

The meeting was held in person and called to order by the Supervisor at 7:03 p.m. with an attendance roll call and the Pledge of Allegiance.

| | | |
|-----------------|--------------------|---------------|
| PRESENT: | John Donohue, Jr. | Councilmember |
| | Kyle Noonan | Councilmember |
| | Mark Stewart | Councilmember |
| | Jesse A. Fish, Jr. | Supervisor |

| | | |
|----------------------|-------------------|--|
| ALSO PRESENT: | Erin Trombley | Town Clerk |
| | Glen Bruening | Town Counsel |
| | Josh Westfall | Building, Planning and Development (BPD) Coordinator |
| | Elizabeth Bennett | Supervisor's Confidential Secretary |
| | Chris Abrams | Highway Superintendent |
| | Reed Antis | Town Historian |

OTHERS PRESENT: Olivia Feldman (Lightstar), Nick Schepp (Renua), Dave Byrne (Renua), Jeremy B (SSO), Richie Wiltshire, Maureen Dennis (Schermerhorn Real Estate Holdings), Alex Portal (Post-Star)

FUTURE MEETINGS/UPCOMING EVENTS

Supervisor Fish said on July 9 there would be a concert in the park being sponsored by the Town which will feature Electric City Horns.

He then introduced the idea of setting a workshop to review water and sewer rates to examine alleged overcharges to Schermerhorn Real Estate Holdings. He said the workshop format was ideal because it would be open to the public and they could focus on one issue to get the rates straightened out. Councilmember Noonan asked for clarification on the issue to be resolved. Supervisor Fish said the issue they need to explore is whether Schermerhorn Real Estate Holdings is being overcharged. Councilmember Noonan asked if there were additional documents that needed review, to which the Supervisor responded there were documents that the Councilmember had received but probably not reviewed yet. Councilmember Donohue said the attorney would be present for the workshop, they could review all the documents, that it would be open and transparent, and if any refunds are issued, there would be a clear rationale with documentation. He said Attorney Bruening had already started the process of reviewing the documents. Councilmember Stewart asked if any of the information was new on this topic. The Supervisor said though it had been discussed a number of times, the issue was never moved forward. He said he was not sure if all the previous rate changes had been made legally, and they needed to dig through all the information to figure it out. Councilmember Stewart said all the documents and facts should be assembled before scheduling the workshop, with time allowed for the Board to view everything beforehand. Councilmember Donohue said he thought the objective at the meeting was to introduce the idea of a workshop at that meeting, not to schedule it.

Councilmember Noonan asked Attorney Bruening if he had a paper trail to help make the decision. Counsel responded, "Yes and no." He said some documents were readily available, and some seem to be missing. He said progress had been made, and that he had sent an email earlier in the day offering some advice and letting the Board know what he was working on. The Councilmember asked if it would be prudent to collaborate with previous attorneys. Counsel said that as a practice, that is sometimes done, and in this case the missing material was items the Town had for review. He continued, saying that so far, they had reached out to people who were involved at the time, and that he believed there was little that could not be figured out. Councilmember Stewart asked if the missing information was old or new. The Supervisor said in one case, prior to a stop work order being issued, something wasn't approved because conditions were set. When the conditions were met, the engineers mailed the information to all parties except the Town so the Town had no record of it. Councilmember Noonan asked if Schermerhorn's questions could be answered. Attorney Bruening said Ms. Dennis had said one of the rates had been enacted improperly, and that they were looking for documentation. Supervisor Fish said if

they look back through minutes and other documents and there's no official record of it having been enacted, then it must have been done improperly. Councilmember Noonan said some projects had been started without approvals, and a stop work order was issued because the work had begun without approvals. Councilmember Stewart said he would collaborate with the Supervisor's office to share concerns. Supervisor Fish said when the materials are available to share, they would get them out to everyone.

PUBLIC COMMENTS

No comments were made.

APPROVAL OF MINUTES

The Supervisor asked the Town Clerk to read a prepared resolution. She read:

“Be it resolved, that the Town Board accepts and approves the minutes for the Regular Town Board meeting on June 10, 2025 as submitted.”

