

Local Law Filing

NEW YORK STATE DEPARTMENT OF STATE
41 STATE STREET, ALBANY, NY 12231

(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.

FILED
STATE RECORDS

JAN 22 2021

~~XXXXXX~~

~~XXXX~~

Town

of Mayfield

~~Village~~

DEPARTMENT OF STATE

Local Law No. 1 of the year 2021

A local law Amending the Zoning Law of the Town of Mayfield as it Pertains
(Insert Title)
to Solar Farm Construction and Development.

Be it enacted by the Town Board of the
(Name of Legislative Body)

~~XXXXXX~~

~~XXXX~~

Town

of Mayfield

as follows:

~~Village~~

Section 1: Legislative History

In July, 2019, the Mayfield Town Board adopted a moratorium on Solar Farm construction and development in the Town of Mayfield. Said moratorium was enacted at a time when Solar Farm project proposals were increasing at a rapid rate throughout the County of Fulton. The Town Board of the Town of Mayfield subsequently requested the Town of Mayfield Planning Board to examine the Zoning Law of the Town of Mayfield provisions pertaining to Solar Farms and to advise as to any revisions which it deemed to be necessary under present circumstances. The said moratorium was twice extended due to limitations which were imposed on account of the prevailing COVID-19 pandemic.

The Town of Mayfield Planning Board acknowledged that the Town's residents, in particular farmers, should be afforded the opportunity to lease or sell portions of their property to Solar Farm developers in order to generate needed revenue. The Board recognized that Solar Farm developers are typically looking for large tracts of land that are easily accessible and in fairly close proximity to National Grid infrastructure. The Planning Board also agreed that, from the community's standpoint, Solar Farm projects can have adverse visual impacts and that these types of projects should not be located along major traffic thoroughfares, where they cannot be effectively screened.

The amendments set forth herein are the amendments which have been recommended by the Town of Mayfield Planning Board to the Mayfield Town Board and are hereby adopted in accordance with said recommendation.

Section 2: Amendments

Article V, Section 508-3, paragraph J of the Zoning Law of the Town of Mayfield is hereby amended to read as follows:

J. All solar energy system components shall have a 500 foot setback, unless abutting residential uses, whereby it shall be located a minimum of 800 feet from property lines.

Article V, Section 508-3 is further amended by adding an additional paragraph (P.) which shall read as follows:

P. No solar farm equipment shall be located or installed on any soils labeled as "Prime Agricultural Land" and, whenever possible, soils "of State Importance" should be avoided.

In addition to the foregoing amendments, Table 301 as contained in Article III (Zoning Uses) of said Zoning Law is hereby amended as shown on the attachment annexed hereto and made a part hereof.

Section 3: Repealer

Any and all prior Resolutions, Local Laws, rules and regulations of the Town of Mayfield which may be inconsistent or conflict with the provisions of this Local Law are hereby repealed to the extent of such conflict or inconsistency.

Section 4: Effective Date

This Law shall be effective immediately upon filing with the Secretary of State.

(Table 301 cont.)	Residential-1	Residential-2	Agricultural-1	Agricultural-2	Mixed Use-1	Mixed Use-2	Commercial	Business	Lake Area -1	Lake Area-2	Resource Hub	Recreation	Public	NYS Wild Forrest
COMMERCIAL USES-2														
Office	N	N	N	N	SR	SR	SR	SR	N	N	SR	N	P	NA
Parking lot	N	N	N	N	SR	SR	SR	SR	N	SR	SR	SR	P	NA
Research and development facility	N	N	N	N	SR	N	SR	SR	N	N	SR	N	NA	NA
Retail or service establishment	N	N	N	SU	SR	SU	SR	SR	N	N	SR	SU	NA	NA
Riding Academy	N	N	SR	SR	SR	SR	SR	SR	N	N	N	SU	NA	NA
Shooting range	N	N	N	N	N	N	SU	SU	N	N	N	SU	NA	NA
Private storage structure	P	P	P	P	P	P	P	P	P	P	SR	P	NA	NA
Veterinary office	N	N	SR	SR	SR	SR	SR	SR	N	N	SR	N	NA	NA
Warehouse	N	N	N	N	N	N	SU	SR	N	N	N	N	P	NA
Wind Systems Large & Solar Farms	N	N	SU	SU	SU	SU	N	N	N	N	N	N	N	NA

(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 2021 of the ~~(County)(City)(Town)(Village)~~ of Mayfield was duly passed by the Mayfield Town Board on January 15, 2021, in accordance with the applicable provisions of law.
(Name of Legislative Body)

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.)

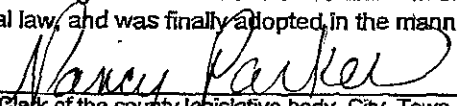
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified 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

(Seal)

Date: January 15, 2021