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New York State  
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**DIVISION OF CORPORATIONS,  
STATE RECORDS AND  
UNIFORM COMMERCIAL CODE**  
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Albany, NY 12231-0001  
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**Local Law Filing**

**Pursuant to Municipal Home Rule Law §27**

**Local Law Number ascribed by the legislative body of the local government listed below:**

2 of the year 20 25

**Local Law Title:** IMPOSING A TEMPORARY TOWN-WIDE MORATORIUM ON THE INSTALLATION OF  
FREESTANDING OR GROUND MOUNTED SOLAR ENERGY SYSTEMS IN THE TOWN OF

CARLTON

Be it enacted by the TOWN BOARD of the  
(Name of Legislative Body)

☐ County ☐ City ☒ Town ☐ Village  
(Select one)

of CARLTON as follows on the attached pages:  
(Name of Local Government)

**For Office Use Only**

**Department of State Local Law Index Number:** \_\_\_\_\_ of the year 20 \_\_\_\_

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

## **LOCAL LAW NO. 2 OF THE YEAR 2025**

A Local Law entitled Local Law No. 2 of the Year 2025, Imposing a Temporary Town-Wide Moratorium on the Installation of Freestanding or Ground-Mounted Solar Energy Systems.

**BE IT ENACTED** by the Town Board of the Town of Carlton as follows:

### **Section I: TITLE.**

This Local Law shall be known and cited as Town of Carlton Local Law No. 2 of 2024 entitled "A Temporary Town-Wide Moratorium the Installation of Freestanding or Ground-Mounted Solar Energy Systems."

### **Section II: PURPOSE AND INTENT.**

A. It is the intention of the Town Board of the Town of Carlton in enacting this Local Law to temporarily suspend the installation of Freestanding or Ground-Mounted Solar Energy Systems; as defined in Section IV herein, by the imposition of a temporary moratorium on the issuance of permits and approvals for such installations for a period of six (6) months from the effective date of this Local Law. Provision is made in this Local Law to allow for extension of the six (6) month moratorium if necessary.

B. The purpose of this temporary moratorium is to enable the Town of Carlton to temporarily halt the installation of Freestanding or Ground-Mounted Solar Energy Systems, for a reasonable period of time to enable the Town to adopt or amend appropriate regulations of ground mounted solar panels which are not currently regulated in the Town of Carlton zoning and land use regulations.

C. In recent years, the installation of solar energy systems on commercial and residential properties has become wide spread due to various tax incentives and leasing options, Solar panels are promoted by New York State and the Federal Government as sustainable energy sources that reduce dependence on fossil fuels.

D. Solar panels have become, or will become, typical accessory uses for residential and commercial properties but they are not specifically regulated by the zoning and land use regulations in the Town of Carlton.

E. The Town of Carlton recognizes that solar panels have many benefits for the property owner and the community in general but wise regulation regarding the placement of ground mounted panels is required.

F. The installation of solar energy systems, particularly Freestanding or Ground-Mounted Solar Energy Systems, has impacts on neighboring properties. Solar panels are not always visually compatible with their setting and they require the clearing of trees and structures to ensure that sunlight reaches the solar collectors.

G. The temporary moratorium is being limited to Freestanding or Ground-Mounted Solar Energy Systems, because solar energy systems that are mounted on rooftops or existing buildings require less tree clearing and they can be more readily visually integrated into the existing structure.

H. During the period of this temporary moratorium, the Town Board intends to suspend zoning and land use regulations in the Town of Carlton which conflict with the effect and intent of this Local Law.

**Section III: LEGISLATIVE FINDINGS OF FACT.**

A. The Town Board hereby finds that, pending the completion of the necessary studies, meetings, hearings, environmental review and other actions necessary and incident to proper consideration and adoption of a Local Law regulating the installation of Freestanding or Ground-Mounted Solar Energy Systems, and any revisions and amendments of the zoning and land use regulations of the Town, reasonable measures must be taken to maintain the status quo in order to protect the public interest, to preserve and protect the aesthetic and visual resources of and the property values within the Town of Carlton and ensure that future Freestanding or Ground-Mounted Solar Energy System installations will be consistent with these findings.

B. The Town Board finds that it is in the long term interest of the public and its welfare to prevent the premature and inappropriate installation of Freestanding or Ground-Mounted Solar Energy Systems that would cause impacts to aesthetic and visual resources and properties located within the Town of Carlton.

C. The Town Board finds that the temporary moratorium should be limited to Freestanding or Ground-Mounted Solar Energy Systems, because solar energy systems that are mounted on rooftops of existing buildings require less tree clearing and site preparation and can be visually integrated more readily into the existing structure.

**Section IV: DEFINITIONS.**

**A. FREESTANDING OR GROUND-MOUNTED SOLAR ENERGY SYSTEM.**

Structures, facilities, systems and/or equipment, or any combination thereof, including, but not limited to, solar panels and the hardware with or on which such panels are mounted, the purpose of which is to collect, absorb, concentrate or direct solar energy, which structures, facilities, systems and/or equipment, or any combination thereof, are located, installed, constructed or developed on the ground of a parcel, or on a pad or base substantially on grade with the ground. Freestanding or Ground-Mounted Solar Energy Systems shall not include structures, facilities, systems and/or equipment, or any combination thereof that are located, installed, constructed or developed on or above the roof of an existing improvement.

