

**LOCAL LAW NO. 3 OF 2025
ESTABLISHING A MORATORIUM ON CERTAIN
CANNABIS FACILITIES IN THE TOWN OF MOREAU**

Be it enacted by the Town Board of the Town of Moreau as follows:

Section 1. Title and Authority. This Local Law shall be known as the Town of Moreau Cannabis Moratorium Law. It is adopted pursuant to Municipal Home Rule Law Section 10.

Section 2. Purpose. By Local Law No. 1 of 2021, the Town of Moreau elected to prohibit cannabis retail dispensaries and on-site cannabis consumption sites within the Town of Moreau and such prohibition applies outside the Village of South Glens Falls. Since that time, the Town has experienced adverse impacts from the cultivation, processing and distribution of cannabis within the Town. The Town Board has determined that the cultivation, processing and distribution of cannabis may cause significant adverse odor impacts to an entire neighborhood for prolonged periods of time, thereby threatening the health, safety and welfare of its citizens. This Moratorium is necessary in order to temporarily restrict the development of facilities that cultivate, process and distribute cannabis so that the Town Board may consider enactment and/or revision of zoning regulations to ensure appropriate cannabis development consistent with the Town's development and zoning objectives. The Town Board has determined that this would best enhance and protect the health, safety and welfare of the citizens of the Town of Moreau.

Section 3. Moratorium. The Town of Moreau hereby imposes a nine-month moratorium on the construction, establishment, installation, review or approval of any facility that would cultivate, process or distribute cannabis within the Town. The

provisions of this Local Law shall be applicable to any such facilities including for which applications are currently pending unless all necessary approvals have already been obtained from the Town of Moreau. For the purpose of this Local Law, establishment, installation, review or approval shall include undertaking of any such new or expanded facility, issuance of a building permit, application of review standards, conduct of a Public Hearing or rendering of a decision or any approval which would in any way authorize the installation, construction or use of any facility that would cultivate, process or distribute cannabis within the Town. This moratorium does not apply to personal cultivation and home possession of cannabis as authorized by Penal Law Section 222.15.

Section 4. Extensions. This Moratorium may be extended for such additional periods as the Town Board may determine to be necessary to protect the public health, safety and welfare of the citizens of the Town of Moreau and accomplish the stated purposes and intent of this Local Law.

Section 5. Variance Procedure. The Town Board shall have exclusive authority, after a Public Hearing, to vary or modify the application of any provision of this Local Law upon its determination that strict application of this Local Law would impose extraordinary hardship upon an applicant and that the variance granted would not adversely affect the health, safety or welfare of the citizens of the Town or significantly conflict with the general purposes and intent of this Local Law. Any request for a variance shall be in writing and filed with the Town Clerk. The Town Board shall conduct a Public Hearing on any such application on not less than five (5) days public

notice and shall make its decision within sixty (60) days after the close of the Public Hearing.

Section 6. Termination. This Moratorium may be terminated by the Town Board earlier than nine months upon enactment of zoning regulations to ensure the proper citing of facilities that would cultivate, process or distribute cannabis within the Town.

Section 7. Effective Date. This Local Law shall take effect upon filing by the Office of the New York Secretary of State or as otherwise provided by law.