

Town of Plattsburgh Solar Energy Local Law

Adopted 2018

Amended 2023

Town of Plattsburgh Solar Energy Local Law

1. Authority

This Solar Energy Local Law is adopted pursuant to sections 261-263 of the Town Law and section 20 of the Municipal Home Rule Law of the State of New York, which authorizes the Town to adopt zoning provisions that advance and protect the health, safety and welfare of the community, and, in accordance with the Town law of New York State, “to make provision for, so far as conditions may permit, the accommodation of solar energy systems and equipment and access to sunlight necessary therefore.”

2. Statement of Purpose

A. This Solar Energy Local Law is adopted to advance and protect the public health, safety, and welfare of Town of Plattsburgh residents by creating regulations for the installation and use of solar energy generating systems and equipment, with the following objectives:

- 1) To mitigate the potential impacts of Solar Energy Systems on environmental resources such as important agricultural lands, forests, open spaces, wildlife and other protected resources, and;
- 2) To identify the ideal locations for solar energy development and to avoid conflict with other land use goals, regulations, and long term plans; and
- 3) To allow for well planned development of a safe, abundant, renewable and non-polluting energy resource;
- 4) To decrease the cost of electricity to the owners of residential and commercial properties, including single-family houses;
- 5) To increase employment and business development in the Town, to the extent reasonably practical, by providing a defined framework for review of Solar Energy Systems projects;

3. Definitions

BUILDING-INTEGRATED SOLAR ENERGY SYSTEM: A combination of Solar Panels and Solar Energy Equipment integrated into any building envelope system such as vertical facades, semi-transparent skylight systems, roofing materials, or shading over windows, which produce electricity for onsite consumption.

FARMLAND OF STATEWIDE IMPORTANCE: Land, designated as “Farmland of Statewide Importance” in the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS)’s Soil Survey Geographic (SSURGO) Database on Web Soil Survey that is of state wide importance for the production of food, feed, fiber, forage, and oilseed crops as determined by the appropriate state agency or agencies. Farmland of Statewide Importance may include tracts of land that have been designated for agriculture by state law.

GLARE: The effect by reflections of light with intensity sufficient as determined in a commercially reasonable manner to cause annoyance, discomfort, or loss in visual performance and visibility in any material respects.

GROUND-MOUNTED SOLAR ENERGY SYSTEM: A Solar Energy System that is anchored to the ground via a pole or other mounting system, detached from any other structure, which generates electricity for onsite or offsite consumption.

NATIVE PERENNIAL VEGETATION: native wildflowers, forbs, and grasses that serve as habitat, forage, and migratory way stations for pollinators and shall not include any prohibited or regulated invasive species as determined by the New York State Department of Environmental Conservation.

POLLINATOR: bees, birds, bats, and other insects or wildlife that pollinate flowering plants, and includes both wild and managed insects.

PRIME FARMLAND: Land, designated as “Prime Farmland” in the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS)’s Soil Survey Geographic (SSURGO) Database on Web Soil Survey that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these land uses.

PUBLIC ENVIRONMENTAL BENEFIT: A fee required to be paid in full to the Town of Plattsburgh prior to the authorization to operate and electrify the facility, equal to \$2500 (two thousand five hundred dollars) per acre of the subject parcel utilized for solar energy generation. This includes all roads, associated equipment, and green spaces within the solar array area, typically located inside a fence. At the discretion of the Town Board, the public environmental benefit funds shall be allocated to Town projects that contribute to greenhouse gas reduction, energy efficiency, multimodal transportation, public recreation, ecological diversity, or habitat preservation.

ROOF-MOUNTED SOLAR ENERGY SYSTEM: A Solar Energy System located on the roof of any legally permitted building or structure that produces electricity for onsite or offsite consumption.

SETBACK: The distance from a front, side, or rear lot line or from a structure to the fence that surrounds the solar installation.

SOLAR ACCESS: Space open to the sun and clear of overhangs or shade so as to permit the use of active and/or passive Solar Energy Systems on individual properties.

