



**TOWN OF PENDLETON - PLANNING BOARD**  
**Technical Checklist for RWECS Plan Approval**  
**(To Be Completed By The Review Agency)**  
Supplied as a Guide to Applicant

Project Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address (of Project): \_\_\_\_\_

Licensed P.E., LS, RA, or LA: \_\_\_\_\_ Telephone: \_\_\_\_\_

- 1) 12 sets of plans prepared by a NYS licensed professional engineer, an architect, a landscape architect, or land surveyor  
**NOTE: A site plan application form along with the required filing fee must be submitted to the Planning Board prior to site plan submittal.**  
 yes     no     N/A     see comments
- 2) Drawing title including: name of project, name and address of applicant and person who prepared the drawings.  
 yes     no     N/A     see comments
- 3) North point, scale, legend, location map and date:  
 yes     no     N/A     see comments
- 4) Property survey of proposed project, including dimensions, angles and acreage plotted to scale. Also show adjoining properties, owner names, and buildings within 500 feet of project boundary.  
 yes     no     N/A     see comments
- 5) Street name, right-of-way and pavement width of all existing streets on or adjacent to the site, also including the location of adjacent or abutting driveways and street intersections.  
 yes     no     N/A     see comments
- 6) Topographic Survey (minimum grid of 50 feet), Datum shall be State Plane, include benchmark(s) location & elevation on drawing.  
 yes     no     N/A     see comments
- 7) All existing buildings, sewers, water mains, culverts, fire hydrants and other manmade features.  
 yes     no     N/A     see comments
- 8) Proposed building locations, building setbacks and minimum zoning setbacks, side yard dimensions, space between buildings, green areas, parking areas (including # of spaces) and ingress and egress identified.  
 yes     no     N/A     see comments
- 9) All existing water courses, tree masses and other natural features, elevation of water in existing water courses and proposed and existing base flood elevations ( 100 year if in a flood hazard area).  
 yes     no     N/A     see comments

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- 10) Visual impact study of the proposed RWECS as installed, which may include a computerized photographic simulation, demonstrating any visual impacts from strategic vantage points. Color photographs of the proposed site from at least two locations accurately depicting the existing conditions shall be included. The visual analysis shall also indicate the color treatment of the system's components and any visual screening incorporated into the project that is intended to lessen the system's visual prominence:  
 yes    no    N/A    see comments
- 11) Location and elevation of the proposed RWECS:  
 yes    no    N/A    see comments
- 12) Vertical drawing of the RWECS showing total height, turbine dimensions, tower and turbine colors, ladders, distance between ground and lowest point of any blade, location of climbing peg and access doors :  
 yes    no    N/A    see comments
- 13) Location of all aboveground utility lines on the site or within on radius of the total height of the RWECS, transformers, power lines, interconnection point with transmission lines and other ancillary facilities or structures shall be shown.  
 yes    no    N/A    see comments
- 14) Record as-built drawings shall be submitted to the Building Department prior to issuance of final Building Department approval.  
 yes    no    N/A    see comments
- 15) SEQR Forms submitted:  
 yes    no    N/A    see comments
- 16) Site Plan and zoning referral submitted to Niagara County Planning Board.  
 yes    no    N/A    see comments
- 17) Site Plan referral submitted to adjacent appropriate municipalities (Notice of Public Hearing).  
 yes    no    N/A
- 18) NYS SPDES Permit for site disturbances greater than 1 acre.  
 yes    no    N/A    see comments

COMMENTS

ITEMS TO BE COMPLETED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY:

LIST:

NOTE: PLANNING BOARD RECOMMENDATIONS AND CONDITIONS OF APPROVAL SHALL BE INCORPORATED INTO THE CONSTRUCTION DRAWINGS FOR ISSUANCE OF A BUILDING PERMIT.

To: Building Inspectors:  
PLEASE BE ADVISED THAT THE APPLICANT HAS PAID ALL SITE PLAN REVIEW FEES AND THE PLANNING BOARD HAS APPROVED THE SITE PLAN. ALL APPLICABLE PERMIT(S) CAN NOW BE ISSUED IN ACCORDANCE WITH THE APPROVED CONDITIONS.

