

LOCAL LAW NO. 2 OF 2020
TOWN OF MACEDON, WAYNE COUNTY

A LOCAL LAW AMENDING ZONING REQUIREMENTS
FOR SOLAR ENERGY SYSTEMS

Be it enacted by the Town Board of the Town of Macedon as follows:

Section 1.

Macedon Code § 135-182.3-G, which now reads:

G. No Principal Use System shall be installed on a property adjacent to a property containing a dwelling unit unless the Principal Use System is more than 500 feet from the neighboring dwelling unit and set-back at least 100 feet from the property line.

Is amended to read:

G. No Principal Use System shall be installed on a property adjacent to a property containing a dwelling unit unless the Principal Use System is more than 1000 feet from the neighboring dwelling unit and set-back at least 200 feet from the property line.

Section 2.

Macedon Code § 135-182.3 is amended to add the following subsections:

I. Lot Coverage. The maximum lot coverage for a Principal Use System shall be 30 percent of the total lot area. The lot coverage of the Principal Use System shall be as measured at the exterior perimeter fence for the array.

J. Landscaping Buffering. Extensive landscape buffering including, but not limited to; earthen berms, fencing, and tree and shrub plantings, shall be provided which substantially shields the Principal Use System from any significant view sheds including adjacent residents, scenic vistas, and main roadways, to the satisfaction of the Town Planning Board. Significant view sheds shall be determined by the Town Planning Board after reviewing the initial sketch plans for the project. The Planning Board shall require visual simulations of the developed project during their review to determine compliance with this requirement.

K. Access to Site. Access shall be provided to the fenced compound area by a driveway with a minimum 24-foot width, designed to an HS-25 load rating capable of holding fire department apparatus. The surface of the driveway shall be maintained free of potholes, standing water and other obstructions.

L. Third Party Inspections. Third party compliance inspections shall be required as follows, with all cost's payable by the Applicant and/or Project Owner. Fees shall be the actual cost incurred. All third-party inspections required below, shall be certified to the Town of Macedon, indicating the project complies with all applicable Town, State and Federal codes, rules and regulations. Where deficiencies are identified by the Third-Party Inspector, they shall be detailed in the report.

(1) Site Plans and Building Permit Plans. Third Party Review of submittal documents for Site plan and building permit review shall be required at the time of initial reviews.

(2) Construction: Third Party Inspections of the installation of the system during construction shall be required by an Inspector satisfactory to the Town Engineer.

(3) Annual: Annual Operation and Maintenance inspection of the array by a Third Party acceptable to the Town Engineer shall be required.

Effective Date:

This Local Law shall take effect immediately upon filing with New York State Secretary of State.