

LOCAL LAW NO. 2 OF THE YEAR 2026

A Local Law Imposing a Moratorium on Floating Solar Energy Systems in the Town of Mayfield

Be It Enacted by the Town Board of the Town of Mayfield, Fulton County, New York, as follows:

Section 1. Title.

This Local Law shall be known as the “Town of Mayfield Floating Solar Energy Systems Moratorium Local Law of 2026.”

Section 2. Legislative Findings, Purpose and Intent.

The Town Board of the Town of Mayfield hereby finds and determines that:

1. The Town previously enacted Local Law #1-2022, which strengthened regulations for ground-mounted solar farms, including increased setbacks (500 feet standard / 800 feet from residential uses) and protections for prime agricultural soils, following a period of rapid development pressure and a moratorium.
2. Floating solar energy systems — solar photovoltaic arrays mounted on floating platforms on lakes, ponds, reservoirs, and other water bodies — present unique and potentially significant impacts not fully addressed in the current Zoning Law. These include risks to water quality from potential leaching of heavy metals or chemicals if panels are damaged, disruption of aquatic ecosystems and fisheries, interference with recreational uses (boating, fishing, swimming), visual and aesthetic degradation of scenic vistas, and negative effects on lakeside property values.
3. Great Sacandaga Lake, along with other local water bodies in the Town of Mayfield, is a vital natural, recreational, economic, and ecological resource shared with neighboring communities. Unregulated or premature deployment of floating solar could cause irreparable harm to these resources.
4. The New York State Legislature is actively considering legislation (including S4571 / A6577) to promote floating solar incentives, but such measures do not preempt local land use and zoning authority.
5. The Town requires additional time to study the potential impacts of floating solar technology, review best practices and scientific data, consult with experts,

coordinate with neighboring towns (Northampton, Broadalbin, Hadley, etc.), and draft comprehensive permanent zoning regulations.

6. A temporary moratorium is necessary to protect public health, safety, welfare, and the environment while preserving the Town's home rule authority under the New York State Constitution, Municipal Home Rule Law, and Town Law §§261-263.

Section 3. Definitions.

For the purposes of this Local Law:

- **Floating Solar Energy System:** Any solar photovoltaic (PV) system or array, including associated platforms, pontoons, moorings, anchors, inverters, or electrical equipment, installed on, over, or partially submerged in any body of water within the Town of Mayfield, including but not limited to Great Sacandaga Lake, Mayfield Lake, ponds, reservoirs, canals, quarries, or other surface waters.
- **Person:** Any individual, corporation, partnership, association, or other legal entity.

Section 4. Moratorium Imposed.

A. During the effective period of this moratorium, no Person shall:

1. Construct, install, erect, or expand any Floating Solar Energy System within the Town of Mayfield.
2. Apply for, or be issued, any building permit, special use permit, site plan approval, or other local approval related to a Floating Solar Energy System.
3. Commence any site preparation, clearing, or other land or water disturbance in connection with a proposed Floating Solar Energy System.

B. This moratorium shall apply Town-wide to all water bodies.

Section 5. Exceptions.

A. The following are exempt from this moratorium:

1. Small accessory floating solar systems of less than 5 kW that serve a single residential or commercial parcel and are located immediately adjacent to an existing dock or structure, provided they comply with all other applicable codes.
2. Routine maintenance or repair of any pre-existing floating solar system lawfully in place prior to the effective date of this Local Law.

B. The Code Enforcement Officer may grant a written waiver for compelling public safety or essential utility needs upon a clear and convincing showing that no reasonable alternative exists and that the project will not cause significant adverse impacts.

Section 6. Duration.

This moratorium shall be effective for a period of six (6) months from the date of filing with the New York Secretary of State, unless earlier terminated or extended by the Town Board by resolution. The Town Board may extend the moratorium for additional periods not to exceed six (6) months each upon a finding that additional time is needed to complete the regulatory review process.

Section 7. Enforcement.

Any violation of this Local Law shall be punishable by a fine of up to One Thousand Dollars (\$1,000.00) per day of violation, and/or injunctive relief in a court of competent jurisdiction. Each day a violation continues shall constitute a separate offense. The Town may also seek removal of any unauthorized system at the violator's expense.

Section 8. Severability.

If any section or provision of this Local Law is held invalid, the remainder shall not be affected.

Section 9. Repealer.

All prior inconsistent local laws or resolutions are repealed to the extent of any inconsistency.

Section 10. Effective Date.

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