

TOWN OF YORKTOWN PLANNING BOARD

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To: Town Board
From: Planning Board
Date: February 3, 2026
Subject: Town Board Referral – Chapter 300
Solar Power Generation Systems and Facilities

At its meeting of January 12, 2026, the Planning Board discussed the subject referral. As stated in the Board's previous memo dated April 30, 2025, it is in the Town's best interest to provide for alternative electricity production as challenges surrounding the supply, demand, and price of electricity are becoming more critical.

The Board supports the proposed language establishing minimum height and setback requirements. The Board acknowledges that it can be difficult to screen solar installations that are situated near drastic elevation differences. The creation of these requirements will prevent negative visual impacts by eliminating areas that are not capable of adequately screening large-scale solar installations. It is the opinion of the Board that large-scale solar installations must **not** be banned from residential zones, as very few parcels capable of hosting ground-mounted large-scale solar installations would remain. The proposed height and setback requirements are an effective solution to help narrow down parcels that can establish adequate buffers. Each site is unique and will have its own challenges, but they will be reviewed based on their own merits to ensure that residents are protected from any perceived negative impacts. The Planning Board has the ability to deny any such proposals that are deemed to have overwhelming visual impacts.

The Planning Board would like to emphasize the importance of maintenance agreements and decommissioning plans when planning for these types of installations. It is crucial that plans are in place to protect the town and its residents from potential neglect or abandonment. The Board supports the updated language that requires 80% of the decommissioning cost in the form of a performance bond and the remaining 20% in the form of a cash bond.

Respectfully submitted,



Ian Richey
Assistant Planner

*Attachments: Town of Yorktown Solar Law Analysis
List of Solar Projects
Planning Board Memo, 4/30/2025*