She also indicated that Councilmember Noonan had been absent.

Resolution 265-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|---------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Abstain |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 3:0.

OLD BUSINESS

Discussion of zoning was tabled, and documents were given to the Board for further review.

BUILDING, PLANNING & DEVELOPMENT OFFICE

Lightstar/RENUA Solar

Supervisor Fish said two proposed solar projects had been presented and that it was up to the Board to determine whether to refer the projects to the Planning Board for review. He asked BPD Coordinator Westfall to review changes to the projects since the company presented to the Board.

Mr. Westfall said the projects had been reviewed by the Town's engineers, where some small changes were recommended for the State Environmental Quality Review (SEQR) and the site plan, but the big change from the last presentation was the introduction of the decommission plan. He said Lightstar/RENUA Energy representatives wished to present to the Board.

Olivia Feldman addressed the Board saying she had been unable to attend the meeting when the prior presentation took place. She handed out presentation packets to each Board member and introduced Dave and Nick from RENUA. She said the solar project is intended to benefit the land as well as the surrounding area. General benefits of community solar outlined by Ms. Feldman included improved grid resilience, an alternative to other forms of development, it serves the community in which it is located in that subscribers receive discount credits on utility bills with no financial investment on the part of subscribers. She said RENUA Energy is based

in Clifton Park and offer engineering, permitting, and consulting services for community solar projects. (See the rest of this presentation at the end of this set of minutes.)

Following review of the presentation, Supervisor Fish asked if the company needed approval for the access road in Wilton. One of the RENUA representatives said they had contacted Wilton, and that Wilton had not been concerned about it because it was an existing road that would not have major changes. Ms. Feldman asked about next steps. BPS Coordinator Westfall said they were looking for the Town Board to declare lead agency and a referral to the Planning Board.

Councilmember Stewart said that the company had demonstrated that the project is in keeping with the letter and spirit of the Town code relating to sewer, and that he supporting taking lead agency and referring to the Planning Board.

Resolution 266-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to declare lead agency and refer the projects to the Town Planning Board.

MJ Engineering Contract

The Town Clerk read a prepared resolution:

“Be it resolved that the Town Board authorizes the Supervisor to sign the Town Designated Engineer Master Services Agreement with MJ Engineering, for a term beginning June 20, 2025 and ending December 31, 2026.”

Resolution 267-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|--------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 4:0.

TOWN CLERK’S OFFICE

Local Law No. 8 of 2025

Supervisor Fish opened the floor for any comments or questions from the Board or members of the community present at the meeting. Since there were no comments, Supervisor Fish invited the Town Clerk to read a prepared resolution. She read:

“**WHEREAS** the Moreau Town Board has considered the adoption of Local Law No. 8 of 2025 entitled, ‘A Local Law Repealing and Replacing Chapter 105 of the Moreau Town Code Relating to Peddling and Soliciting’ pursuant to Municipal Home Rule Law Section 10; and

WHEREAS the Town Board commenced a Public Hearing on the proposed Local Law on June 10, 2025 and, after hearing all interested persons, closed the Public Hearing that date; and

WHEREAS the text of the proposed Local Law has appropriately aged on the desks of the Town Board; and

WHEREAS the proposed Local Law is a Type II action under the New York State Environmental Quality Review Act, for which no further review is required; and

WHEREAS the Town Board has determined that this Local Law would best enhance and protect the health, safety and welfare of the citizens of the Town of Moreau; and

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Town Board hereby adopts Local Law No. 8 of 2025 in the form attached to this Resolution.
2. The Town Board hereby authorizes and directs the Town Clerk to file the Local Law with the New York Secretary of State in accordance with the provisions of the Municipal Home Rule Law and acknowledges that the Local Law will take effect immediately upon filing by the Secretary of State.
3. This Resolution shall take effect immediately.”

Resolution 268-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|--------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 4:0.

