

Original

Chapter 247. Zoning

Article VIIC. Solar Energy Systems

[Added 1-23-2017 by L.L. No. 2-2017]

§ 247-68.22. Large-scale solar energy systems design criteria.

A. Design of large-scale solar energy systems shall meet the following conditions:

(1) Setbacks. Any utility-scale solar energy system shall adhere to the following setbacks:

(a) A minimum of 200 feet from any property lot line.

(b) A minimum of 250 feet from any building or structure on any adjacent lot; and

(c) A minimum of 500 feet from any dwelling.

(d) A minimum of 200 feet from any public road or railroad (measured from the road right-of-way or property line); and

(e) A minimum of 750 feet from all property lot lines bordering a school or public park.

(2) Maximum overall height. The height of a large-scale solar energy system shall not exceed 20 feet when oriented at maximum tilt.

(3) Number of large-scale solar energy systems allowed per lot. There shall be allowed only one large-scale solar energy system per lot.

(a) Minimum lot area shall be 15 acres.

(b) Maximum lot area shall be 100 acres.

(c) The solar energy system, when located in CO1, CO2, L1, or SL1, shall be included and be subject to the maximum lot coverage allowable under the zoning district where it is located. The total surface area of a solar energy system situated in R1 and R2 shall not exceed 10% of the total square footage of the entire lot.

(4) All structures and devices used to support solar collectors shall be nonreflective and/or painted a subtle or earth tone color.

(5) All transmission lines and wiring associated with a large-scale solar energy system shall be buried and include necessary encasements in accordance with the National Electric Code and Town requirements. The applicant is required to show the locations of all proposed

overhead and underground electric utility lines, including substations and junction boxes and other electrical components for the project on the site plan.

B. After completion of a large-scale solar energy system, the applicant shall provide to the Building Inspector a post-construction certification from a professional engineer registered in New York State that the project complies with applicable codes and industry practices and has been constructed and is operating according to the design plans.

C. Compliance with regulatory agencies. The applicant is required to obtain all necessary regulatory approvals and permits from all federal, state, county, and local agencies having jurisdiction and approval related to the completion of a large-scale solar energy system.

Proposed Changes

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