

**York Solar meeting**  
**York Town Hall**  
**7/11/2018**

In attendance: Steve Beardsley, Jim Campbell (early leave), Gerry Deming, Amos Smith, Sam Swearingen, Mary Underhill

**Discussion Summary:**

**Town of Avon Draft Solar Zoning Ordinance**

- Town Attorney, Jim Campbell, provided an update on Avon's Draft Solar Zoning Ordinance and recent changes including setbacks, setback from residential structures, maximum lot coverage and maximum size of solar energy systems.

**Discussion on proposed Town of York Solar Zoning Ordinance**

- Town Attorney, Jim Campbell, recommended the Solar Committee discuss setbacks, protections/preservations of ag soils and PILOT language. Discussion followed regarding **Type 2** (large scale) solar energy systems.

Solar energy systems shall be permitted in all zoning districts.

Setbacks:

Front setback: 300 feet from the property line

Side setback: 300 feet from the property line

Rear setback: 300 from the property line

All setbacks will be measured from the solar array panels at lowest elevation.

Area Variances related to solar: Town Board review and approval

Prime Soils:

Solar array (panels at lowest elevation) shall not cover greater than 25% of prime soils on parcel/lot. Include language so that lots are not combined or subdivided to try to circumvent the restrictions.

Historic Preservation:

Solar energy systems are not permitted on properties listed on the NYS and National Registers of Historic Places.

Scenic/Viewshed Preservation:

Solar energy systems are not permitted on properties to the east of River Road. (The Solar Committee is recommending the Town Viewshed map be considered for adoption).

Next actions:

Minutes compiled and forwarded to Jim Campbell and Solar Committee for review

Draft Solar Zoning Ordinance to be reviewed by Solar Committee

Town Board review of Draft Zoning Ordinance

Schedule public hearing