



Project: Town Hall Solar

The Opportunity

Gardiner's Town Hall relied on expensive electricity sourced from polluting facilities.

The Gardiner Town Hall was rolled into Gardiner on logs in 1875 and acted as the Town's schoolhouse until 1981. In 2000 the Town Hall was added to the National Register of Historic Places and soon after underwent a major renovation and expansion. The Town's Municipal Climate Action Plan calls for eliminating all climate pollution (greenhouse gas emissions) from its activities and thus the Town plans to make even this historic building a net zero facility. A net-zero facility is a building that produces as much renewable energy as it consumes over a year, resulting in a net energy consumption of zero.

- The Town Hall uses approx. 45,000 kWh of electricity at a cost of approx. \$9,000 per year.¹
- The Town Hall's electricity use generates approx. 5.6 tons of climate pollution per year as most of the electricity provided by Central Hudson is generated from fossil fuel burning facilities.^{2, 3} Burning fossil fuels releases greenhouse gases, which significantly contributes to climate change with effects such as global warming, extreme weather events and rising sea levels. Displacing the electricity provided by Central Hudson with local solar will eliminate the emissions caused by Town Hall electricity usage.
- The electricity provided by Central Hudson also contributes significant air pollution at the source of generation. The production of sulfur dioxide (SO₂), nitrogen oxide (NO_x) and carbon dioxide (CO₂) at facilities supplying Central Hudson's customers are 7% higher than the state average.³ Burning fossil fuels leads to serious health issues, including respiratory diseases, cardiovascular problems and cancer, primarily due to air pollution from fine particulate matter and other harmful emissions. It is estimated that fossil fuel pollution is responsible for nearly one in five deaths worldwide, significantly impacting vulnerable populations.⁴

The Solution

The solution was to generate renewable solar electricity on site.

Climate Smart Gardiner used the 3-Star Designation Grant that they earned from the New York State Energy & Research Development Authority (NYSERDA) to construct a 37.4kW solar array that is expected to produce 45,000 kWh of electricity annually. The Town engaged local solar company Lighthouse Solar to install the array. Work was completed in April 2025.



Funding

The \$152,150 solar project was fully funded by NYSERDA and federal tax credits.

- 3-Star Designation Grant (\$100,000). NYSERDA's Clean Energy Communities Program rewarded the Town for actions undertaken by Climate Smart Gardiner. You can find a full list of these actions [here](#).
- NYSERDA NY-Sun Incentive (\$9,360). This program is available for solar installations in NY.
- Federal tax credits (\$42,790). The Inflation Reduction Act provided a 30% tax credit.

Benefits

This project created numerous and significant benefits.

- Greenhouse gas emissions were reduced by 5.6 metric tons annually.²
- Air pollution created by electricity generation for the Town Hall has been reduced by 100%.
- The Town reduced electricity costs by approx. \$9,000 annually.¹
- The ongoing savings help make the Town more affordable for residents.

Thanks

This project could not have been completed without the hard work, collaboration, and support of the local community:

- NYSERDA
- Supervisor Marybeth Majestic, the Gardiner Town Board, and Town staff
- The Hudson Valley Regional Council
- Lighthouse Solar
- NY Parks, Rec. & Historic Preservation
- The Climate Smart Gardiner Taskforce



If you are interested in participating in a project like this, please consider joining the Climate Smart Gardiner Taskforce by sending an email to climatesmartgardinerny@gmail.com.



References & Explanations:

¹Based on actual 2022-2023 electricity consumption and an assumed cost of \$0.20 per kWh

²[2024 Gardiner Greenhouse Gas Emissions Inventory](#)

³[Central Hudson Environmental Disclosure Labels](#)

⁴[Environmental and Energy Study Institute Fact Sheet](#)