SOLAR ENERGY EQUIPMENT: Electrical material, hardware, inverters, conduit, storage devices, or other electrical and photovoltaic equipment associated with the production of electricity.

SOLAR ENERGY SYSTEM: The components and subsystems required to convert solar energy into electric energy suitable for use. The term includes, but is not limited to, Solar Panels and Solar Energy Equipment. The area of a Solar Energy System includes all the land inside the perimeter of the Solar Energy System, which extends to any interconnection equipment. A Solar Energy System is classified as a Tier 1, Tier 2, or Tier

3 Solar Energy System as follows.

A. Tier 1 Solar Energy Systems include the following:

- a. Roof-Mounted Solar Energy Systems
- b. Building-Integrated Solar Energy Systems

B. Tier 2 Solar Energy Systems include Ground-Mounted Solar Energy Systems with system capacity up to 25 kW AC and that generate no more than 110 % of the electricity consumed on the site over the previous 12 months.

C. Tier 3 Solar Energy Systems are systems that are not included in the list for Tier 1 and Tier 2 Solar Energy Systems.

SOLAR, BUILDING INTEGRATED SOLAR ENERGY SYSTEM (TIER 1) - A combination of Solar Panels and Solar Energy Equipment integrated into any building envelope system such as vertical facades, semitransparent skylight systems, roofing materials, or shading over windows, which produce electricity for onsite consumption.

SOLAR, ROOF MOUNTED SOLAR ENERGY SYSTEM (TIER 1) - A Solar Energy System that is anchored to the roof of a structure and installed parallel with the slope of the roof, except when mounted on flat roofs, that generates electricity for onsite consumption.

SOLAR, GROUND MOUNTED SOLAR ENERGY SYSTEM (TIER 2) - A Solar Energy System that is anchored to the ground via a pole or other mounting system, detached from any other structure, which generates electricity for onsite consumption.

SOLAR, LARGE SCALE ROOF MOUNTED SOLAR ENERGY SYSTEM - A Solar Energy System located on the roof of any legally permitted building or structure that produces electricity for onsite or offsite consumption by virtual net metering.

SOLAR PANEL: A photovoltaic device capable of collecting and converting solar energy into electricity.

STORAGE BATTERY: A device that stores energy and makes it available in an electrical form.

WOODED AREA: An area of contiguous wooded vegetation where trees are at a density of at least one six-inch or greater caliper tree per 325 square feet of land and where the branches and leaves form a contiguous canopy.

4. Applicability

The requirements of this Local Law shall apply to all Solar Energy Systems permitted, installed, or modified in the Town of Plattsburgh after the effective date of this Local Law, excluding general maintenance and repair.

- 1) A building permit shall be required for installation of all Solar Energy Systems
- 2) Issuance of approvals and permits shall include review pursuant to the State Environmental Quality Review Act (SEQRA)

- 3) Where this Local Law and the Town of Plattsburgh Zoning Ordinance conflict, the stricter of the two provisions shall take precedence.

5. Permitting Requirements for Tier 1 Solar Energy Systems

1) Tier 1 Roof-Mounted Solar Energy Systems

- a. Roof-Mounted Solar Energy Systems shall incorporate, when feasible, the following design requirements:
- Solar Panels on pitched roofs shall be mounted with a maximum distance of 8 inches between the roof surface the highest edge of the system.
 - Solar Panels on pitched roofs shall be installed parallel to the roof surface on which they are mounted or attached.
 - Solar Panels on pitched roofs shall not extend higher than the highest point of the roof surface on which they are mounted or attached.
 - Solar Panels on flat roofs shall not extend above the top of the surrounding parapet, or more than 24 inches above the flat surface of the roof, whichever is higher.
- b. Glare: All Solar Panels shall have anti-reflective coating(s). These coatings shall not contain PFOAs or other hazardous substances.
- c. Height: All Roof-Mounted Solar Energy Systems shall be subject to the maximum height regulations specified for principal and accessory buildings within the underlying zoning district.

