

Stakeholder Meeting

2022 large scale solar
energy system moratorium &
Solar Energy Law update

Town of East Greenbush

March 30, 2022

Solar Energy Law for the Town of East Greenbush (Local law 1 of 2017)

- Provides short definition section
- Distinguishes between roof-mounted, ground-mounted and large-scale solar systems
 - Roof-mounted for use on-site permitted as an accessory use in all zoning districts
 - Some aesthetic/screening considerations and requirements
 - Site plan review not required if for use onsite and installed parallel to underlying roof
 - Ground-mounted for use on-site and no larger than 160 sq. ft. permitted as an accessory structure in all districts
 - For on-site use and larger than 160 sq. ft. require special use permit in all districts
 - Height restrictions – maximum vertical title no higher than 8 ft. in residential districts and 15 ft. in other districts
 - Setback, aesthetic and screening considerations and requirements
- Large-scale solar energy systems (LSSES) limited to a maximum of 2.5 acres in size
 - LSSES primarily defined by electricity production for off-site consumption
 - Special use permit through R-OS, A-R, O, OC, OI and CI districts (as amended by LL 3 of 2017)
 - Required site plan approval
 - Decommissioning plan required

Moratorium – local law 1 of 2022

- Adopted by Town Board on January 19th, 2022
- 6 month timeline for adoption of updated solar law
- Seeking input from NYSERDA, solar developers, other stakeholders
- Review and input from:
 - Town's Conservation Advisory Council (CAC) – *Solar Assessment* (Sept. 2021)
 - Zoning Update Steering Committee and consultants, MJ Engineering
 - Planning Board
 - Town Board
- Public hearings – Town Board must hold at least 1 public hearing
- Anticipate making draft local law public in April

Solar energy law update 2022

- Continue to differentiate between roof-mounted, ground-mounted and large-scale solar systems with smaller on-site use solar systems allowed as an accessory use in all zoning districts
- Large scale solar energy systems-specific modifications
- Will address battery energy storage system as a separate local law, in conjunction with solar law update
- Coordinate with ongoing zoning law update

Solar Energy Law LSSES Modifications

- Update/expand relevant definitions, zoning districts
- Consider co-use regulations, explore incentives
- Differentiate between 'tiers' based on MW/KW output
- Expand use-specific standards (e.g., setbacks, fencing, signage)
- Expand site plan review application requirements
- Expand abandonment and decommissioning requirements

Timeline for Update

Date	Reviewing Group	Action Item
March 30 th	Solar Stakeholder Meeting	Get feedback from solar developers and other stakeholders
April		Internal review of draft local law
April 27 th	Planning Board	Planning Board has 30 days to review draft local law and refer to Town Board
May	Zoning Update Committee	Review draft local law, solar stakeholder meeting follow up
May 11 th , May 25 th	Planning Board	Planning Board motion to referral to Town Board re: amending CZL*
May 11 th , May 18 th	Town Board	Address SEQR
June 8 th	Town Board	Public hearing and presentation of final draft
June 15 th	Town Board	Review final draft, adopt local law
July 20 th	Moratorium ends	

**Comprehensive Zoning Law*