\_\_\_\_\_  
PLANNING BOARD

\_\_\_\_\_  
TOWN ENGINEER

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REVIEWED BY	DATE	ACTION
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**DESIGN STANDARDS (§247-68.11)**

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- a. Minimum Lot Size: 5 acres
- b. Setbacks:
  - 1. From property lines: minimum distance 1 1/2 times the total height of the RWECS from any property line.
  - 2. From on-site residential dwelling buildings: minimum distance 1 1/2 times the total height of the RWECS
  - 3. From off-site residential dwelling: minimum distance shall be 500 feet from the tower.
  - 4. All RWECS shall be set back from rights-of-way, easements, public ways, power lines, and any pre-existing structures by a distance of at least equal to its fall zone
- c. The minimum distance between the ground and any part of the rotor blade shall be 30 feet at its lowest point of rotation.
- d. Only one RWECS per legal lot shall be allowed
- e. Exterior lighting, other than the conventional lighting for maintenance purposes, on any structure associated with the RWECS, shall not be allowed except that which is specifically required by the Federal Aviation Administration.
- f. No brand names, logos or advertising shall be placed or painted on the tower, rotor, generator, or tail vane where it would be visible from the ground, except that a system's or tower's manufacturer's logo may be displayed on a system generator housing in an unobtrusive manner.
- g. All wind turbines shall be equipped with an automatic braking, governing, or feathering system to prevent uncontrolled rotation, over-speeding and excessive pressure on the tower structure, rotor blades, and turbine components, or nacelles. This should meet or exceed the industrial standards for the size of the system and be certified by the manufacturer. The applicant shall have a manual filed with the Town Clerk also showing any revisions.
- h. No RWECS shall be installed in any location where its proximity with existing fixed broadcast, retransmission or reception antenna for radio, television or wireless phone or other personal communication systems would produce electromagnetic interference with signal transmission or reception. No RWECS shall be installed in any location along the major axis of an existing microwave communication link where its operation is likely to produce electromagnetic interference in the link's operation. If it is determined that a RWECS is causing electromagnetic interference, the property

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owner shall take the necessary corrective action to eliminate this interference including relocation or removal of the facilities, or resolution of the issue with the impacted parties. Failure to remedy electromagnetic interference is grounds for revocation of the RWECS Building Permit and approval for the RWECS causing the interference.

- i. RWECS shall conform to the following specifications:
  1. Kilowatt limit: 10 kilowatts maximum.
  2. Color: The color of all RWECS shall be reviewed as environmentally appropriate subject to Planning Board approval. The RWECS tower and blades shall be painted a non-reflective, unobtrusive color that blends the system and its components into the surrounding landscape to the greatest extent possible and shall incorporate non-reflective surfaces to minimize negative visual impact.
  3. Structure. All RWECS structures shall be a monopole tower.
  4. The design of RWECS buildings and related structures shall, to the extent reasonably possible, use materials, colors, textures, screening, and landscaping that will blend the facility to the natural setting and the existing environment.
  5. All monopole towers must be unclimbable by design and protected by anti-climbing devices, as per industrial standards or climbing apparatus to prohibit access no lower than 12 feet from the ground.
  6. All related electrical lines shall be buried and marked in compliance with the NEC standards
  7. Total Height shall be limited to a maximum of 120 feet to comply with setbacks
  8. RWECS shall be located only in rear yards
  9. Anchor points for any guy wires for a system tower shall be located within the property that the system is located on and not on or across any aboveground electric transmission or distribution lines. The point of attachment for the guy wires shall be enclosed by a fence six feet high or sheathed in bright orange or yellow covering to eight feet above the ground. The minimum setback for the guy wire anchors shall be 10 feet from the property boundary.

### **GENERAL REQUIREMENTS**

1. Certification. The applicant is required to provide the following certifications:
  - a) Certification of structural components. The foundation, tower and compatibility of the tower with the rotor and rotor-related equipment shall be certified in writing by a structural engineer registered in New York State. The engineer shall certify compliance with good engineering practices and compliance with the appropriate provisions of the Uniform Construction Code that have been adopted in New York State.
  - b) Certification of electrical system. The electrical system shall be certified in writing by an electrical engineer registered in New York State. The engineer shall certify compliance with good engineering practices and with the appropriate provisions of the electrical code that have been adopted by New York State.
  - c) Certification of rotor overspeed control. The rotor overspeed control system shall be certified in writing by a mechanical engineer registered in New York State. The engineer shall certify compliance with good engineering practices.
2. If the proposed land disturbance is greater than one (1) acre (excluding residential construction) provide a Storm Water Pollution Prevention Plan in accordance with New York State Department of Environmental Conservation requirements for General Permit for Construction Activity (GP-02-01) must be submitted.

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3. If the proposed land disturbance is greater than one (1) acre provide documentation from the NYSDEC stating that the General Permit for Construction Activity (GP-02-01) has been obtained for the subject project. General Permit coverage is required prior to issuance of a temporary Certificate of Occupancy from the Building Department.
4. Additional technical design requirements as required by the Town Engineering.
5. **All submittals and resubmittals must be submitted to the Planning Board. Contact the Planning Department for additional submittal requirements.**
6. **Submittals directly to the Town Engineer and/or Building Department will not be accepted.**