Official Minutes

A regular meeting of the Town Board of the Town of Lima, County of Livingston and the State of New York was held at the Town Hall, 7329 East Main Street, Lima, New York, on the 1st day of September 2026 at 6:30 P.M. Notice was printed in the Mendon-Honeoye Falls-Lima Sentinel.

Present: Supervisor, Jon Cates
Deputy Supervisor, Adam Lewis
Councilperson, Christopher Doe
Councilperson, Ron Blodgett
Councilperson, Steve Werner
Attorney, Jim Campbell
Deputy Town Clerk, Laurie Arner

Guest(s): See attached Town Board Meeting Sign-In Sheet – September 1, 2026; Eric Weiss, Colton Welch

Town Supervisor Cates called the meeting to order at 6:30 P.M. with the Pledge to the Flag.

A Moment of Silence was held for past Fire Chief, Dick Gary, Sr.

Roll Call
Quorum of the Board is present

Approval of August 4th Minutes
Upon motion by Councilperson Blodgett to approve the August 4th minutes, seconded by Councilperson Doe, the vote was unanimous
CARRIED Ayes: 5 Blodgett, Cates, Doe, Lewis, Werner
Nays: 0

Public Comments
Public Comments consisted of updates on the WD#5 permitting, preliminary budget meeting, status of the Teamsters Union contract, Town audit, advance tax cap request.

Colton Welch submitted notice to the Town concerning the renewal of the cannabis license for his micro-craft farm on Livonia Center Rd. Notice was accepted by Town Supervisor Cates. Public Comments were received.

Project Updates

Water District #5
Eric Weiss from CPL presented an update on the current status to include the pump house, delays with the wetland delineation report. Will be resubmitting the bids to agencies. November's Board Meeting will include a resolution to send out bids. Hoping to be shovel ready by February 2027.

Siemens Substantially Complete
The Siemens grant work is finished with a few punch list items to be completed soon.

Open Public Hearing regarding the extension of Solar Moratorium
Due to the progress made over the last year, the Town will move forth with the extension of the Solar Moratorium. The current Moratorium expires Sept. 1, 2026. No Public Comments.

Supervisor's Report
Town Supervisor Cates explained the Accounting Firm does not have the numbers for August as our Board Meeting fell on the first of the month. Supervisor Cates will provide the report for August 2026 at the October Town Board Meeting. Met with the Accountants this week to discuss the 2027 preliminary budget.

Reports from Town Officials
Reports from the Town Clerk and Code Enforcement Office were all submitted and sent to each Board Member.

Town Clerk
Jenn emailed everyone.

Code Enforcement
Charlie emailed copy to all, and a hard copy is present

Upon motion by Councilperson Doe to accept the Clerk and CEO reports and to table the Supervisors August report to October, seconded by Deputy Supervisor Lewis, the vote was unanimous

CARRIED	Ayes: 5	Blodgett, Cates, Doe, Lewis, Werner
	Nays: 0	

Highway
Doran Rd – Currently awaiting approval from the DEC. School has been notified.

Roads requiring painting and pothole work were discussed.

Town Highway Superintendent Parslow presented pricing proposals for a new F250 Crew Cab Truck. Town Supervisor Cates suggested the topic be tabled until October Board Meeting.

Town Superintendent Parslow will be conducting 2 interviews this week for a MEO.

Installing more snow fences along 15A this year. Town receives reimbursement from the State for installation.

Boards and Committees

<u>Councilperson Doe reported on the following:</u>

Summer Recreation
Has ended.

Cemeteries
Looking for volunteers or perhaps Eagle Scouts to help with the cemeteries. Received a letter from relatives who are buried in the Presbyterian Church concerning the disrepair of the stones and grounds.

The Historical Society
Be Your Neighbor Barn Sale this weekend.

<u>Councilperson Werner reported on the following:</u>

Ambulance
39 Calls for August. 376 calls year to date. 14 community events were held. Participated in the July 4th Celebrations. No new applications.