Peddler/Vendor Fees

The Town Clerk read the following resolution, setting fees and insurance coverage requirements for Peddler/Vendor Licenses:

“WHEREAS the Moreau Town Board has adopted Local Law No. 8 of 2025 entitled, ‘A Local Law Repealing and Replacing Chapter 105 of the Moreau Town Code Relating to Peddling and Soliciting;’ and

WHEREAS Chapter 105 requires the Town Board to establish by Resolution certain license fees and insurance coverage requirements for Vendors and Peddlers licensed under Chapter 105; and

WHEREAS the Town Board has determined that reasonable license fees and insurance requirements are appropriate to enhance and protect the health, safety and welfare of the citizens of the Town of Moreau.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Town Board hereby establishes the following license fees for the following license durations:
 - a. \$25.00 for one day or special event license (not to exceed three days);
 - b. \$100.00 for three months;
 - c. \$150.00 for six months;
 - d. \$250.00 for one year; and

- e. \$250.00 for sparkling devices as authorized by New York State.
2. The Town Board hereby establishes the following insurance coverage requirements:
 - a. \$2 million general liability coverage naming the Town of Moreau as additional insured for any vendor or peddler of refreshments and any vendor or peddler operating at any Town of Moreau Park or other Town owned property; and
 - b. \$1 million automobile liability coverage naming the Town of Moreau as additional insured for any vendor or peddler operating a motor vehicle in connection with licensed activity; and
 - c. \$1 million general liability coverage and \$2 million aggregate coverage naming the Town of Moreau as additional insured for any sparkling device vendor.
3. This Resolution shall take effect immediately.”

Resolution 269-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|--------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 4:0.

HIGHWAY DEPARTMENT

Resolution 270-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to authorize the purchase of a 330-gallon tote of asphalt release agent, under the Chautauqua County Contract #RRRRRR, from Jamestown Soap & Solvent, to be paid from account DB5112.493.4 at an amount not to exceed \$5,200, which includes the cost of shipping.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|--------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 4:0.

Supervisor Fish said the soap is used to release asphalt from the beds of trucks more easily, and that the solvent was required to be used in place of fuel oil which used to be used for this purpose.

WATER & SEWER DEPARTMENT

Supervisor Fish said that, after hours of legal consultation and discussion, the Board was looking to take action on the Grove on Sisson at that meeting, which had received conditional approval years prior. He said the project at 112 Harrison Avenue was still under discussion.

Be it resolved that the Moreau Town Board, having reviewed the available, pertinent documents, relative to the Schermerhorn Residential Holdings project known as The Grove on Sisson, hereby approves the sewer service capacity fee for this project be set in the out of district user agreement at \$805 per EDU.

Attorney Bruening said two out-of-district sewer capacity user agreements had been received by Town Counsel for the Grove on Sisson and 112 Harrison with historical information on the projects from Ms. Dennis of Schermerhorn Real Estate Holdings. The capacity fee at the time of approval for the Grove was \$805, Mr. Bruening said, continuing to say that following some unclear activities, in 2022 the Board decided to stop issuing out-of-district sewer agreements, and no agreement was made to “memorialize” the fee or to continue working toward a new sewer district extension, as required by the State. Counsel said an agreement should have been drawn up at that time, and the rate captured but there is no documentation showing there ever was one, and that Ms. Dennis stated that the developer drew one up and sent it to the Town but the Town has no record of that document.

Councilmember Stewart asked if the rate was \$805 at the time of conditional approval, and then did the rates change before the conditions were met, which have been in effect by the time of final approvals. Attorney Bruening said there was no additional approval of a sewer capacity fee until 2024. Councilmember asked if the Town had not accepted any out-of-district sewer users from 2012-2025 at a rate other than \$805. Counsel said it was unclear but that the Town stopped issuing agreements around 2021. Councilmember Stewart said at one point the fee was \$1750, and he questioned if anyone had ever paid that rate. Supervisor Fish said the development on Sisson was connected, and they paid \$1750, which is before the \$3,000 rate was enacted. Councilmember Stewart expressed confusion about why they were discussing this at this meeting if a workshop was in the works to iron everything out.

