

**Town of Schroepfel
Town Board Meeting
February 10, 2026**

Present: Town Supervisor JoAnn Nazarian, Zachary Gelling, Thomas Millert, Matthew Notaro, Justin Hart and Town Clerk Darlene Owens.

At 6:00 p.m. Nazarian called the meeting to order with the Pledge Allegiance.

SEQR Motion

Gelling made a **Motion** that all actions taken tonight are excluded, exempt or Type II actions for the purpose of the State Environmental Quality Review Law unless otherwise stated, seconded by Millert. All ayes: Gelling, Millert, Notaro, Hart, Nazarian.

Privilege of the Floor

Chief Sponable of the Phoenix Enterprise Fire Department described to the Board their intention to give the Town an idea of the calls they run. Many times calls are seen in Facetime entries after the fact. For the month of January 2026, they ran 74 calls: 32 calls for the Town of Schroepfel. With the new program that Anthony touched on last month, it will allow them to break it down by EMS, car accidents, and fires in each township that they protect. He is hoping in March, he will get everyone schooled up on it and understand how to run the reports and do them accurately, so that when we do have a representative here, we will give factual representation of the numbers. Gelling asked about the 32 in Schroepfel and in the village (Phoenix) or are they separated. Sponable said the village is separate. He will be able to tell us how many times they were called for each entity. That way those numbers are showing actual data.

Public Hearing: Local Law 1 of 2026

Nazarian made the **Motion** to open the Public Hearing at 6:05 p.m. for the Local Law 1 of 2026 imposing a one-year moratorium on commercial free-standing solar systems within the Town of Schroepfel; seconded by Gelling. All ayes: Gelling, Millert, Notaro, Hart, Nazarian. Nazarian invited anyone in the audience to speak to the Board. Ryan McClure, VP business development of Nexamp Solar, said they were given approvals for the project on Hoag Drive and also worked with the Planning Board for six to seven months to get that project approved and they are moving forward.

McClure at this time if it could take less than a year to complete. It took Schroepfel over a year to implement the Code and would like it to take less than a year to fix a few remaining (administrative) items. It would be fantastic if the Board would consider a shorter Moratorium with options to extend and/or open the door for projects within the industrial zone to actually continue being heard by the Planning Board to at least process SEQR while the Moratorium is out there, and withhold any site plan judgements before issuance of any site plan approvals until the Moratorium has been formally processed. Time is extremely important; they would like to bring another project forward, but now it might be dead if this 12-month moratorium goes through. Would not want to miss out on state and/or federal incentives.

Nazarian read a statement regarding the responsibility of the Town for the record (copy attached). Nazarian made the **Motion** to approve Local Law 1 of 2026 imposing a one-year moratorium on commercial free-standing solar votalic systems within the Town of Schroepfel. Millert asked if at any time we get this done, can we stop it; Nazarian said yes. She will also ask the Town attorney about the processing of SEQR as suggested. Nazarian made the **Motion** to close the Public Hearing at 6:13 p.m.; seconded by Gelling. All ayes: Gelling, Millert, Notaro, Hart and Nazarian.

Nazarian made the **Motion** to approve Local Law 1 of 2026 imposing a one-year moratorium on commercial free-standing solar systems within the Town of Schroepfel; seconded by Millert. All ayes: Gelling, Millert, Notaro, Hart and Nazarian.

Veteran's Real Property Tax Exemption

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Nazarian made the **Motion** to open a Public Hearing for the Veterans Real Property Tax Exemption for veterans with 100% service-connected disabilities at 6:14 p.m.: seconded by Gelling. All ayes: Gelling, Millert, Notaro, Hart, and Nazarian. There were no witnesses to speak on this. Nazarian said Oswego County is actually reviewing this. Typically, the County, Town, School, and Village follow the same exemptions so it applies to everyone in every municipality. Nazarian made the **Motion** to adjourn this until our next meeting on March 10, 2026 so we know what the other entities are doing; seconded by Notaro. All ayes: Gelling, Millert, Notaro, Hart, and Nazarian.

State Hill Construction Contract – Prior Road Bridge

We received a Crest Grant to rehabilitate the Prior Road bridge of \$150K. We received one bid for that by Slate Hill Construction which includes the design drawings, SEQR, and cost of repairs in the amount of \$187K. It will be \$150K in grant funding, and then utilization of the remaining funds comes out of a bridge reserve fund the Town has been building over a number of years. Nazarian invited comments or questions; none received. Nazarian made the **Motion** to approve Slate Hill to complete the work on the Prior Road bridge in the amount of \$187,000; seconded by Gelling. All ayes: Gelling, Millert, Notaro, Hart, Nazarian.

