

MONTHLY STATEMENT OF SUPERVISOR

To the TOWN BOARD of the

TOWN OF BELFAST

Pursuant to Section 125.2 of the TOWN LAW, I hereby render the following detailed statement of all moneys received and disbursed by me, as Supervisor, during the month of April 2026

RECEIPTS	
SOURCE	AMOUNT RECEIVED
<u>GENERAL FUND:</u>	
Interest - Checking	1.37
Interest - NYCLASS	2,943.96
Rental of Fire Hall	500.00
Games of Chance	277.50
Bingo License	32.75
Dog Licenses	144.00
Justice Fines & Forfeited Bail	1,471.50
Traffic Diversion	150.00
Total	<u>5,521.08</u>
<u>HIGHWAY FUND:</u>	
Interest - Checking	1.17
Interest - Savings MM	0.60
Interest - NYCLASS	2,411.18
Sale of Salt	1,040.36
Fuel Sales	233.90
Refund of Prior Year	249.89
Total	<u>3,937.10</u>
<u>WATER DISTRICT</u>	
Metered Sales	2,353.15
Interest	0.66
NYCLASS - Interest	291.25
Total	<u>2,645.06</u>
<u>SPECIAL DISTRICTS:</u>	
	<u>0.00</u>
<u>FUEL ACCOUNT:</u>	
Interest & Earnings	0.42
Total	<u>0.42</u>
Total	12,103.66
DISBURSEMENTS	
Fund or Account	Amount Expended
GENERAL FUND	69,875.49
HIGHWAY FUND	34,163.74
WATER DISTRICT	6,603.58
LIGHT DISTRICT	965.33
Total	111,608.14

Dated: May 13, 2026

Andrew Chamberlain, Supervisor
TOWN OF BELFAST

Belfast Water Dept. Monthly Report

May, 2026

- Monthly Sample good.
- 3 Dig Notices.
- Found a service leak at 21 chestnut St. (Fixed)
- picked up parts for automatic valve. The valve itself is pushed back till June 22nd
- Mowed and weed whacked.
- Ordered 10 more meter end points should be enough to fix all meters not reading currently.
- Water on at ball field.
- Ordered line and curb boxes for inventory.
- Read Meters.
- Ordered spring for chipmunk in park.
- Helped Town Of Caneadea with a water leak.
- Put up Banners
- New water line installed on Sherman ext.
- Service line leak at 7967 Rt 19 water is off. (Repaired)
- Water Quality Report sent to health dept.
- Chlorine picked up in friendship.

HIGHWAY DEPT.

1. GOT FRITZ,SEARLES,TOWN LINE,SMITH,VAN ALLEN RDS. READY FOR CHIP SEALING.
2. GROUND BOTH LAKE RDS.
3. CLEANING DITCHES
4. REPAIRED ROADS FROM FLOODING
5. FINISHED SWEEPING FOR THE COUNTY
6. PUT UP BANNERS
7. CLEANED UP DOWNED TREES
8. ALL PLOWS,WINGS,SPINNERS,AND PLOW FRAMES ARE PAINTED, AND PUT AWAY FOR THE SUMMER
9. NEW PLOW TRUCK IS ORDERED
10. CHIP SEALED FRITZ,SEARLES,TOWN LINE,SMITH, AND VAN ALLEN RDS. TODAY
11. CHIP SEALING BOTH LAKE RDS. 6/4/26
12. REMOVED BEAVER DAM FROM INSIDE THE PIPE AT THE SWAMP
13. STARTED PATCHING, AND GRADING WHEN THE WEATHER IS GOOD
14. WE HAVE OVER 14" OF RAIN SO FAR THIS SPRING