Loan closet is slated to be completed by the last week in October.

Fire
33 Calls for August. Raffle tickets available – but hurry less than 100 left! Turned down for two grants. Sept 17 at the Town Highway Barns, the Fire Dept will be holding a mass casualty event concerning a school bus. This is a 4 hour drill and the public is invited to watch. Fire Chief will be meeting with Supervisor Cates and Mayor Skiptunas to discuss a comprehensive emergency management plan.

Park
Working on the grounds before the Pumpkin Festival.

Pumpkin Fest
Elim Life is a sponsor for a $20 chicken BBQ from Paul Teed. New events this year include a wood carver, petting zoo and Crego's race car. Hoping the funds from the Festival will support the widening of the sidewalks.

Park Commission
Councilperson Werner passed out a rendering of the proposed Community Center. Councilpersons Werner and Blodgett are diligently putting a plan in

place for this project before presenting to the Public. A private donor is funding.

Currently working on a comprehensive plan for the park. The Park Commission meets at the Town Hall the 3rd Thursday of the month at 6:30pm. All are welcome. Donations and Suggestions are also welcome.

Town Buildings
Teach2Learn has opened their doors at the old GCC building. This group provides education and physical requirements for home school students. There will be a gymnasium and a building for teaching trades to the students.

Pickleball Court is coming along nicely. Hope to open by winter.

Deputy Supervisor Lewis reported on the following:

Ag:
Reports from the Committee stated they are working on a few topics

Be Well
Off last month but will resume the 3rd week in September

Community Connections
Is now on hold.

Court
The deadline for submitting another grant will be September 22. Additional upgrades are being considered.

Councilperson Blodgett reported on the following:

Doran Rd
Explained the outcome of the meeting with State and Supervisor Cates. The State is not interested in changing the intersection at this point. They

suggested vehicles only make right hand turns at the intersection. No crossing over. This will not take place.

Library
Solar panels are in the process of coming online. EV Charging stations are not being used much. Councilperson Blodgett fixed the concrete sidewalk.

Close Public Hearing regarding the extension of Solar Moratorium
Public hearing closed.

Old Business

Emergency Services Contracts
After reviewing, monies will be given to the Village for disbursement. Fire Department submits their budget to the Village. Insurance amounts have been updated to the required amounts.

Upon motion by Councilperson Werner to adopt the Emergency Services Contract for 2027, seconded by Councilperson Blodgett the vote was unanimous

CARRIED	Ayes: 5	Blodgett, Cates, Doe, Lewis, Werner
	Nays: 0	

Capital Improvement Plan
Town Supervisor Cates suggested a condition report study be conducted on the Town Hall. It is a historic building and would like to lay out a plan for its future. The cost of the study is approximately $8-9K.

New Business
Town Health Care Plans
The Teamster's Union has opened up their health care plan to the Town. Four people are affected/eligible. It is a high-deductible plan and will have a $3600 HSA plan attached. One retiree will stay on the old plan for the next year as they are not eligible. Plans will become effective in January 2027.

Vote of Solar Moratorium Extension
Upon motion by Councilperson Werner to extend the solar moratorium, and to adopt proposed Local Law #2 of 2026, A Type 2 Action under SEQR, seconded by Deputy Supervisor Lewis, the vote was unanimous

CARRIED	Ayes: 5	Blodgett, Cates, Doe, Lewis, Werner
	Nays: 0	

Solar Law
Currently Establishing/Reestablishing Committee. Looking for citizens who want solar, Ag partners, etc.

Proposed Local Law to Exceed Tax Cap
Attorney Campbell suggested the scheduling of a public hearing to meet the necessary time frame. This gives the Town the authority to exceed the cap but does not guarantee. The fund balance can be used to exceed the tax cap. The current increase of the 2% tax cap for 2026 Budget is $39K.