- 2) Tier 1 Building-Integrated Solar Energy Systems shall be shown on the plans submitted for the applicable site plan or building permit application for the building containing the system.

6. Permitting Requirements for Tier 2 Solar Energy Systems

All Tier 2 Solar Energy Systems shall be regulated under the local zoning code and other land use regulations, subject to the following conditions:

- 1) Glare: All Solar Panels shall have anti-reflective coating(s). These coatings shall not contain PFOAs or other hazardous substances.
- 2) Setbacks: Tier 2 Solar Energy Systems shall be subject to the setback regulations specified for the accessory structures within the underlying zoning district, but shall in no case be within 20 feet of a property line. All Ground- Mounted Solar Energy Systems shall only be installed in the side or rear yards.
- 3) Height: Tier 2 Solar Energy Systems shall be subject to the height limitations specified for

accessory structures within the underlying zoning district, but shall in no case be greater than 15 feet in maximum structural height.

4) Screening and Visibility.

- a. All Tier 2 Solar Energy Systems shall have views minimized from adjacent properties to the extent reasonably practicable.
- b. Solar Energy Equipment shall be located in a manner to reasonably avoid and/or minimize blockage of views from surrounding properties and shading of property to the north, while still providing adequate solar access.

5) Lot Size: Tier 2 Solar Energy Systems shall comply with the lot size requirement specified for accessory structures within the underlying zoning district.

7. Permitting requirements for Tier 3 Solar Energy Systems

All Tier 3 Solar Energy Systems are subject to Site Plan/Special Use Permit review in accordance with the Town of Plattsburgh Zoning Ordinance and permitted only through the issuance of a Special Use Permit within the R2, R5, and A1 zoning districts, and subject to additional site plan/special use permit application requirements set forth in this Section. Also subject to the following:

- 1) Tier 3 Solar Energy Systems shall not be permitted in the Town Center District as identified on the official Town Center District Map included in Section 12 of this law.
- 2) Tier 3 Solar Energy Systems shall not be permitted within 500 ft. (five hundred feet) of the boundary of the Town Center District as identified on the official Town Center District Map included in Section 12 of this law.
- 3) Tier 3 Solar Energy Systems shall not be permitted in the Wellhead Protection areas of the Town of Plattsburgh.

Applications for the installation of Tier 3 Solar Energy System shall be reviewed in accordance with the procedures specified in the Town Zoning Ordinance Article VII, Site Plan Review, and Article VIII Special Use Permit now, and as amended. In addition to the requirements set forth in Articles VII & VIII of the Town Zoning Ordinance, the following additional requirements shall apply;

A. Underground Requirements. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of-way. The placement of utility lines must also comply with the design standards of the underlying zoning district.

B. Vehicular Paths. Vehicular paths within the site shall be designed to minimize the extent of impervious materials and soil compaction. These access roads shall be designed to meet the requirements of emergency services and maintenance vehicles as determined by an engineer in consultation with the local Fire Department.

- 1) Future Road Reservations: The Town of Plattsburgh Official Future Roads Regulating Map shall be adhered to for all Tier 3 Solar Energy Systems.
 - When developing projects, provisions for primary roadways shall be provided. While the alignment may vary from the Official Map, projects shall consider adjoining properties how future connections may align. An

adequate amount of land area shall be designated for said future use.

C. Signage.

- 1) No signage or graphic content shall be displayed on the Solar Energy Systems except the manufacturer's name, equipment specification information, safety information, and 24-hour emergency contact information. Said signage must comply with the Town of Plattsburgh regulations for signs in the underlying district.
- 2) As required by National Electric Code (NEC), disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

D. Glare. All Solar Panels shall have anti-reflective coating(s).

E. Lighting. Lighting of the Solar Energy Systems shall be limited to that minimally required for safety and operational purposes and shall comply with the Town's Zoning ordinance lighting regulations for the underlying district.