Date	Inspector(s)	Notes
Construction Inspection		
4/7/2026	LK	T-Belfast Harry Schottmiller Tuesday, April 7·10:00 – 10:45am 6956 Co Rd 17 6956 Co Rd 17, Belfast, NY 14711, USA BP25-210 Insulation Inspection
4/7/2026	LK	T-Belfast Marcos Galvez BP25-445 Tuesday, April 7·2:00 – 3:00pm 6777 Little John Rd 6777 Little John Rd, Belfast, NY 14711, USA Rough Plumbing Inspection
4/10/2026	LK	T-Belfast BP 26-087 Friday, April 10·10:00 – 11:00am 6746 Little John Rd 6746 Little John Rd, Belfast, NY 14711, USA Footer Inspection
4/13/2026	MU	T-Belfast BP 26-005 Monday, April 13·10:30 – 11:30am 7469 Crawford Creek Rd 7469 Crawford Creek Rd, Caneadea, NY 14717, USA Insulation inspection
4/13/2026	MU	T-Belfast Mike Miller Framing Inspection BP26-045 Monday, April 13·11:30am – 12:30pm 7023 Cloverleaf Rd 7023 Cloverleaf Rd, Belfast, NY 14711, USA Framing inspection, plans on installing insulation Tuesday
4/21/2026	LK	T-Belfast Eli Mast Tuesday, April 21·9:00 – 9:45am 6866 NY-305 6866 NY-305, Belfast, NY 14711, USA Notice of Apparent Violation addition to dwelling called in
4/30/2026	LK	T-Belfast Eli Mast Thursday, April 30·8:30 – 9:15am 6866 NY-305 6866 NY-305, Belfast, NY 14711, USA Construction inspection for addition to dwelling Work completed without permit (3x Fee)

Activities Report

Date	Inspector(s)	Notes
Building Permit		
4/21/2026	LK	T-Belfast Constance Finney Tuesday, April 21·10:30 – 11:15am 10 W Hughes 10 W Hughes, Belfast, NY 14711, USA Permit Application for bathroom remodel

Date	Inspector(s)	Notes
4/30/2026	LK	T-Belfast Enos Mast BP26-046 Thursday, April 30·9:00 – 9:45am 6810 NY-305 6810 NY-305, Belfast, NY 14711, USA Foundation inspection

Fire Safety

4/24/2026	OP	T-Belfast Designs by Scary Ann Friday, April 24·10:15 – 11:15am 39 Main St 39 Main St, Belfast, NY 14711, USA Fire Safety Inspection
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4/24/2026	OP	T-Belfast Sojourners Mennonite Fellowship Friday, April 24·11:00am – 12:00pm 29 Main St 29 Main St, Belfast, NY 14711, USA Fire Safety Inspection
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Other

4/14/2026	CBB, LK, MU, OP	ARC Informational Session Tuesday, April 14·11:00am – 12:00pm Mike and any other member of MACE
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Progress Inspection

4/1/2026	MU	T-Belfast Marcos Galvez Thursday, April 2·1:45 – 2:45pm 6777 Little John Rd 6777 Little John Rd, Belfast, NY 14711, USA Insulation Inspection
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R 49 in the ceiling, R 21 in the walls, leftover insulation in the attic

4/8/2026	CBB	T-Belfast Carson Harrington BP25-497 Wednesday, April 8·2:30 – 3:30pm 5 Sherman St 5 Sherman St, Belfast, NY 14711, USA Manufactured Home setting Weather permitting
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Battery Energy Storage Systems

1 Purpose.

The Town Board of the Town of Belfast adopts this Battery Energy Storage Systems (BESS) Law to regulate the placement of battery energy storage systems to protect the public safety, health, and welfare; to provide a regulatory structure that promotes the protection of the Town of Belfast residents; to minimize adverse impacts on the Town's character, environment, economy, and unique resources, including, but not limited to, waterways, scenic ridge lines, parks and wildlife management areas, and prime farmland.

2 Authority.

This Battery Energy Storage Systems Local Law is adopted pursuant to §261-263 of the Town Law for the State of New York, which authorizes the Town to adopt provisions that advance and protect the health, safety, and welfare of the community.

3 Definitions.

As used in this law and the permit process, the following terms shall have the meanings indicated:

ANSI — American National Standards Institute.

BATTERY ENERGY STORAGE MANAGEMENT SYSTEM — An electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

BATTERY(IES) — A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this article, batteries utilized in consumer products are excluded from these requirements.

CELL — The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.

COMMISSIONING — A systematic process that provides documented confirmation that a battery energy storage system functions according to the intended design criteria and complies with applicable code requirements.

DECOMMISSIONING — A systematic process that provides a narrative and plan for the removal/ proper disposal and reclamation of a battery energy storage system, and its site, at the end of its useful life and/or as the result of damage by fire or other event.

DEDICATED-USE BUILDING — A building that is built for the primary intention of housing battery energy storage system equipment, is classified as Group F-1 occupancy as defined in the New York State Building Code, and complies with the following:

- A. The building's only use is battery energy storage, energy generation, and other electrical-grid-related operations. No other occupancy types are permitted in the building.
- B. Occupants in the rooms and areas containing battery energy storage systems are limited to personnel that operate, maintain, service, test, and repair the battery energy storage system and other energy systems.
- C. Administrative and support personnel are permitted in areas within the buildings that do not contain battery energy storage systems, provided the following:
 - (1) The areas do not occupy more than 10% of the building area of the story in which they are located.
 - (2) A means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing battery energy storage systems or other energy system equipment.