Water and Sewer Rate Increase – Bankrupt Road

Nazarian was informed on February 3, 2026 that the water rate increased because our water districts are connected to the village (Phoenix) water supply, and we also have an agreement on sewer. The agreement with the village was made several years ago that the Town pays 133% of what the village pays. The Town has worked very, very hard to negotiate these terms with the village, but unfortunately, it hasn't really gotten us anywhere. The village is citing that there was a water increase of 12% from OCWA (Onondaga County Water Authority) plus an increase in electric bills. That water increase per 1,000 gallons is going from \$15.38 to \$16.46 and the sewer rate per 1,000 gallons is going from \$14.28 to \$16.56.

Nazarian clarified this was for the Bankrupt Road water district; they get their water directly from OCWA and are billed from OCWA. (And so does Ainslee water district; they get their water from Hastings.) Nazarian made the **Motion** to approve the water and sewer increases; seconded by Millert. All ayes: Gelling, Millert, Notaro, Hart, Nazarian.

Diesel Generator Award

The Town received a grant from Assemblyman Will Barkley in the amount of \$50,000. Our current generator is about 35 years old. We received five bids and the lowest bid for a Kohler 80kwh generator, which includes the generator, labor, automatic switch, etc. is \$76,172. Nazarian made the **Motion** to approve Black Stone Electrical Company to install the new diesel generator in the amount of \$76,172; seconded by Hart. All ayes: Gelling, Millert, Notaro, Hart, Nazarian.

Cyber Insurance Policy

The Town is required to have cyber insurance. We were presented with two quotes; one is a zero deductible in the amount of \$1,951.63 the other one has a deductible of \$2,500 in the amount of \$1,754.50. This is consistent with what we were paying last year. Nazarian made the **Motion** to accept the zero deductible policy in the amount of \$1,951.63 seconded by Hart. All ayes: Gelling, Millert, Notaro, Hart, Nazarian.

Speed Zone Reduction SR264

This is for information purposes. A resident on SR 264 requested a speed zone reduction request. The speed zone reduction was denied by the NYS Department of Transportation citing the same reason that

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they gave for the CR46 speed zone reduction request stating that it is within the 85 percentile for speed on this section of SR264 and that supports the current speed of 45 mph.

Animal Shelter Grant

Nazarian said for information only, the Town submitted a grant request again by C&S and they did not charge the Town to resubmit again this year. We did not get the grant.

Update West Schroepfel South Sewer District

We did not get the Environment Facilities Corp grant as requested. Also, Oswego County did not get the grant that they requested for the SOCRIS plan.

Huntley Road Water District

As an update, the final drawings have been sent out for agency review. The DOH has commented they are waiting for comments from OCWA and USDARD. The proposed easements that are required throughout the district are in processing right now; they are still working on permits for DEC, CSX, Army Corp of Engineers, and Canal Corp. The plan is to put the project out to bid for construction in April 2026. The reason they are doing that is because the Town has already received a million-dollar grant from USDARD. Once bids come back and it shows that this project is in need of funding, then we can go back to USDARD and ask for more money. If we do not do it that way and we were to ask RD right now, we would have to forfeit the million-dollar grant and start over. They are also applying for the Northern Border Regional Commission grant. That application is due at the end of February 2026. We will be applying for an Economic Development grant, also through the Environment Facilities Corp because the Town does consider this an economic zone and we will apply for WIIA again, but that is not until summer 2026. Schroepfel did not get the Huntley WIIA grant this year either. We will keep trying to get these grants each year. We are still working on funding for Huntley Road Water District.

Host Agreement with Nexamp Solar

Ryan McClure of Nexamp presented information and basically wanted to get questions and comments. These projects generally fall under 1-2 maybe 3 different agreements to compensate the jurisdictions that exist. He discussed the companion agreement to the pilot agreement that we have yet to negotiate. We are in the process of working through some of those things with Oswego County and determining if we do it directly with the County or Town. Realistically, we have about three months to figure that out. The Host Community Agreement contemplates a 15-year window where the Town would be compensated to the tune of \$3,000 per megawatt in addition to the amount it gets under the Pilot Agreement. That brings the Town compensation to just north of \$18,000 per year. Vast majority, \$15,000, comes from the Host Agreement. There are some additional costs on the tax side being taken into account. Life expectancy is expected to be 25 years, and it is expected the panels will be running for 35-40 years without need for replacement. Additional details were provided by McClure.

