

VILLAGE OF EAST WILLISTON
Local Law 4 of the Year 2015

A Local Law adding a new Article to the Village Code of the Incorporated Village of East Williston pertaining to Solar Collection Equipment Installation as follows:

Be it enacted by the Board of Trustees of the Incorporated Village of East Williston, New York as follows:

Section 1. Adding a new Article entitled "Solar Collection Equipment Installation as follows:

A.Purpose. No solar energy system shall be erected or installed unless the system is designed to be aesthetically appropriate for the intended location and meets all standards of Village and New York State Building Code.

B. Installation

1. Residential Districts.

a. Placement shall be flush or flat mounted as close as practicable on a sloped roof with no extension above the roof surface except for the actual thickness of the panel. The panel shall not extend beyond the highest point of the roof.

b. On a flat roof, no solar collection panel shall be visible from street level, or from an adjoining property.

c. All panels shall be solid in color. All panels, tiles or slates are to appear like and are to match the color of the roof to which they are attached.

d. With the exception of southerly facing homes solar energy collectors shall be located in an area of the roof that is not visible from an abutting or nearby street.

e. Solar energy collectors shall be permitted only to provide power for use by owners, residents, or other occupants of the premises on which they are erected, but nothing contained in this provision shall be construed to prohibit the sale of excess power through a "net billing" or similar program in accordance with New York Public Service Law 66-j or similar state or federal statute.

f. The entire installed area of solar energy collectors shall not exceed 33% of the entire roof area of the primary structure which shall include an attached garage of more than one story. g. Solar energy collectors shall only be permitted on the primary structure on a lot.

2. Other Districts. Installation shall be permitted atop commercial buildings. It shall not interfere with the architectural or other aesthetic features of the building, neighborhood or area. Appropriate and adequate screening and shielding measures shall be as required by the Building Inspector.

3. General

a. Any equipment proposed as part of a new building or alteration to a building shall be installed as integrated equipment.

b. On existing buildings with flat roofs where tilted frames are necessary to install primary equipment, such equipment shall not be visible from an abutting street or property. If necessary, the equipment shall be screened with appropriate material as recommended by the Building Inspector.

c. All secondary equipment associated with any solar energy system installation shall not be exposed on the outside of any structure unless required by applicable codes and standards.

d. Ground mounted solar energy systems shall not be permitted.

e. No trees shall be removed to accommodate installation of any solar collection equipment. The trimming of trees to accommodate installation of any solar collection equipment shall only be conducted in accord with the discretion of the Building Inspector.

f. Trimming of any Village or neighbor's trees shall be prohibited.

C. Submission Requirements.

1. All installations for the utilization of solar energy shall require an application for a building permit to be submitted to the Building Inspector, accompanied by the following:

a. Scaled and dimensioned drawings, site plan, photographs, documents and materials, including but not limited to, location, layout plans, elevations, sections, details, manufacturers specifications and catalogue cuts, material types, colors, finishes, arrangement, size, design, general site compatibility, structural support methods, and zoning information.

2. Applications shall be accompanied by a signed, sealed certification from a New York State licensed Professional Engineer or licensed Architect stating that the roof structure is strong enough to support the additional weight of the solar units, the mounting brackets and hardware meet or exceed NYS Code requirements and the actual in field attachment to the roof meets or exceed NYS Code Residential Code requirements.

D. Installation. All solar collector installations must be performed by a qualified solar installer. Prior to operation the electrical connections must be inspected by a licensed electrical inspector or other appropriate electrical inspection agency as determined by the Village. Any connection to the public utility grid must be inspected by the appropriate public utility. An electrical certificate shall be provided to the Village prior to issuance of a certificate of completion.

Section 2. Exercise of supersession authority. The Village hereby exercises the power of supersession granted to it pursuant to Municipal Home Rule Law 10(1)(ii)(e)(3) with respect to the within local law and hereby supersedes Village Law section 7-706(2) to the extent it requires notice for publication other than has been, or will be, provided as to the within local law.

Section 3. Effective Date. This law shall take effect immediately.