

From: [Diana Quast](#)
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Subject: FW: Comments on Draft 2 of the Solar Law
Date: Friday, April 18, 2025 1:23:12 PM

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Sent: Friday, April 18, 2025 12:54 PM
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Subject: Comments on Draft 2 of the Solar Law

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DRAFT

§ 300-81.4. Solar power generation systems and facilities.

F. Approval standards for large-scale solar systems as a main use permitted by special permit.

(3) Special use permit standards. (a) Height and setback. Large-scale solar energy systems shall adhere to the setback requirements of the underlying zoning district, except that the Planning Board may impose greater setbacks if it determines that the minimum setbacks do not provide adequate protection against identified negative impacts. Screening pursuant to paragraph (g) shall not be required to comply with setbacks requirements. The height of ground-mounted systems shall be 20 feet in all zones. Roof-mounted systems shall be limited to the height requirements of the underlying zone except that panels installed on flat roofs must be installed so that they are not visible or are suitably screened.

(d) All ground-mounted large-scale energy systems shall be enclosed by fencing to prevent unauthorized access. Warning signs with the owner's contact information shall be placed on the entrance and perimeter of the fencing. The type of fencing shall be determined by the Planning Board. The fencing and the system may be further screened by any landscaping needed to avoid adverse aesthetic impacts. Fencing for ground-mounted systems that function as canopies or carports above parking areas may not be required, provided that the Planning Board determines the visual and aesthetic impacts to the surrounding area is not significantly adversely affected.

RECOMMENDATIONS

§ 300-81.4. Solar power generation systems and facilities.

F. Approval standards for large-scale solar systems as a main use permitted by special permit.

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except that the Planning Board may impose greater setbacks if it determines that the minimum setbacks do not provide adequate protection against identified negative impacts. Screening pursuant to paragraph (g) shall not be required to comply with setbacks requirements. The height of ground-mounted systems shall **NOT EXCEED** 20 feet in all zones. Roof-mounted systems shall be limited to the height requirements of the underlying zone except that panels installed on flat roofs must be installed so that they are not visible or are suitably screened.

(d) All ground-mounted large-scale energy systems shall be enclosed by fencing to prevent unauthorized access. Warning **and hazard signs** with the owner's contact information **and type of hazard** shall be placed on the entrance and perimeter of the fencing. The type of fencing shall be determined by the Planning Board. The fencing and the system may be further screened by any landscaping needed to avoid adverse aesthetic impacts. Fencing for ground-mounted systems that function as canopies or carports above parking areas may not be required, provided that the Planning Board determines the visual and aesthetic impacts to the surrounding area is not significantly adversely affected.

Consider adding fire and intrusion alarm system requirements.