NBRC

The Town received a grant from the Northern Border Regional Commission to do a town-wide water study. We have to sign a contract for grant agreement with a local development administrator. These funds will come out of the grant fund, but this local individual helps us complete all of the necessary paperwork which is quite substantial. They charge an hourly rate, but not exceed \$8,000. That comes out of the grant funding. Nazarian made a **Motion** to approve and sign the contract for grant administration services with our local development grant administrator seconded by Gelling. All ayes: Gelling, Millert, Notaro, Hart, Nazarian.

Oswego County Industrial Park Water and Sewer Expansion

Nazarian said she received a petition from the Oswego County Industrial Development Agency about the expansion of the Industrial Park water and sewer district. The Town is required to have a Public Hearing on that, and we would like to schedule it for March 10, 2026 at 6:03 p.m. Nazarian made the **Motion** for the Public Hearing on March 10, 2026 at 6:03 p.m.; seconded by Millert. All ayes: Gelling, Millert, Notaro, Hart, Nazarian.

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Community Solar Campaign

In partnership with Nexamp is a company called Finray Solar, and they will be in the Town of Schroepfel, which will be posted on our website and Facebook page, on Tuesday, March 10, 2026 from 9 a.m. to noon and 4-7 p.m. and on March 24, same hours. It is a program that enables National Grid customers to save on their electrical cost while supporting clean energy production. You can save up to 10-20% on annual electricity cost. There is no cost to homeowners or renter, no solar panels need to be installed, and it remains with your current utility.

Nazarian made the **Motion** to close the meeting at 6:48 p.m.; seconded by Notaro. All ayes: Gelling, Millert, Notaro, Hart, Nazarian.

Respectfully submitted,

Darlene M. Owens
Town Clerk

Findings and Purpose for Temporary Solar Energy Moratorium

The Town Board finds that a temporary moratorium on the acceptance, review, and approval of applications for solar energy systems is necessary and in the public interest to protect the health, safety, and welfare of the community.

The Town is currently engaged in a comprehensive review of its zoning and land use regulations, including the development of a zoning overlay map intended to guide future land use planning throughout the Town. This review includes the identification and evaluation of areas appropriate for agricultural, residential, commercial, industrial, economic development, recreational, and mixed-use purposes.

The Town is experiencing increased development interest and anticipates continued growth. Without a clear and updated land use management framework, the approval of solar energy projects during this period could result in land use patterns that are inconsistent with the Town's long-term planning objectives and could preclude or limit future economic development opportunities.

The purpose of this moratorium is to allow the Town adequate time to study, review, and consider amendments to its zoning laws and land use regulations to ensure that solar energy development is appropriately sited and compatible with existing and planned land uses. The moratorium will enable the Town to evaluate infrastructure capacity, environmental impacts, agricultural preservation, community character, and economic development priorities.

The Town Board finds that this temporary moratorium is a reasonable and necessary planning tool, is of limited duration, and will not prohibit solar development permanently. Rather, it is intended to ensure that future applications are reviewed under zoning regulations that reflect the Town's comprehensive land use planning goals and provide clear standards for applicants, residents, and decision-makers.

Accordingly, the Town Board determines that adoption of this moratorium is necessary to maintain the status quo while the Town completes its planning and zoning review and adopts appropriate regulatory amendments consistent with New York State law.

SECTION 1. AUTHORITY.

This Local Law is enacted pursuant to the New York Constitution and New York Municipal Home Rule Law 10

SECTION 2. INTENT.

It is the intent of the Town Board of the Town of Schroepfel to impose a one (1) year moratorium on commercial free-standing solar photovoltaic (PV) systems within the Town of Schroepfel.

SECTION 3. LEGISLATIVE PURPOSE.

In recent months, the Town has become aware of increasing interest by developers of larger scale solar energy systems applications in the Town and surrounding areas, such that solar energy uses are becoming increasingly prevalent in the Town of Schroepfel at a commercial scale. Based upon this, the Town Board is of the opinion that a period of time is necessary to determine whether regulations of commercial freestanding solar power energy systems are necessary in order to preserve and protect the health, safety and welfare of its residents. Commercial free-standing solar power energy are generally larger, more obtrusive and can pose a hazard and danger to residents by distraction, obstruction, and the power supply systems involved with such installations may pose a risk. This moratorium will enable town officials to review and comprehensively address the various issues involved with these commercial level systems.

The Town recognizes the potential benefits and desirability of solar power and renewable energy sources but determines that time and study is necessary in order to determine if and how to properly regulate such installations. The Town Board deems this moratorium emergent and immediately necessary for the Town.

SECTION 4. DEFINITIONS.

COMMERCIAL FREE-STANDING SOLAR PHOTOVOLTAIC (PV) SYSTEMS

A free standing solar photovoltaic (PV) system and area of land principally used to convert solar energy to electricity with the primary purpose of supplying electricity to a utility grid for wholesale or retail sales of electricity to the general public or utility provider. This includes commercial battery storage systems.