ENERGY CODE — The New York State Energy Conservation Construction Code adopted pursuant to Article 11 of the Energy Law, as currently in effect and as hereafter amended from time to time.

ENERGY STORAGE SYSTEM — One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone twelve-volt car battery or an electric motor vehicle. A battery energy storage system is classified as a Tier 1 or Tier 2 battery energy storage system as follows:

- A. Tier 1 battery energy storage systems have an aggregate energy capacity less than or equal to 600 kWh and, if in a room or enclosed area, consist of only a single energy storage system technology.
- B. Tier 2 battery energy storage systems have an aggregate energy capacity greater than 600 kWh or are comprised of more than one storage battery technology in a room or enclosed area.

FIRE CODE — The fire code section of the New York State Uniform Fire Prevention and Building Code adopted pursuant to Article 18 of the Executive Law, as currently in effect and as hereafter amended from time to time.

LOT COVERAGE — Shall include the total square footage of the perimeter of all of the dedicated-use buildings and/or structures housing a battery energy storage system, inclusive of all interior spaces between the dedicated use buildings and/or structures housing a battery energy storage system, in addition to driveways and service roads (paved or stone), and all accessory equipment, buildings and structures.

NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) — U.S. Department of Labor designation recognizing a private sector organization to perform certification for certain products to ensure that they meet the requirements of both the construction and general industry OSHA electrical standards.

NEC — National Electric Code.

NFPA — National Fire Protection Association.

NON-DEDICATED-USE BUILDING — All buildings that contain a battery energy storage system and do not comply with the dedicated-use building requirements.

NONPARTICIPATING PROPERTY — Any property that is not a participating property.

NONPARTICIPATING RESIDENCE — Any residence located on nonparticipating property.

OCCUPIED COMMUNITY BUILDING — Any building in Occupancy Group A, B, E, I, R, as defined in the New York State Building Code, including but not limited to schools, colleges, day-care facilities, hospitals, correctional facilities, public libraries, theaters, stadiums, apartments, hotels, and houses of worship.

PARTICIPATING PROPERTY — A battery energy storage system host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the battery energy storage system owner (or affiliate), regardless of whether any part of a battery energy storage system is constructed on the property.

UNIFORM CODE — The New York State Uniform Fire Prevention and Building Code adopted pursuant to Article 18 of the Executive Law, as currently in effect and as hereafter amended from time to time.

Applicability.

- A. The requirements of this article shall apply to all battery energy storage systems permitted, installed, or modified in the Town of Belfast after the effective date of this article, excluding general maintenance and repair.
- B. Battery energy storage systems constructed or installed prior to the effective date of this article shall not be required to meet the requirements of this article.
- C. Modifications to, retrofits or replacements of an existing battery energy storage system that increase the total battery energy storage system designed discharge duration or power rating shall be subject to this article.

General requirements.

- A. A building permit and an electrical permit shall be required for installation of all battery

energy storage systems.

- B. All battery energy storage systems, all dedicated-use buildings, and all other buildings or structures that contain or are otherwise associated with a battery energy storage system and are subject to the Uniform Code and/or the Energy Code shall be designed, erected, and installed in accordance with all applicable provisions of the Uniform Code, all applicable provisions of the Energy Code, and all applicable provisions of the codes, regulations, and industry standards as referenced in the Uniform Code, the Energy Code, and the Belfast Town Code.

Requirements for Tier 1 battery energy storage systems.

Tier 1 battery energy storage systems shall be permitted in all properties, are subject to general requirements pursuant to § 301-283.29, and are exempt from special permit requirement but subject to site plan review.

Requirements for Tier 2 battery energy storage systems.

Tier 2 Battery Energy Storage Systems or those not qualifying as Tier 1 must include only batteries or energy storage systems of non-flammable/ non-explosive materials.

Tier 2 Battery Energy Storage Systems are permitted through the issuance of a special use permit within the Town of Belfast and shall be subject to the Uniform Code and the site plan application requirements set forth in this Section.

