensional standards, setbacks, screening, stormwater management, construction standards, maintenance requirements, and decommissioning plans.

This Local Law shall be binding upon the Town Board, all Town officials and employees, and any applicant or real property owner within the Town of Moira seeking any permit, certificate of occupancy, or approval.

SECTION 6. TERM

This moratorium shall be in effect for a period of one (1) year from its effective date. This Local Law shall be subject to renewal for a cumulative period of up to an additional one (1) year, if necessary, by Resolution(s) of the Town Board.

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SECTION 7. EFFECT ON OTHER LAWS

To the extent that any law, ordinance, rule or regulation, or parts thereof, are in conflict with the provisions of this Local Law, including all provisions of Article 16 of the New York State Town Law concerning special use permit, site plan, building permit and certificate of occupancy.

SECTION 8. WAIVER

Owing to the limited scope and duration of this moratorium, there is no provision being made in this Local Law for any waivers to its applicability. However, the Town Board may, but is not obligated to, promulgate regulations by a Resolution of the Board authorizing a hardship waiver process to this moratorium.

SECTION 9. SEVERABILITY

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall be confined in its operation to the clause, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered, and the remaining provisions shall remain in full force and effect.

SECTION 10. APPEAL PROCEDURE

The Town Board shall have the authority to vary or waive the application of any provision of this local law, in its legislative discretion, upon its determination that such variance or waiver is required to alleviate an unnecessary and/or unique hardship affecting a lot. In reviewing such a request, the Town Board may consider:

I. Whether the variance or waiver will adversely affect the purpose of the Moratorium, the health, safety or welfare of the Town or will substantially undermine the land-use planning and potential revision process under review.

II. The Town Board may consider the existing land use in the immediate vicinity of the property, whether the lot is vacant or developed, the impact of the variance or

NEW BUSINESS: RESOLUTION #106-2026 LOCAL LAW TO ESTABLISH A TEMPORARY MORATORIUM ON CERTAIN SOLAR ARRAY SYSTEMS IN THE TOWN OF MOIRA CONT'D:

III. waiver on infrastructure, neighborhood and community character, community planning goals and objectives, natural resources, government services, and other environmental issues.

IV. A proposed project must comply with all other applicable provisions of the Town's local laws and Town Code.

V. Whether the Moratorium would leave the property owner or applicant completely unable, after a thorough review of alternative solutions, to have a reasonable alternative use of the property.

Any application for a variance or waiver shall be filed with the Town of Moira Town Clerk and shall include a fee of five hundred ($500.00) dollars for the processing of such application.

An application for a variance or waiver shall contain the complete details of the proposed project. To the extent that the Town Board requires a consultant to assist it in reviewing such application, it may also require the applicant to pay the reasonable costs of such consultant. Any consultant shall be selected in the sole discretion of the Town Board. In the sole discretion of the Town Board, the Board may refer any application for a variance or waiver of this local law to any official, department, and/or land use board for a recommendation. The Town Board shall not be bound by any recommendation of any official, department, or land use board and shall conduct a public hearing and make a final decision on the application, with or without conditions. The Town Board shall render a decision on an application for a variance or waiver of the Moratorium within sixty (60) calendar days of the Town Clerk's receipt of a complete application. The Town Board shall notify the applicant of the Board's decision to approve, approve with conditions, or deny an application to vary or waive the application of any provision of the Moratorium. In the event that the Town Board determines to approve such application, the applicant may seek approval from the relevant officials and/or land use boards under the terms set forth within the Town Board's decision.

NEW BUSINESS: RESOLUTION #106-2026 LOCAL LAW TO ESTABLISH A TEMPORARY MORATORIUM ON CERTAIN SOLAR ARRAY SYSTEMS IN THE TOWN OF MOIRA CONT'D:

SECTION 11. EFFECTIVE DATE This Local Law shall take effect immediately upon its filing with the Secretary of State in accordance with New York Municipal Home Rule Law.

BE IT FURTHER RESOLVED, that the Town Clerk is hereby directed to file an original certified copy of this law with the New York State Secretary of State within twenty days, in accordance with the provisions of the New York Municipal Home Rule Law.

This was put on a roll call vote as follows:
Niles-Aye, Snyder-Aye, Deuyour-Aye, Robinson-Aye, Barney-Aye
Ayes-5, Nayes-0, Abstain-0, Motion carried 5-0.

RESOLUTION #107-2026 BUDGET FY2026 ALLOCATION MODIFICATION:

A motion was made by Councilman Snyder and was seconded by Councilwoman Barney to approve the following resolution:

BE IT RESOLVED, The Town Board amends the FY2026 budget with the following budget allocation modifications as follows, as requested by the Budget Officer and Town Supervisor:

a. **To:** AA.0.7310.100 Youth Program, Salaries $12,000.00
From: AA.0.7310.400 Youth Program, Contr Expend $12,000.00

b. **To:** AA.0.1420. 400 Law, Contr Expend $3,000.00
From: AA.0.1990.400 Contingency Funds $3,000.00

This was put on a roll call vote as follows:
Niles-Aye, Snyder-Aye, Deuyour-Aye, Robinson-Aye, Barney-Aye
Ayes-5, Nayes-0, Abstain-0, Motion carried 5-0.

BOARD COMMENTS:

Councilman Deuyour mentioned several upcoming community events. The annual Block Dance will be held at the Senior Center tennis court on August 22, 2026, from 6:00–9:00 p.m., featuring the Tommy Jock Band.

The Brushton Volunteer Fire Department will hold its Centennial Celebration on August 29, 2026. The parade will begin at 4:00 p.m.,

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BOARD COMMENTS: CONTINUED:

followed by music from the Mike Mallette Band from 5:00–9:00 p.m. The evening will conclude with fireworks at 9:00 p.m.

Councilman Deyour noted that these are wonderful events taking place in the community and that the events provide an opportunity to give back to the community. Councilwoman Barney stated that we live in a good town.

Supervisor Niles informed the Board that the Town received two thank-you notes from local food pantries thanking us for our support.

UPCOMING MEETINGS:

Regular Monthly Meeting, September 8, 2026, at 6:00 P.M.
FY2027 Budget Workshop Meeting, September 22, 2026, at 6:00 P.M.
Regular Monthly Meeting, October 13, 2026, at 6:00 P.M.
FY2027 Budget Workshop Meeting, October 27, 2026, at 6:00 P.M.

ADJOURNMENT:

Members of the board adjourned the regular meeting at 6:55 p.m. by unanimous consent.

Submitted By: Amanda M. Dishaw, Moira Town Clerk

Amanda M. Dishaw