Upon motion by Councilperson Blodgett to approve a 2% tax cap increase public hearing for the October 6 Town Board Meeting, seconded by Deputy Supervisor Lewis, the vote was unanimous

CARRIED	Ayes: 5	Blodgett, Cates, Doe, Lewis, Werner
	Nays: 0	

Approval of Abstracts of Audited Vouchers
Resolved that the bills contained on Abstract #9 have been reviewed by the Town Board and are authorized for payment in the following amounts:

General Funds:	No. 253 through 270	$ 14,857.73
Highway Funds:	No. 100 through 111	$ 14,037.65
Water District Funds:	No. 10-12	$ 117,667.00

Upon motion by Councilperson Blodgett to approve Abstract #9, seconded by Councilperson Doe, the vote was unanimous

CARRIED Ayes: 5 Blodgett, Cates, Doe, Lewis, Werner
Nays: 0

Public Comments

Questions concerning the Doran Rd culvert replacement**.** Comprehensive Plan Grant and Strategy was discussed.

Town Board Comments

None

Adjourn Meeting

Upon motion by Councilperson Blodgett to adjourn meeting at 8:42pm, seconded by Councilperson Werner, the vote was unanimous.

Respectfully Submitted by:

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Laurie Arner
Deputy Town Clerk

Attachments

Town Board Sign In

Legal Notice of Public Hearing

Town of Lima Local Law #2 of 2026

TOWN BOARD MEETING SIGN-IN SHEET **DATE: SEPTEMBER 1, 2026**

Name	Address
RANDY ZOOK	1848 DORAN RD
Mary Decker & Joe Decker	Doran Rd.
Angie LINOSAY	2112 POPLAR HILL RD
Barber Mike Finicane	6790 Jeaks Rd
Mark Petroski	2632 Poplar Hill

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Code of the Town of Lima, and pursuant to Town Law §130 and §264, that a public hearing shall be held by the Town Board of the Town of Lima at the Town Hall, located at 7329 East Main Street, Lima, New York at 6:30 p.m. on Tuesday, September 1, 2026 for the purpose of considering public opinion and comment about or concerning a proposed local law relating to the following:

> An extension to a moratorium within the Town of Lima, Livingston County, New York intended to temporarily prohibit the creation or siting of large-scale solar energy system installations within the Town of Lima for a period of up to twelve (12) months, which such Moratorium is intended to allow the continued development and adoption of local laws and/or ordinances to regulate and govern such installations.

The proposed local law is posted on the Town's website at ww.townoflimany.gov and is available for review by the public at the office of the Town Clerk during regular Town Clerk hours.

All interested persons are invited to appear and be heard at the aforesaid time and place.

Dated: August 5, 2026

By Order of the Town Board of the Town of Lima

Jennifer A. Heim, CMC/RMC – Lima
Town Clerk

TOWN OF LIMA LOCAL LAW NO. 2 of 2026

A LOCAL LAW ESTABLISHING A TEMPORARY LAND USE MORATORIUM PROHIBITING LARGE-SCALE SOLAR ENERGY SYSTEMS WITHIN THE TOWN OF LIMA

Be it enacted by the Town Board of the town of Lima as follows:

SECTION 1. PURPOSE AND INTENT.

This local law is intended to temporarily prohibit the creation or siting of Large-Scale Solar Energy Systems (as defined herein) within the Town of Lima (hereafter "Town") for a period of up to twelve (12) months, pending the further development and adoption of local laws and/or ordinances prepared to supplement or modify the current Zoning Law of the Town of Lima (hereafter "Zoning Code") for purposes of governing the siting and development of such Large-Scale Solar Energy Systems.

On or about September 2, 2025, the Lima Town Board duly adopted a previous one year "Moratorium Prohibiting Large Scale Solar Installations within the Town of Lima" (hereafter "Previous Moratorium").