- A. Applications for the installation of Tier 2 Battery Energy Storage System shall be:
- 1) reviewed by the Code Enforcement Officer for completeness. An application shall be complete when it addresses all matters listed in this Local Law including, but not necessarily limited to, (i) compliance with all applicable provisions of the Uniform Code and all applicable provisions of the Energy Code and (ii) matters relating to the proposed battery energy storage system and Floodplain, Utility Lines and Electrical Circuitry, Signage, Lighting, Vegetation and Tree-cutting, Noise, Decommissioning, Site Plan and Development, Special Use and Development, Ownership Changes, Safety, and Permit Time Frame and Abandonment. Applicants shall be advised within 30 business days of the completeness of their application or any deficiencies that must be addressed prior to substantive review.
 - 2) subject to a public hearing to hear all comments for and against the application. The Belfast Town Board shall have a notice printed in a newspaper of general circulation in the Town at least 5 days in advance of such hearing. Applicants shall have delivered the notice by first class mail to adjoining landowners or landowners within 500 feet of the property at least 20 days prior to such a hearing. Proof of mailing shall be provided

to the Town Board at the public hearing.

- 3) referred to the Allegany County Planning Department pursuant to General Municipal Law if required.
- 4) upon closing of the public hearing, the Town Board shall take action on the application within 62 days of the public hearing, which can include approval, approval with conditions, or denial. The 62-day period may be extended upon consent by both the Town Board and Applicant.

B. Utility Lines and Electrical Circuitry. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of-way.

C. Signage.

- 1) The signage shall be in compliance with ANSI Z535 and shall include the type of technology associated with the battery energy storage systems, any special hazards associated, the type of suppression system installed in the area of battery energy storage systems, and 24-hour emergency contact information, including reach-back phone number.
- 2) As required by the NEC, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

D. Lighting. Exterior lighting of the battery energy storage systems shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.

E. Vegetation and tree-cutting. Areas within 15 feet on each side of Tier 2 Battery Energy Storage Systems shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted to be exempt provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible and in no event shall any trees, plants, shrubs be removed that are considered rare or endangered.

F. Noise. The 1 hour average noise generated from the battery energy storage systems, components, and associated ancillary equipment shall not exceed a noise level of 45 dBA as measured at the outside wall of any non-participating residence or occupied community building. Applicants may submit equipment and component manufacturer's noise ratings to demonstrate compliance. The applicant may be required to provide Operating Sound Pressure Level measurements from a reasonable number of sampled locations at the perimeter of the battery energy storage system to demonstrate compliance with this standard. The Town shall

measure noise levels from time to time with or without notice.

G. Decommissioning.

- 1) **Decommissioning Plan.** The applicant shall submit a decommissioning plan within thirty days, developed in accordance with the Uniform Code, to be implemented upon abandonment and/or in conjunction with removal from the facility. The decommissioning plan shall include:
 - a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all battery energy storage system components, structures, equipment, security barriers, and transmission lines from the site;
 - b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
 - c. The anticipated life of the battery energy storage system;
 - d. The estimated decommissioning costs and how said estimate was determined;
 - e. The method of ensuring that funds will be available for decommissioning and restoration;
 - f. The method by which the decommissioning cost will be kept current;
 - g. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the battery energy storage system, such as, but not limited to, soil to a minimum of 4 feet, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
 - h. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

H. Decommissioning Fund. The owner and/or operator of the energy storage system shall continuously maintain a fund or bond payable to the Town, in a form approved by the Town of Belfast for the removal of the battery energy storage system, in an amount to be determined by the Town, for the period of the life of the facility. This fund may consist of a letter of credit from a State of New York licensed-financial institution. All costs of the financial security shall be borne by the applicant.

I. Site plan application. For a Tier 2 Battery Energy Storage System requiring a Special Use Permit, site plan approval shall be required. Any site plan application shall include the following information:

- 1) **Property lines and physical features, including roads, for the project site.**