**Section V: SCOPE OF CONTROLS.**

A. During the effective period of this Local Law, the Town Board, the Planning Board, the Zoning Board of Appeals, the Building Department and the Code Enforcement Officer shall not permit, accept, process, interpret, deliberate upon, decide or approve any application for the installation of Freestanding or Ground-Mounted Solar Energy Systems except as set forth in Section VII below.

B. This moratorium shall apply to all future applications for the installation of Freestanding or Ground-Mounted Solar Energy Systems received after the date of enactment of this Local Law.

**Section VI:   HARDSHIP**

A.     Should any owner of property affected by this Local Law suffer any unnecessary hardship in the way of carrying out the strict letter of this Local Law, then the owner of said property may apply to the Town Board of the Town of Carlton in writing for a waiver from strict compliance with this Local Law upon submission of proof of such unnecessary hardship. For the purposes of this Local Law, unnecessary hardship shall not be the mere delay in being permitted to make an application or waiting for a decision on the application for a special permit, site plan, subdivision, variance or other permit during the period of the moratorium imposed by this Local Law.

B.     Procedure.

1.     Upon submission of a written application to the Town Clerk by the property owner seeking a waiver from this Local Law, the Town Board shall, within thirty (30) days of receipt of said application, schedule a public hearing on said application upon five (5) days written notice in the official newspaper of the Town. Notice of the public hearing shall be provided to abutting property owners, by regular mail at the address shown on the Town of Carlton tax roll.

2.     At the public hearing, the property owner and any other parties wishing to present evidence with regard to the application shall have an opportunity to be heard, and the Town Board shall, within fifteen (15) days of the close of the public hearing, render its decision either granting or denying the application for variation from the strict requirements of this Local Law.

3.     If the Town Board determines that a property owner will suffer an unnecessary hardship if this Local Law is strictly applied to a particular property, then the Town Board shall waive the application to this Local Law to the minimum extent necessary to provide the property owner relief from strict compliance with this Local Law.

**Section VII:   PENALTIES FOR OFFENSES.**

Any person, firm, entity or corporation that shall construct, erect, enlarge or alter any building or structure, in violation of the provisions of this Local Law or shall otherwise violate any of the provisions of this Local Law shall be guilty of a violation and subject to a fine of not less than \$200.00 nor more than \$1,000.00. Each day that the violation continues shall be a separate offense.

**Section VIII:   CONFLICTING LAWS SUPERSEDED.**

All local laws, ordinances, or parts of local laws and ordinances of the Town of Carlton that are in conflict with the provisions of this Local Law are hereby suspended to the extent necessary to give this Local Law full force and effect during the effective period of the moratorium.

**Section IX:    SUPERSESSION OF THE TOWN LAW.**

This Local Law is adopted pursuant to Municipal Home Rule Law § 10(1)(I) and § 10(1)(ii)(a)(14) and Statute of Local Governments § 10(6) of the State of New York. It is the intent of the Town Board to supersede the following provisions of the New York State Town Law, Chapter 16 relating to time limits in connection with zoning and planning determinations:

- A. Town Law § 267-a (5) (Time for ZBA to act on variance);
- B. Town Law § 274-a (8) (Public Hearing on Site Plan);
- C. Town Law § 274-a (10) (SEQRA requirements for Site Plan);
- D. Town Law § 274-b (6) (Public Hearing on Special Permit); and
- E. Town Law § 274-b (8) (SEQRA requirements for Special Permit).

**Section X: STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)**

The Town Board has considered the provisions of Article 8 of the Environmental Conservation Law ("SEQRA") and the Regulations promulgated thereunder and determine that adoption of this Local Law is a Type II Action as defined therein; therefore, no further review under SEQRA is required.

**Section XI: SEVERABILITY.**

A. If a court of competent jurisdiction finds any provision(s) of this law invalid, in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid, and all other provisions of the law shall continue to be separately and fully effective.

B. If a court of competent jurisdiction finds the application of any provision of this law to any building, other structure or tract of land to be invalid, in whole or in part, the effect of such decisions shall be limited to the person, property or situation involved in the controversy, and the application of any such provision to any other person, property or situation shall not be affected.

C. The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity, or unconstitutionality, or inapplicability, shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law of their application to other persons or circumstances. It is hereby declared to be the legislative intent of the Town Board of the Town of Carlton that this Local Law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part thereof is held inapplicable had been specifically exempt therefrom.

**Section XII: TERM.**

This Local Law shall remain in force for a period of six (6) months from its effective date. This Local Law is subject to review and renewal by the Town Board of the Town of Carlton for two (2) additional three (3) month extensions by Town Board resolution.

**Section XIII: EFFECTIVE DATE.**

This Local Law shall take effect upon its adoption and filing with the Secretary of State.

## 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 2 of 2025 of the (County)(City)(Town)(Village) of CARLTON was duly passed by the TOWN BOARD on April 8 2025 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 \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer\*)

### 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 \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_.

(Name of Legislative Body)

(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, 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 \_\_\_\_\_ 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.

(Name of Legislative Body)

(Elective Chief Executive Officer\*)

\* 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.

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## Local Law Filing

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**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.

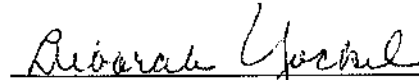
**6. (County local law concerning adoption of Charter.)**

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)



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

April 9, 2025

(Date)