During the term of the Previous Moratorium, the Town Board and a committee established by the Town Board, actively conducted research on the subject of large-scale solar installations, which included reviewing various versions of legislation being used by other communities, seeking guidance and input from members of the Town of Lima Agricultural Advisor Committee and from various other persons and resources. The Town also began drafting proposed legislation to create new zoning text that will assist in properly regulating the siting of solar energy systems within the Town of Lima

Such efforts, despite diligent and consistent work, have only been partially completed during the time of the Previous Moratorium. The Town Board is particularly sensitive to the need to effectively legislate the regulation of large-scale solar installations in such a way that will best preserve the abundance of prime agricultural soils and the continued production of those soils.

The Town Board recognizes and acknowledges that the Town needs additional time to complete and adopt appropriate local legislation to regulate the future creation and siting of large-scale solar installations in a fashion that best maintains and preserves the identity of the Town and its strong agricultural history.

It is deemed necessary to enact this additional moratorium in order to permit the Town Board adequate time in which to complete suitable legislation to allow for proper siting and development of the solar industry. During the term of the moratorium the Town of Lima shall work to finalize and adopt the new land use local law.

At this time, there are no pending applications for the location, development or site plan approval of a large-scale solar installation.

The objective of this additional moratorium is to allow the Town of Lima to assess and update its current Zoning Code to better address the use, siting and regulatory processes associated with Large-Scale Solar Energy Systems, so as to better promote community planning and development values in the context of the rapidly changing technology and industry of Large-Scale Solar Energy Systems. During the pendency of the moratorium, the Town Board will continue to work towards implementation of appropriate zoning regulations relating to the development of large-scale solar within the Town of Lima, so as to harmoniously integrate the same with the existing residential and agricultural community and landscape. Moratoria are useful in controlling or temporarily inhibiting development until satisfactory and updated regulations are adopted.

For these reasons, the Town Board finds that the intended temporary moratorium legislation is both advisable and necessary for a reasonable and defined period of time in order to further develop and adopt necessary zoning and land use changes to the Town of Lima Zoning Code, thus protecting and furthering the public interest, health and safety.

SECTION 2. DEFINITIONS.

For purposes of this Local Law, the following terms shall have the meanings respectively set forth below:

Large-Scale Solar Energy System(s) - Any installation of solar panels, solar energy collection equipment, solar energy storage equipment, appurtenant improvements and/or buildings or structures undertaken for commercial purposes with an intention of generating power from the sun and converting such power into electricity for resale to or by a third party. Large-Scale Solar Energy Systems specifically do not include any solar energy system or solar array undertaken by individual landowners, householders, businesses or farmers that direct such produced energy back into the public grid primarily to off-set their own energy consumption or the energy consumption of a business owned by them.

SECTION 3. TEMPORARY MORATORIUM.

A. There is hereby adopted and instituted by the Town of Lima, a twelve (12) month moratorium on the receipt of, consideration of, or granting of land use applications, site plan approval, special use permit approval or issuance, granting

of use or area variances, zoning changes or amendments to permit the siting or creation of any Large-Scale Solar Energy System within the jurisdictional limits of the Town.

Any solar energy system by, or undertaken on behalf of individual landowner, householder, business or farmer, primarily for the purpose of off-setting their own electric energy use is not a Large-Scale Solar Energy System and shall be specifically exempted from this moratorium. However, any such exempted solar energy systems or generating improvements shall not generate in excess of 110% of the one-year average annual consumption of such individual landowner, householder, business or farmer.

B. During the term of the moratorium the Town Board intends to develop, consider and adopt changes to its land use local laws and/or Zoning Code so as to more effectively regulate Large-Scale Solar Energy Systems. Said moratorium shall be effective as of the date set forth hereinbelow.

C. While the moratorium is in effect, and subject to Section 5. below, no application shall be accepted, no project review undertaken, and no permit issued or approval given by any board, agency or official of the Town of Lima for the siting or creation of a Large-Scale Solar Energy System.

SECTION 4. APPLICABILITY.

The provisions of this local law shall apply to all real property within the Town of Lima, and all land use applications for the siting or creation of Large-Scale Solar Energy Systems within the Town of Lima.