Counsel clarified, saying the issues Ms. Dennis raised that they want to discuss in workshop were rate disputes for water and sewer charges, and that the issue under discussion at this time was separate regarding out-of-district service agreements, which Ms. Dennis was asking the Board to execute. Supervisor Fish said there had been an agreement that expired 1/31/2025. Ms. Dennis said the agreement that expired on that date said that if the district doesn't consolidate, with 30 days' notice from the Board, a new outside user agreement can be prepared. Supervisor Fish questioned if there was a financial figure on that expired agreement. Ms. Dennis said there was not figure, but that the intent of the Board at the time was for Schermerhorn to pay 47.5% of the debt for sewer extension 5. She said a law passed on June 14, 2022 removed outside user agreements, and that any new users after that point were meant to connect to sewer extension 5 to reduce the debt. She continued, saying that when the consolidation wasn't legal according to the State, the consolidation stopped, at which time the Board could have offered an outside user agreement.

She said it had been there understanding that 112 Harrison and the Grove would flow North to Glens Falls because there was sufficient capacity. Supervisor Fish clarified that they had an outside user agreement. Ms. Dennis said that agreement was to go South on extension 5. The Supervisor said he had a document from the NYS Dept. of Environmental Conservation saying the Grove on Sisson would flow to Glens Falls only. Ms. Dennis said that was the original design. She said a stop work order was issued 2/11/2022 that said they did not have signed Planning Board drawings, which she said was false. She said Cathy Perez told her there used to be a red book in the Building Dept., and that she had personally signed the records into the book when they were received. She said the Town must have realized they needed money for extension 5 and that the debt was too high for 85 users on the extension, so they wanted Mr. Schermerhorn to pay almost half of it though he would not benefit.

Councilmember Noonan asked if all this was documented. Ms. Dennis said it should unless it had been thrown away, and added that Councilmember Noonan was on the Board at the time. The Councilmember asked how much of her statement was speculation. She said she had sent a packet of over 300 pages to Councilmember Noonan in October 2023, and asked if he remembered. He said he did not. She asked if Councilmembers

Donohue and Stewart had received their copies. She then asked why Extension 5 didn't pay for capacity when their effluent went to Glens Falls for two years.

Counsel said the NYSDEC said they need a user agreement in short order so they can take up review. Councilmember Stewart asked about other developments connected from 2012 to 2020, and the Supervisor replied that they weren't connected to sewer. The Councilmember asked if there was anyone else in that window of time whose rate should be re-examined as well. Confidential Secretary Bennett said Leonelli projects-- Harrison Village and Sisson Reserve--had been connected in the timeframe in question, but were pre-approved at a different rate. Ms. Dennis has Mr. Leonelli had negotiated directly with Glens Falls. Supervisor Fish said Rich Schermerhorn had asked at the time if he would get the same rate as Leonelli if he bought the two parcels in question, and he was told he would.

Councilmember Stewart asked if the Town code specified at what point in the approval process the rate is set. He said if not, there is a lot of room for the fee to be changed during the approval process, and he said the law should be changed so developers will know what the project will cost. Counsel confirmed that the code does not state that the rate is set at the final approval, but that the real time to set the rate is when an agreement is signed to begin the extension process. The Councilmember asked if a financial agreement could be established earlier on, because projects can span years, and the composition of Town Boards change. He said he thought the rate should be set at initial approval. Counsel said that many things can change over time and the Town is not required to lock in a rate at a particular time, but it is fair if they sign an agreement to set the rate. The Councilmember asked if there was an agreement signed. Counsel said there was not, but that the rate at the time is known. The Councilmember asked if the developer asked for an agreement first in 2012 or 2021. Secretary Bennett said it was approved by the Planning Board in 2019. Ms. Dennis said the NYSDEC was working on a map, plan, and report for extension 6, and that 6 days later they received a stop work order on 2/11/2022, and Schermerhorn's engineer received a letter saying to stop work on extension 6 because it would be disallowed. She said the Town was certain at that time that they would be consolidating the water district.