F. Tree-cutting/Tree-Clearing/Deforestation. No more than 5 acres of forest or wooded area on the subject property may be cleared for the development of a Tier 3 solar energy system. Removal of existing trees larger than 6 inches in diameter should be minimized to the extent possible.

G. Decommissioning.

- 1) Solar Energy Systems that have been abandoned and/or not producing electricity for a period of 1 year shall be removed at the Owner and/or Operators expense, which at the Owner's option may come from the Decommissioning Deposit made with the Town as set forth herein.
- 2) A decommissioning plan signed by the owner and/or operator of the Solar Energy System shall be submitted by the applicant, addressing the following:
 - a. The cost of removing the Solar Energy System.
 - b. The party responsible for the decommissioning and removal of the Solar Energy System and ancillary structures.
 - c. The time required to decommission and remove the Solar Energy System any ancillary structures.
 - d. The time required to repair any damage caused to the property by the installation and removal of the Solar Energy System.
- 3) Decommissioning Deposit.
 - a. The deposit, with the Town Clerk, of cash shall be in an amount sufficient to ensure the good faith performance of the terms and conditions of the permit

issued pursuant hereto and to provide for the removal and restorations of the site subsequent to removal. The amount of the deposit shall be determined by the Town Board at the time of approval and shall be sufficient to cover the cost of removal of the Tier 3 Solar Energy System and restoration of the property with an escalator of 2% annually for the life of the Solar Energy System.

- b. In the event of default upon performance of such conditions, after proper notice, the cash deposit shall be forfeited to the Town, which shall be entitled to maintain an action thereon. The cash deposit shall remain in full force and effect until restoration of the property as set forth in the decommissioning plan is completed.
- c. In the event of default or abandonment of the Solar Energy System, the system shall be decommissioned as set forth in herein.

I. Special Use Permit Standards.

1) Lot size - The property on which the Tier 3 Solar Energy System is placed shall meet the lot size requirements of the underlying zoning district.

2) Setbacks – Tier 3 Solar Energy Systems shall have a minimum required setback of 75 feet for all front, side and rear yards of the subject property. The Planning Board at its discretion may impose greater setbacks of up to 125 feet.

3) Height - The Tier 3 Solar Energy Systems shall comply with the building height limitations for principal structures of the underlying zoning district.

4) Lot coverage - The following components of a Tier 3 Solar Energy System shall be considered included in the calculations for lot coverage requirements:

- i. Foundation systems, typically consisting of driven piles or monopoles or helical screws with or without small concrete collars.
- ii. All mechanical equipment of the Solar Energy System, including any pad mounted structure for batteries, switchboard, transformers, or storage cells.
- iii. Paved access roads servicing the Solar Energy System.
- iv. Lot coverage of the Solar Energy System, as defined above, shall not exceed the maximum lot coverage requirement of the underlying zoning district.

5) Fencing Requirements. All mechanical equipment, including any structure for storage batteries, shall be enclosed by a fence, as required by NEC, with a self-locking gate to prevent unauthorized access. The fencing shall be compliant with Town Zoning Ordinance Regulations for the underlying district. Design of the Fencing shall fit into the area in which the project is proposed. In some cases, accommodations for animal movement will be necessary.

6) Screening and Visibility.