SECTION 5. RELIEF FROM APPLICABILITY OF MORATORIUM.

Applications for land use otherwise subject to this moratorium may be exempted from the provisions of this local law following a noticed public hearing before the Town Board, at which hearing the Town Board shall consider:

1. The proximity of applicant's premises or the subject of applicant's request for relief to natural resources, including but not limited to prime agricultural soils, wetland areas, conservation districts and other environmental concerns.

2. The impact of the proposed application on the applicant's premises and upon the surrounding area.

3. Compatibility of the proposed application with the existing land use and character of the area in general proximity to the subject of the application, and its effect

upon aesthetic resources of the community.

4. Compatibility of the proposed application with the recommendations of any administrative body that would absent this moratorium, be charged with such review by the Town of Lima.

5. The written opinion of the Town of Lima Planning Board, Zoning Board of Appeals and the Town of Lima Code Enforcement Officer that such application may be jeopardized or made impractical by waiting until the moratorium is expired.

6. Such other relevant considerations and issues as may be raised by the Town Board.

The Town Board shall have forty-five (45) days after receipt of a written request for relief from this Moratorium, to schedule and open the aforementioned public hearing.

The Town Board shall have sixty (60) days after conducting and closing the public hearing to make a written determination on the requested relief. In making a determination concerning a proposed exemption or grant of relief from application of the moratorium, the Town Board may obtain and consider reports and information from any source it deems to be consistent with a thorough review of said application. A grant of relief from application of the moratorium shall include a determination of unreasonable hardship upon the property owner which is unique to the property owner, and a finding that the grant of an exemption will be in harmony with and will be consistent with the recommendations of the Comprehensive Plan.

An application for relief from the restraints imposed by the moratorium shall be accompanied by a non-refundable fee of $3,500.00, together with the applicant's written undertaking, in a form to be approved by the Town Attorney, to pay all of the expenses of the Town Board and any agent or consultant retained by the Town Board to assist the Town in evaluating and considering the merits of such application. In the alternative to an undertaking, the Town, at its sole discretion, may require the applicant to provide moneys (in addition to the $3,500.00 fee above) to be held in a non-interest bearing escrow account for the purposes of paying for the expenses anticipated herein. Such initial amount to be paid into escrow shall be determined by the Town Board, and the Town Board may require subsequent deposit of additional funds should the initial escrow amount not be adequate to pay for all such expenses.

SECTION 6. STATUTORY AUTHORITY; SUPERCESSION.

This local law is promulgated and adopted pursuant to Municipal Home Rule Law and the State Environmental Quality Review Act, and its implementing regulations. It expressly supersedes any provisions of the Town Code of the Town of Lima, and sections 267, 267-a, 267-b, 267-c, 274-a, 274-b and 276 of the Town Law of the State of New York. Furthermore, this chapter shall supersede the New York State Environmental Conservation Law section 3-0301(1)(b), 3-0301(2)(m) and 8-0113 and 6 NYCRR Part 617, also known as the State

Environmental Quality Review Act, as it pertains to applications that are neither excluded nor exempt from this local law.

This local law shall, with regard to applications for large-scale solar, supersede and suspend those provisions of the Code of the Town of Lima and New York state law which require the Planning Board and the Town Code Enforcement officer to accept, process, and approve land use applications within certain statutory time periods.

SECTION 7. CONFLICTS.

For and during the stated term of this legislation, unless the stated term thereof shall be modified or abridged by the Town Board, this moratorium shall take precedence over and shall control over any contradictory local law, ordinance, regulation or Town Code provision.

SECTION 8. SEVERABILITY.

The invalidity of any word, section, clause, sentence, paragraph, part or provision of this local law shall not affect the validity of any other part of the law which can be given effect without such invalid part or parts.

SECTION 9. EFFECTIVE DATE.

The effective date of this local law shall be immediate upon its filing with the Secretary of State, or upon actual submission of a copy of the adopted local law to any individual, person or applicant.