Councilmember Stewart said the Town imposed a \$1,750 rate in 2012 that was refunded, and asked why the 2019 rate was \$805. Counsel said the \$1,750 was a hook-up fee, not a sewer capacity fee, and that the \$1,750 hook-up fee was improper. Councilmember Stewart stated for clarification that the \$805 rate has been in place continuously until the Board changed it in October 2024. Counsel confirmed this. The Councilmember then stated that he favored grandfathering the Schermerhorn rate to \$805 for this specific project. Attorney Bruening said if the Board felt comfortable, they could authorize the Supervisor to sign an out-of-district service agreement, which has been requested. Councilmember Stewart asked how many EDUs the Grove project was assigned. Ms. Dennis stated 100. Councilmember Noonan asked if this topic would not be included in the overcharge workshop conversation. The consensus was that there would not be overcharge conversation about the Grove. Ms. Dennis stated that the local law passed in March set rates by EDU, and previously, from June 2022, the law stated that charges would be set based on water flowing through the meter, but Schermerhorn had been charged based on EDU the entire time. The Supervisor stated that this is the part that needs further examination. The Supervisor asked the Town Clerk to read a prepared resolution. She read:

“Be it resolved that the Moreau Town Board, having reviewed the available, pertinent documents, relative to the Schermerhorn Residential Holdings project known as the Grove on Sisson, hereby approves the sewer service capacity fee for this project be set in the out-of-district user agreement at \$805 per EDU.”

Resolution 271-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|--------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 4:0.

RECREATION DEPARTMENT

The Supervisor asked the Town Clerk to read a prepared resolution. She read:

“Be it resolved that the Town Board hires Carter Stevens as lifeguard for the Sandbar Beach at a rate of \$20.00/hour, pending successful completion of a pre-employment physical, background check, and presentation of current, appropriate lifeguard certification.”

Resolution 272-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|--------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 4:0.

Discussion: Supervisor Fish asked if anyone knew when the sandbar beach would open. Councilmember Stewart said they were having trouble getting certified lifeguard coverage because the certified guards they hired also have other jobs. He said there was a YMCA certification class available, and an individual who would come in and do a special class to get the lifeguards certified. He suggested a special meeting once all the information was available to authorize the training. Secretary Bennett said that Principal Account Clerk Cruz suggested the funds not paid out for June could be used to pay for the training. There was discussion about whether those who receive the training would be required to repay the cost of the training if they do not stay a certain amount of time in the job. Councilmember Stewart said he could not see requiring a teen to pay back the training, per the handbook, if they get a better opportunity.

Discussion: Recreation Director Brogan asked the Board to approve a stipend for Chad Schwartz to run the program. Councilmember Noonan said there was revenue collected to offset the expense, and asked if this was something new they wanted to do—compensating volunteer coaches. Councilmember Stewart said many organizations rent the fields, privately-run organizations, and organizations the Town contracts with to run recreation programs that require many volunteers to make them run. He said he approved the program to run but not to authorize the stipend. Confidential Secretary Bennett clarified this was not Pop Warner, that it was Rec Flag Football. Councilmember Stewart said even of those programs who are private and rent fields, he was not aware of any where coaches pay themselves stipends. He continued, saying if they want to pay a coach, they should put it out to hire someone and not just pick one of many volunteers to receive compensation. The Town Clerk asked about compensation for Big Three basketball. Councilmember Stewart said that program was a run program and Empire Soccer is no longer run by the Town. He said he would like more information before making a determination on the stipend, and discuss how to make it fair.

Supervisor Fish asked if the flyers were already distributed, although the Board had not approved the program yet. The consensus was that they had been. Councilmember Stewart said he believed the Recreation Director distributed them when he did so they could go out through the schools before the end of the year since everyone believed the program would be continued. He said he was willing to approve the program without the stipend. Councilmember Donohue questioned why start paying a stipend now.

Resolution 273-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to authorize the 2025 Flag Football program to take place in the fall, and approve the informational flyer to be distributed.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|--------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 4:0.

SUPERVISOR'S OFFICE

The Supervisor said Principal Account Clerk Cruz and Town Clerk Trombley had been looking into pricing to upgrade the Town's copier machines. Two companies provided quotes for leasing or purchasing machines, he said, and that Mr. Cruz was recommending a lease with Electronic Office Products. He asked the Clerk to read a resolution. She read:

“Be it resolved that the Town Board authorizes the Supervisor to enter into an agreement with Electronic Office Products for a 60-month lease of three new copiers for the Town Clerk mailroom, Building & Assessor Departments and the Supervisor's Office at an amount of \$95 per month for each copier and additional fees per black and white or color copy.”