- 2) Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, and screening vegetation or structures.
- 3) A three line electrical diagram detailing the battery energy storage system layout, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and over current devices.
- 4) A preliminary equipment specification sheet that documents the proposed battery energy storage system components, inverters, fire suppression and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.
- 5) Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the battery energy storage system. Such information of the final system installer shall be submitted prior to the issuance of building permit.
- 6) Name, address, phone number, and signature of the project Applicant, as well as all the property owners, demonstrating their consent to the application and the use of the property for the energy storage system.
- 7) Land use designation for the parcel(s) of land comprising the project site.
- 8) Commissioning Plan. Such plan shall document and verify that the system and its associated controls and safety systems are in proper working condition per requirements set forth in the Uniform Code. Where commissioning is required by the Uniform Code, Battery energy storage system commissioning shall be conducted by a New York State (NYS) Licensed Professional Engineer approved by the Town (but not unusually withheld) after the installation is complete but prior to final inspection and approval. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning. A report describing the results of the system commissioning and including the results of the initial acceptance testing required in the Uniform Code shall be provided to Code Enforcement Officer prior to final inspection and approval and maintained at an approved on-site location.
- 9) Fire Safety Compliance Plan. Such plan shall document and verify that the system and its associated controls and safety systems ensure no fires or explosions and are in compliance with the Uniform Code.
- 10) Operation and Maintenance Manual. Such plan shall describe continuing battery energy storage system maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth in the Uniform Code.
- 11) Erosion and sediment control and storm water management plans prepared to New York State Department of Environmental Conservation standards, if applicable, and to such standards as may be established by the Planning Board.

- 12) Prior to the issuance of the building permit or final approval by the Town Board, but not required as part of the application, engineering documents must be signed and sealed by a NYS Licensed Professional Engineer.
- 13) **Emergency Operations Plan.** A copy of the approved Emergency Operations Plan shall be given to the system owner, the local fire department, and local fire code official. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:
- a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.
 - b. Procedures for inspection and testing of associated alarms, interlocks, and controls.
 - c. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.
 - d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures must include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.
 - e. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.
 - f. Procedures for dealing with battery energy storage system equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged battery energy storage system equipment from the facility.
 - g. Other procedures as determined necessary by the Town to provide for the safety of occupants, neighboring properties, and emergency responders.
 - h. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

Special Use Permit Standards.

- 1) **Setbacks.** Tier 2 Battery Energy Storage Systems shall comply with twice the setback requirements of the underlying district for principal structures. Any structures must be dedicated use buildings only.
- 2) **Height.** Tier 2 Battery Energy Storage Systems shall comply with the building

height limitations for principal structures of the existing town regulations.

- 3) **Fencing Requirements.** Tier 2 Battery Energy Storage Systems, including all mechanical equipment, shall be enclosed by a 10 foot high fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building and not interfering with ventilation or exhaust ports.
- 4) **Screening and Visibility.** Tier 2 Battery Energy Storage Systems shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area and not interfering with ventilation or exhaust ports.

K. Ownership Changes. If the owner of the battery energy storage system changes or the owner of the property changes, the special use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special use permit, site plan approval, and decommissioning plan. The seller or operator of the battery energy storage system shall notify the Code Enforcement Officer of such change in ownership at least 60 days prior to sale and include qualifications of buyer.

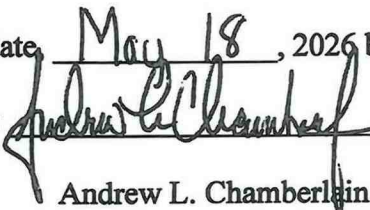
The special use permit and all other local approvals for the battery energy storage system would be void if a new owner or operator fails to provide written notification to the Code Enforcement Officer in the required timeframe including a signed and countersigned agreement that the buyer is taking over. Reinstatement of a void special use permit will be subject to the same review and approval processes for new applications under this Local Law.

4 Applicability.

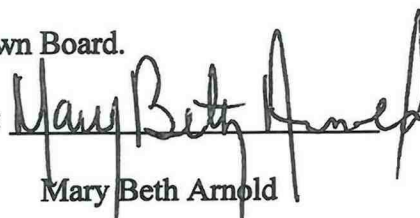
- A. The requirements of this local law shall apply to all BESS permitted, installed, or modified in the Town after the effective date of this local law, excluding general maintenance and repair.
- B. BESS constructed or installed prior to the effective date of this local law shall not be required to meet the requirements of this local law.
- C. All BESS shall be designed, erected, and installed in accordance with all applicable codes, regulations, and industry standards.

Adopted on this date, May 18, 2026 by the Belfast Town Board.

Town Supervisor:


Andrew L. Chamberlain

Town Clerk:


Mary Beth Arnold

TOWN OF BELFAST, NEW YORK

LOCAL LAW NO. 04 OF 2026

A LOCAL LAW ESTABLISHING A TEMPORARY MORATORIUM ON DATA CENTERS

Section 1. Authority

This Local Law is adopted pursuant to the New York State Constitution, Municipal Home Rule Law §§ 10 and 20, and Town Law §§ 130 and 261–263.