- a. Tier 3 Solar Energy Systems shall be required to:
 - i. Conduct a visual assessment of the visual impacts of the Solar Energy System on public roadways and adjacent properties. At a minimum, a line-of-sight profile analysis shall be provided. Depending upon the scope and potential significance of the visual impacts, additional impact analyses, including for example, a digital view-shed report, may be required to be submitted by the applicant.
 - ii. Have a 75 ft landscaped buffer along all adjoining properties including public and private roads as well as future road reservations. A minimum of five, 6-ft-tall, trees per 100 linear feet of buffer shall be required. Effort should be made to introduce variety in species and form of the trees. All species must be native to the region and non-invasive. Additional landscaping or screening measures may be required at the discretion of the Planning Board. Structures and vehicles shall not be permitted in the buffer. Buffer yards are in addition to landscape requirements outlined in the zoning ordinance and may not be used as a substitution for any part of the required landscaping. Buffers may only be bisected by primary or emergency access drives.
 - iii. Submit a screening & landscaping plan to show adequate measures to screen through landscaping, grading, or other means so that views of Solar Panels and Solar Energy Equipment shall be minimized as reasonably practical from public roadways and adjacent properties to the extent feasible.
 - iv. The screening & landscaping plan shall specify the locations, elevations, height, plant species, and/or materials that will comprise the structures, landscaping, and/or grading used to screen and/or mitigate any adverse aesthetic effects of the system.

7) Public Environmental Benefit Fee

- a. Tier 3 Solar Energy Systems shall be required to pay a public environmental benefit fee (refer to Section 3, Definition of Public Environmental Benefit). The Public Environmental Benefit fee shall be equal to \$2500 (two thousand five hundred dollars) per acre of the subject parcel used for solar energy generation and those that support the project (roads, equipment, etc.). At the discretion of the Town Board, the public environmental benefit funds shall be allocated to Town projects that contribute to greenhouse gas reduction, energy efficiency, multimodal transportation, public recreation, ecological diversity, or habitat preservation.

8) Agricultural Resources. For projects located on agricultural lands:

- a. Any Tier 3 Solar Energy System located on the areas that consist of Prime Farmland or Farmland of Statewide Importance shall not exceed 50 % of

the area of Prime Farmland or Farmland of Statewide Importance on the parcel.

- b. To the maximum extent practicable, Tier 3 Solar Energy Systems located on Prime Farmland shall be constructed in accordance with the construction requirements of the New York State Department of Agriculture and Markets.
- c. Tier 3 Solar Energy System owners shall develop, implement, and maintain native vegetation to the extent practicable pursuant to a vegetation management plan by providing native perennial vegetation and foraging habitat beneficial to game birds, songbirds, and pollinators. To the extent practicable, when establishing perennial vegetation and beneficial foraging habitat, the owners shall use native plant species and seed mixes.

9) Hazardous Materials: project components shall not contain any hazardous materials that could contaminate soils or the air by their release (units shall not contain cadmium or other hazardous substances, such as PFAS). Specific material data information/specifications (SDS/MSDS sheets) shall be submitted on all components of the project. The applicant must ensure that no harmful chemicals will be leaked into the soils over the life of the project. This required information shall be reviewed by the Planning Board, their consultants and the Fire Department.

10) Ownership Changes. If the owner or operator of the Solar Energy System changes or the owner of the property changes, the special use permit, decommissioning plan, decommissioning deposit, and conditions of Planning Board approval shall remain in effect. Notification shall be made in writing to the Town of Plattsburgh Town Board thirty (30) days prior to such change.

8. Safety

A. Solar Energy Systems and Solar Energy Equipment shall be certified under the applicable electrical and/or building codes as required.

B. Solar Energy Systems shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the local fire department and, if the Tier 3 Solar Energy System is located in an ambulance district, the local ambulance corps.

9. Permit Time Frame and Abandonment

A. Upon cessation of electricity generation of a Solar Energy System on a continuous basis for 12 months, the Town may notify and instruct the owner and/or operator of the Solar Energy System to implement the decommissioning plan. The decommissioning plan must be completed within 360 days of notification.

B. If the owner and/or operator fails to comply with decommissioning upon any abandonment, the Town may, at its discretion, utilize the Decommissioning Deposit for the removal of the Solar Energy System and restoration of the site in accordance with the decommissioning plan.

10. Enforcement

Any violation of this Solar Energy Law shall be subject to the same enforcement requirements,

including the civil and criminal penalties, provided for in the zoning or land use regulations of Town.

11. Severability

The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of the aforementioned sections, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, or phrase, which shall remain in full force and effect.

12. Town Center District Map