Resolution 274-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|--------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 4:0. (Resolution rescinded 7/8/2025)

Firewall Security – Storedtech

Supervisor Fish said a power outage the month prior had destroyed some electronic equipment at Town Hall. He said they were working with the Town's insurer but need to purchase some equipment because some was being borrowed. He asked the Clerk to read a resolution. She read:

“Be it resolved that the Town Board authorizes purchases from StoredTech for four (4) SonicWall TZ370 Essential Editions, (1) SonicWall Rack mounting kit, two (2) Layer 3 PoE Switches, and professional services for a total not to exceed \$11,362.21 to be paid from account A1620.401.”

Resolution 275-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|--------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 4:0.

RAMBOLL – Bedrock Groundwater Well Install & Testing

The Supervisor said the Town had been approached about monitoring groundwater at the back of the Recreation Park for General Electric and the Environmental Protection Agency. He said testing is done every five years, and new wells were being recommended. The Town’s attorney had reviewed the agreement, and the monitoring organization was the same as that of the wells on Butler Road and in Fort Edward. He said there would be no cost to the Town but they needed the Town’s approval. Councilmember Stewart asked about the timeline for the testing. Secretary Bennett said the details were on page two of the document. Upon review, Councilmember Stewart said it was beneficial to the Town’s residents to it sounded good.

The Town Clerk read the following resolution:

“Be it resolved that the Town Board authorizes the Supervisor to sign the agreement with Ramboll, granting permission for access to perform bedrock groundwater well installation and monitoring, per the USEPA and the Five Year Review Report, on Town of Moreau property at the Harry J. Betar Recreation Park; and be it further resolved that it is Type II under SEQRA so no additional review is required.”

Resolution 276-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|--------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 4:0.

DEPARTMENT HEAD MONTHLY REPORTS

Resolution 277-2025 A motion was made by Councilmember Noonan, seconded by Councilmember Stewart to accept the Dog Control Officer's June Monthly Report.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|--------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 4:0.

PUBLIC COMMENTS

No comments were made.

COMMITTEE REPORTS

Councilmember Stewart said the softball showcase at the Recreation Department was complete, and \$8,000 was received. Concessions, which he said were run by Rec. Softball, raised \$2,500, and vendors also made and donated money during the event. He said seven college coaches viewed the showcase and that local colleges reached out with interest in growing the program, and do scouting.

Councilmember Donohue said RFPs may be needed to haul away the big dirt/mulch pile because it was getting too big, and would only get bigger in the fall. He also suggested having signage made to tell visitors to the Transfer Station which holidays they are closed/open for, since it is somewhat different from the holiday closure schedule for Town Hall.

SUPERVISOR'S ITEMS

The Supervisor had no additional items to discuss.

EXECUTIVE SESSION

No executive session was required.

ADJOURNMENT

Resolution 278-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Noonan to adjourn the meeting.

Asked if all were in favor, the responses were as follows:

| | |
|-----------------------|--------|
| Councilmember Donohue | Aye |
| Councilmember Killian | Absent |
| Councilmember Noonan | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish | Aye |

The motion carried 4:0. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,
Erin Trombley
Erin Trombley, Town Clerk

Resolution numbers revised 6-2026



Today's PRESENTERS



OLIVIA FELDMAN
Development Manager
Lightstar



Dave Byrne
Founder/Owner
Renua Energy

Nicholas Schupp
Project Manager
Renua Energy

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on June 24, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