These provisions authorize the Town of Belfast to enact local laws to protect the health, safety, and general welfare of its residents and to regulate land use within the Town.

Section 2. Legislative Findings and Intent

The Town Board finds that the Town of Belfast currently has no zoning regulations and lacks specific laws governing high-impact industrial uses.

Data centers are increasingly being proposed in rural communities due to available land and limited regulatory frameworks. These facilities can require substantial infrastructure including substations, transmission upgrades, and backup generation systems.

Data centers may utilize large-scale cooling systems that involve water usage, chemical additives, and the generation of industrial or contaminated wastewater. Improper handling or discharge of such materials has the potential to impact groundwater, private wells, streams, and other environmental resources.

The Town relies on volunteer fire and emergency services which may not currently have the specialized training, equipment, or staffing necessary to respond to incidents involving high electrical loads, industrial equipment, or complex facility operations.

The purpose of this moratorium is to allow the Town sufficient time to study these impacts, consult with local officials and emergency services, evaluate environmental risks, and develop appropriate regulations to ensure that any future development is consistent with the health, safety, and welfare of the community.

Section 3. Definitions

“Data Center” shall mean any facility or use primarily engaged in the storage, processing, management, or distribution of digital data.

This includes, but is not limited to, server farms, cloud computing facilities, cryptocurrency mining operations, colocation facilities, and any associated infrastructure such as cooling systems, substations, generators, or energy systems.

Section 4. Moratorium

The Town shall not accept, process, review, or approve any application for building permits, site plan approvals, special use permits, certificates of occupancy, variances, or any other municipal approvals for the construction, establishment, expansion, or operation of any data center within the Town during the term of this moratorium.

Section 5. Environmental and Infrastructure Review

During the term of this moratorium, the Town shall evaluate potential impacts including:

- Wastewater generation, handling, storage, and disposal
- Impacts to groundwater, aquifers, and private wells
- Chemical additives and thermal discharge from cooling systems
- Electrical demand and strain on infrastructure
- Noise, lighting, and heat impacts on surrounding properties

Section 6. Emergency Services Review

The Town shall consult with the Belfast Fire Department and other emergency service providers to assess:

- Response capabilities
- Equipment and training needs
- Staffing limitations and response times

Any future approval of a data center shall require demonstration that adequate emergency response capability exists to protect public safety.

Section 7. Applicant Responsibilities and Cost Recovery

Future applicants shall be responsible for all costs associated with the review of any data center proposal, including but not limited to engineering, environmental, and legal review.

Applicants may also be required to fund necessary training and equipment for local emergency services and provide financial assurances for environmental protection and remediation if required.

Section 8. Enforcement and Penalties

The Code Enforcement Officer is authorized to issue stop-work orders and enforce compliance with this Local Law.

Any violation shall be subject to a civil penalty not to exceed \$1,000 per day for each day the violation continues, in addition to any other remedies available under law.

Section 9. Duration

This moratorium shall remain in effect for a period of six (6) months from the effective date.

The Town Board may extend this moratorium for an additional six (6) months upon a finding that the Town is actively engaged in the development of appropriate regulations and requires additional time to complete such work.

Section 10. SEQR Determination

This Local Law constitutes a Type II action under 6 NYCRR Part 617 and is not subject to further environmental review.

Section 11. Severability

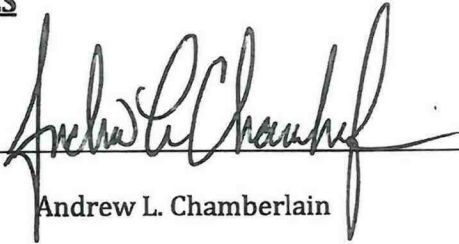
If any section or provision of this Local Law is determined to be invalid, such determination shall not affect the remaining provisions.

Section 12. Effective Date

This Local Law shall take effect immediately upon filing with the New York State Secretary of State.

SIGNATURES

Supervisor

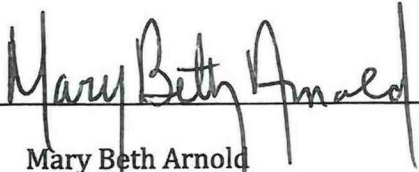
A large, stylized handwritten signature in dark ink, appearing to read "Andrew L. Chamberlain".

Date

5/18/26

Andrew L. Chamberlain

Town Clerk

A large, stylized handwritten signature in dark ink, appearing to read "Mary Beth Arnold".

Date

5/18/26

Mary Beth Arnold