



Town of
WILTON
New York

Town of Wilton Code Revision Committee

To: Bob Barrett, Code Revision Chairperson
From: Lucy Harlow
CC: Ryan Riper, Amy DiLeone, Mark Mykins, Mark Schachner
Date: 2/28/17
Re: 2/8/17– Meeting Synopsis
Present: R. Barrett, A. DiLeone, C. Ramsdill, M. Mykins, J. Klepetar, D. Gabay, R. Riper, L. Harlow, Ron Slone, Steve Streicher
Next Meeting: April 5, 2017 at 4:55 PM.

Summary: **Solar Energy Regulation: Provide final draft by email before April 5th meeting. Once everyone agrees, Schachner & Town Board will review. Proposed fees will be included.**

Wind Turbine Regulation

Free standing maximum height is 60 feet (from grade to tip of blade) language: *Overall height = 60 feet measured from natural grade to top of hub where rotor attaches. Height should be considered together with local landscape and should be subject to PB review.* Considerations: This geographical area does not have sustained wind: w/exception of Palmertown Ridge - aesthetic issue. Large windmills fall under [Building Code] tower regulations. All ground-mounted wind turbine bases shall be located at a minimum setback from the property line at a minimum distance equal to 1 ½ times the height of base. Not allowed in front yards.

Cylindrical wind turbine roof mounted no higher than 55 feet – would have to be engineered into structure. Setbacks: a minimum setback from properties and structures shall be maintained equal to two times the overall wind turbine height.

Bio Fuel Regulation: Discussion: requires plant based product and fuel source. See under Green Energy: bio-diesel, ethanol, burning animal waste. Takes massive amounts of raw materials such as corn; requires large agriculture operation. (Could fall under Agricultural District) If you can produce it on your land you can grow it. If farmer is bringing waste in to produce fuel that is different – that would be generating a commercial product. Most local municipalities do not have Bio Fuel Regulations in their Codes. Bio Fuel regulation language: *Bio Fuel Generation will not be allowed in the Town of Wilton.*

Hamlet District Schedule and Code Section 129-49 Regulations: in Comp Plan, two separate hamlet districts were discussed: the existing H-1 district (Rt. 9 and Northern Pines) and H-2 – historic (Ballard Rd and Rt. 9). Review: Town Code §129-49.6 Setbacks: Current regulation is 15' to 25' from ROW. Both Everglades and Gordon were approved with 25' setbacks. There was a concern that 15' was too close. Building setbacks should be consistent. Pedestrian/Bicycle friendly. Discussion of sidewalks: TB decision to put sidewalk in ROW. Safety concern. DOT says they are a public use and should be in public ROW.

Hamlet Zone: Are there any additional uses to be added? Density issue: higher density is more cost effective; must be balanced with continuity of architectural features.



Town of
WILTON
New York