



Department of State
Corporations, State Records & UCC

New York State
Department of State
**DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE**
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

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

3 of the year 20 26

Local Law Title: Temporary 12-Month Moratorium on Nuclear Power Plants and Large Data Facilities Law of
2026

Be it enacted by the Town Board of the _____
(Name of Legislative Body)

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

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

For Office Use Only

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

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

Draft Template: Local Law No. 3 of 2026

TOWN OF Greig, NEW YORK

A LOCAL LAW ESTABLISHING A TEMPORARY TWELVE (12) MONTH MORATORIUM ON APPLICATIONS, APPROVALS, AND PERMITS FOR THE SITING, CONSTRUCTION, OR OPERATION OF NUCLEAR POWER PLANTS AND LARGE DATA FACILITIES.

BE IT ENACTED by the Town Board of the Town of Greig as follows:

Section 1. Title

This Local Law shall be known and may be cited as the "Temporary 12-Month Moratorium on Nuclear Power Plants and Large Data Facilities Law of 2026."

Section 2. Legislative Intent, Purpose, and Authority

A. Authority: This Local Law is enacted pursuant to the New York State Constitution, the New York State Municipal Home Rule Law (Sections 10 and 22), and the New York State Town Law.

B. Purpose: The Town Board finds that there is increasing development pressure across New York State for the establishment of high-intensity utility and technological infrastructures, specifically nuclear energy generation facilities and large-scale data centers. These installations present unique, unprecedented challenges regarding local electrical grid capacity, water resource consumption, noise pollution, emergency management capabilities, and local visual/environmental character.

C. Intent: The current Zoning Law and Comprehensive Plan of the Town do not adequately address, regulate, or provide zoning districts for these heavy-impact modern uses. The intent of this Moratorium is to preserve the status quo and halt the vesting of development rights for a temporary period of twelve (12) months. This pause will allow the Town Board, Planning Board, and designated committees sufficient time to study the environmental, economic, and infrastructural impacts of these facilities, and to draft and adopt updates to the Town's Comprehensive Plan and Zoning Law.

Section 3. Definitions

For the purpose of this Local Law, the following terms shall have the meanings indicated:

- **NUCLEAR POWER PLANT:** Any facility designed, constructed, or operated to generate electricity or thermal energy utilizing nuclear fission or fusion reactors, including small modular reactors (SMRs), together with all associated structures, transmission equipment, and high- or low-level radioactive waste storage facilities.
- **LARGE DATA FACILITY:** Any building, structure, complex, or campus primarily utilized for housing electronic equipment, server racks, data storage systems, and associated cooling infrastructure (often referred to as data centers, hyperscale centers, or server farms) that either:
 1. Occupies a gross floor area exceeding 5,000 square feet; or
 2. Demands a peak electrical grid capacity or on-site generation capacity of 1 Megawatt (MW) or greater.

Section 4. Scope and Moratorium Imposed

A. For a period of twelve (12) months following the effective date of this Local Law, no application for

a building permit, special use permit, site plan approval, variance, subdivision approval, or any other municipal assent or utility connection permit shall be accepted, processed, reviewed, or granted by any board, department, or officer of the Town of Greig for the construction, establishment, or operation of a Nuclear Power Plant or Large Data Facility.

B. This moratorium shall apply to all zoning districts within the Town.

C. Any application pending before the Planning Board, Zoning Board of Appeals, or Building Inspector on the effective date of this Local Law that falls under the definitions in Section 3 is hereby stayed and suspended for the duration of this Moratorium.

Section 5. Hardship Variance Relief Mechanism

A. The Town Board shall have the extraordinary authority, after a public hearing held on at least five (5) days' notice, to vary or waive the application of any provision of this Local Law upon a showing by the applicant that strict application of the moratorium would cause extraordinary and unique economic hardship.

B. To qualify for a variance under this section, the applicant must demonstrate to the satisfaction of the Town Board that:

1. The moratorium deprives the property owner of all reasonable economic use of the property;
2. The hardship is unique to the property and not shared by the community at large; and
3. The granting of the variance will not adversely impact the health, safety, or welfare of the Town, nor undermine the planning objectives of the ongoing zoning studies.

Section 6. Duration and Extension

This Local Law shall remain in full force and effect for a period of twelve (12) months from its effective date of filing with the New York State Secretary of State. This Moratorium may be terminated earlier or extended for up to two (2) additional three-month periods by a majority resolution of the Town Board, provided the Board explicitly finds that additional time is required to finalize the pending land-use regulations.

Section 7. Supersession

Pursuant to the Municipal Home Rule Law, this Local Law is intended to supersede any provisions of New York State Town Law (including but not limited to Sections 267-a, 267-b, 274-a, 274-b, and 276) that impose strict statutory time constraints on the review, public hearing, and decision-making deadlines of the Planning Board and Zoning Board of Appeals, to the extent that such deadlines would conflict with the stay imposed by this Moratorium.

Section 8. Penalties for Violation

Any person, firm, or corporation who constructs, alters, or operates a facility in violation of this Local Law shall be guilty of a violation, punishable by a fine not to exceed \$1,000 per day for each day the violation continues. The Town may also maintain an action in a court of competent jurisdiction to compel compliance or enjoin further violations.

Section 9. Severability

If any clause, sentence, paragraph, section, or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

Section 10. Effective Date

This Local Law shall take effect immediately upon filing with the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

Local Law Filing

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto ascribed as local law number _____ of 20²⁶ of the (County)(City)(Town)(Village) of Greig was duly passed by the Town Board _____ on June 10 20²⁶ in accordance with the applicable provisions of law.

(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) on _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) on _____ 20____.

(Name of Legislative Body)

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____ in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

Local Law Filing

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the City of _____ having submitted to referendum pursuant to the provisions of Section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____ became operative.

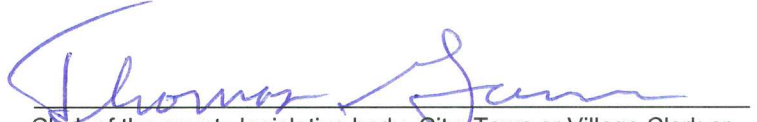
6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed thereto, ascribed as local law number _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____ pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in the paragraph ¹_____ above.

(Seal)


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

7/6/20
(Date)