PERSON

The term person shall include any individual, partnership, association, corporation, landowner, lessee or licensee.

SECTION 5. MORATORIUM.

- A. The Town Board hereby enacts a moratorium which shall prohibit the placement, construction, or erection of a commercial free standing solar photovoltaic (PV) system

within the Town of Schroepfel and/or the processing or further processing of such applications.

- B. This moratorium shall be in effect for a period of one (1) year from the effective date of this Local Law and shall expire on the earlier of: (i) the date one (1) year from said effective date of this local law, unless renewed; or (ii) the enactment by the Town Board of a resolution indicating the Town Board is satisfied that the need for the moratorium no longer exists.
- C. This moratorium shall apply to all zoning/land use districts and all real property within the Town.
- D. Commercial free-standing solar photovoltaic (PV) systems which have previously been approved or are located on Town-owned property are hereby expressly excluded from this moratorium. Those applications for such uses which have not received appropriate approvals from the Town's Zoning or Planning Boards are included in the moratorium.
- E. This Local Law shall be subject to renewal for a cumulative period of up to an additional one (1) year, if necessary, by Resolution of the Town Board.

SECTION 6. RELIEF FROM PROVISIONS OF THIS LOCAL LAW.

- A. The Town Board reserves to itself the power to vary or adapt the strict application of the requirements of this Local Law in the case of unusual hardship which would deprive the owner of all reasonable use of the lands involved.
- B. Application for relief shall be filed in triplicate with the Town Code Enforcement Officer together with a filing fee of \$250.00. The application shall specifically identify the property involved, recite the circumstances pursuant to which the relief is sought and the reasons for which the relief is claimed. Any costs, including expert consulting fees or attorney's fees, incurred by the Town, shall be reimbursed to the Town by the Applicant. The Town Board shall apply Use Variance criteria as set forth in the New York State Town Law, Section 267-b (2) in reviewing any application for relief.
- C. The Town Board may refer any applications for relief herein to the Town Planning Board for its advice and recommendations, but all decisions on granting or denying such relief shall be made solely by the Town Board after determining whether or not the requested relief is compatible with any contemplated amendments to the Town of Schroepfel Zoning Law. Unless completely satisfied that the proposed relief is compatible, the Town Board shall deny the application.
- D. The Town Board shall conduct a public hearing on any request for relief within forty-five (45) days of receipt by the Town Code Enforcement Officer and shall issue its final decision on requests for relief within thirty (30) days from the date of the public hearing.

SECTION 7. PENALTIES.

Any person who shall construct, reconstruct, relocate, enlarge or modify any site to be used for a commercial free-standing solar photovoltaic system in violation of the provisions of this Local Law, shall be subject to:

- A. A fine not to exceed One Thousand and 00/100 Dollars (\$1,000.00) or imprisonment for a term not to exceed fifteen (15) days, or both. Each day a violation continues shall be considered a new violation.
- B. A civil action inclusive of injunctive relief in favor of the Town to cease any and all such actions which conflict with this local law and, if necessary, to remove any constructions, improvements, or related items or byproducts which may have taken place in violation of this Local Law.

SECTION 8. ENFORCEMENT.

This local law shall be enforced by the Code Enforcement Office of the Town of Schroepfel, or such other zoning enforcement individual(s) as designated by the Town Board. It shall be the duty of the enforcement individual(s) to advise the Town Board of all matters pertaining to the enforcement of this Local Law.

SECTION 9. VALIDITY & SEVERABILITY.

If any section or part of this Local Law is declared invalid or unconstitutional, it shall not be held to invalidate or impair the validity, force or affect any other section of this Local Law.

SECTION 10. EFFECTIVE DATE.

This Local Law shall take effect immediately upon passage and thereafter shall be filed with the New York State Department of State and shall remain in force and effect for a period of one (1) year from the date of passage.

Local Law Filing

(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 ascribed as local law number 1 of 20 26 of the ~~(County)(City)(Town)(Village)~~ of Schroepel was duly passed by the Town Board on February 20 26 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, ascribed as local law number _____ of 20 _____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20 _____ and was (approved)(not approved)(repassed after disapproval) by the _____ (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, ascribed as local law number _____ of 20 _____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20 _____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) on _____ 20 _____.
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, ascribed as local law number _____ of 20 _____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20 _____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) on _____ 20 _____. Such local 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.

Local Law Filing

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 ____ of the City of _____ having 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 thereto, ascribed as local law number _____ 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 the paragraph _____¹ above.

(Seal)

Darlene Owens

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body
Darlene Owens, Town Clerk

2-10-2026

(Date)