TOWN OF DELHI
Public Hearing
June 8, 2026
6:37PM

TOWN OF DELHI
LOCAL LAW #002 OF 2026

A LOCAL LAW AFFECTING A TEMPORARY MORATORIUM WITHIN THE TOWN OF DELHI ON THE DEVELOPMENT OF SOLAR ENERGY SYSTEMS

Those present:

Councilmembers: Josh Morgan, Daniel Gashler, Simon Purdy and Christina Viafore.
Highway Superintendent: Daren Evans
Town Justice: Mat Burkert
Town residents: Bill Cairns, Anne Smith, Joan Townsend, Kelly Smith, Phoung Mokay

Supervisor Boukai called the public hearing to order at 6:37pm. She then introduced the proposed legislation of the Local Law No. 002 of 2026 entitled “A Local Law Affecting a Temporary Moratorium within the Town of Delhi on the Development of Solar Energy Systems.”

Boukai then asked if anyone wanted to come forward. Phuong Mokay she feels like Delaware County is so big, what's the offset from the residential, and she knows everyone, they're trying to connect to an existing power line or whatever utility, but one needs to really have to take a look at our environment, and the town is so big, what about the areas that make sense and the areas that don't make sense, but she thinks areas that don't make sense might be close to utility, but it’s not good for other reasons our environment is a big one.

Boukai then stated this brings her to what she wanted to respond with. As the public may or may not know, we are in the process of updating our town zoning and updating our town Comprehensive Plan, those two things go hand in hand with these two moratoriums. The moratoriums, should they pass tonight, would be only for one year, and the time starts clicking or ticking as of when the day it passes. We can also revoke that local law at any time we want to with another local law revoking it. Explaining let's say in 10 months from now we've updated our zoning. Our comprehensive Plan is now in place, and we've created provisions in those two documents to determine how we want to approach clean energy and things like that. Then we can easily revoke these two local laws with those other provisions in place with our zoning and our Comprehensive Plan, looking at this holistically, that's why we've taken this approach on it. It does not impact anything that has been done previously. To Mokay’s point, the project on State Highway 10 that was approved last year, to her knowledge, there is no

battery component in that. It is all going straight to the grid. There's no storage, so that will stay in place as has been approved as of last year, and this is just for anything future going forward for the next year, and we hope to have all of this cohesively addressed with all of these other documents by the end. Boukai would say probably April of next year, because the Comprehensive Plan realistically isn't going to be completed until then, and to that point, she hopes to see everyone on Wednesday night, which is our first public forum to discuss a lot of the findings from our questionnaire that we had put out a couple months ago. This is a public input session; it's going to be led by the consultant that is guiding the town through our Comprehensive Plan update. Comprehensive Plan updates and zoning updates often go hand in hand. We have Kent Manuel from the county planning, who guides us on the zoning updates. We're going to be getting into that later on in this year, probably August or September. We have a draft currently, but we haven't really dug into it. It's about 80 pages long. Thanking Councilmember Morgan for his input. We'll be getting into that, but she encouraged the audience to come to the meeting. It's not here, it's at Blue Stone, 5:30pm on Wednesday, and it's a great forum for you to start voicing your opinion on things like clean energy, on things like housing.

Boukai though wanted to make it clear, this does not impact residential solar projects. If you want to put it on your house for your own purposes, completely fine. Doesn't impact that.

Boukai then stated if there is nothing else for our public hearings, then she would close Public Hearing #2, and she would start our normal meeting, adding everyone was welcome to stay for the normal meeting too.

Boukai thanked the audience stating there being no further public comment, the public hearing was closed at 6:40pm.