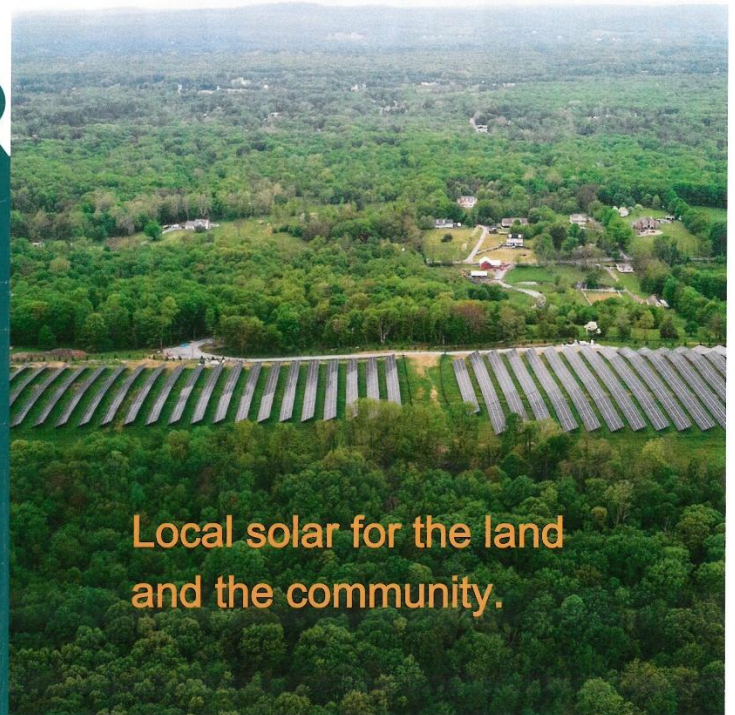
About LIGHTSTAR

Community solar developer, owner, and operator based in Boston.

Our experienced team builds solar projects that benefit the land and surrounding neighborhoods.

Community solar benefits:

- Improves grid resilience, alternative to utility-scale.
- Serves communities- "subscribers" receive discount credits on utility bills.
- No financial investment or equipment needed.



Local solar for the land and the community.

About

RENUA ENERGY

Based in Clifton Park, we offer community solar project development services including **engineering, permitting & consulting.**

Our professional team with 50 years of collective experience provides top-notch consultation and engineering services.

Renua Energy is proud to be a Service-Disabled Veteran-Owned Small Business



◆ LIGHTSTAR

Old West Road NY LLC Project Overview



4.75 MWac /
4.56 MWdc



Parcel Area: 35.2 acres
Lease Area: 23 acres



Limit of
Disturbance:
18 acres



- R-5 Zoning District: Agriculture & One-Family Residential
- Suitable site due to level topography, limited visibility, and minimal environmental impacts
- Billboards in eastern portion of parcel. Discussing with landowner.

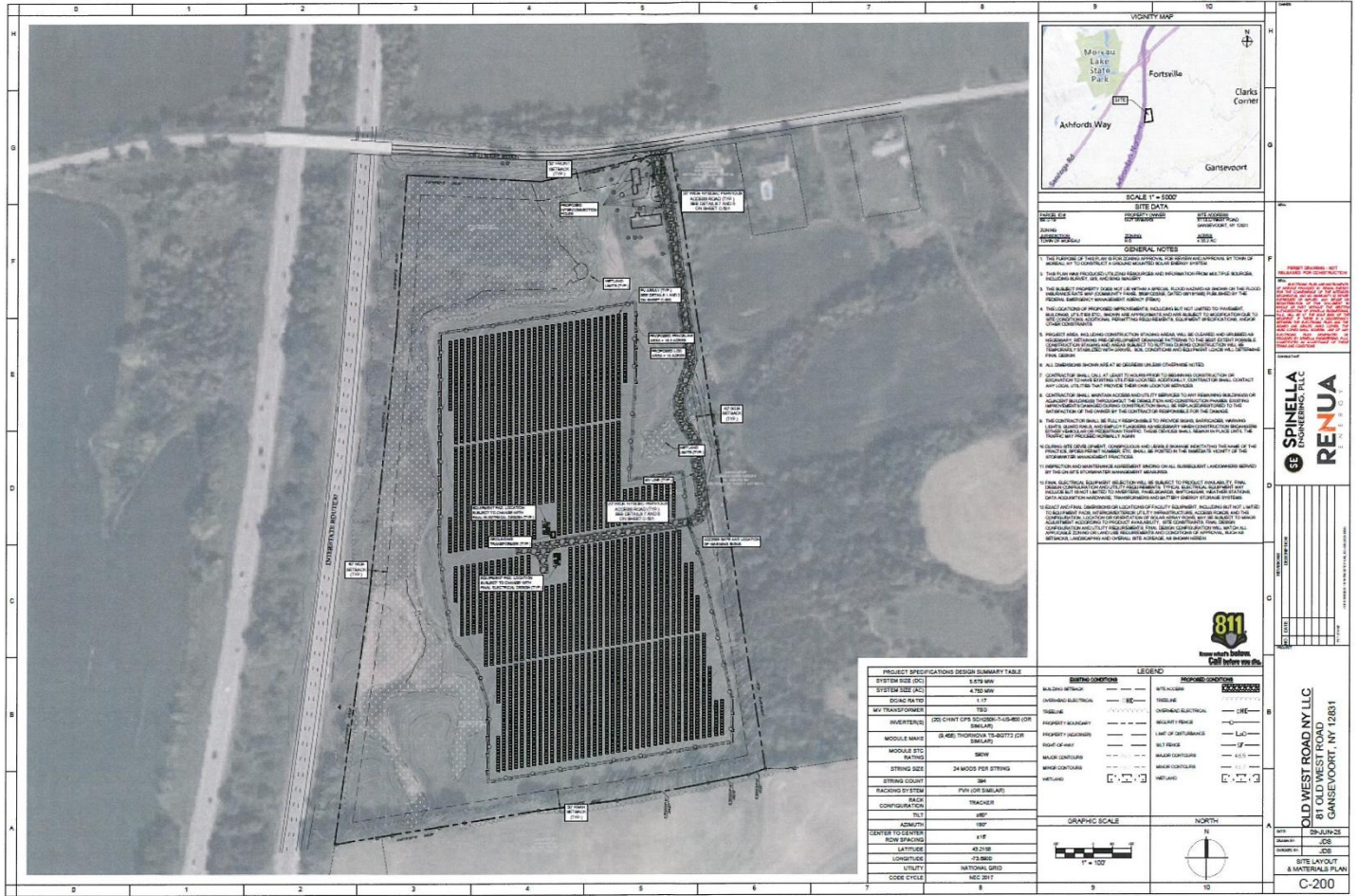
◆ LIGHTSTAR

Completed STUDIES

- ✓ **Wetland Delineation**
 - 2 USACE-jurisdictional wetlands delineated.
 - Confirming jurisdiction with DEC.
- ✓ **Wildlife Habitat Assessments**
 - Habitat survey complete.
 - New York Natural Heritage Program issued no impact letter.
 - Submitted to FWS, received findings of “no effect” for northern long-eared bat and tricolored bat.
- ✓ **State Historic Preservation Office**
 - Phase IA Report underway, expect to receive Finding of No Effect from SHPO
- ✓ **Visual Simulations**
 - Minimal visibility due to existing surrounding vegetation.



A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on June 24, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.



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Washburn Road NY PV LLC Project Overview

4.00 MWac /
4.55 MWdc

Parcel Area: 27.9 acres
Lease Area: 19.2 acres

Limit of
Disturbance:
18 acres

- R-5 Zoning District: Agriculture & One-Family Residential
- Suitable site due to limited visibility and minimal environmental impacts.
- Access road crosses into town of Wilton

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Project
CONSTRUCTION



Anticipated to take 6 months but can vary depending on procurement and other variables.

- ◆ Will request bids from licensed local installers, offering NY prevailing wage.
- ◆ Grading required, but topsoil stockpiled and replaced on site.
- ◆ Stormwater BMPs installed in accordance with Site Plan.
- ◆ Racking system, panels, fencing, and electrical equipment installed.

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Project
DECOMMISSIONING



Following the project lifespans (~35 years), components will be disassembled, and site restored to pre-project use.

- ◆ Mobilization and Erosion & Sedimentation Control Installation;
- ◆ Dismantle & demolish;
- ◆ Disposal and/or recycle;
- ◆ Restoring the site to grades that occurred prior to the start of decommissioning and;
- ◆ Site restoration and stabilization - site can return to forest or be converted to another use, as land control will return to landowner.



Thank You!
Any questions?

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