



TOWN OF WILTON  
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**Ryan K. Riper, P.E.**  
Director of Planning &  
Engineering

**Amy DiLeone**  
Executive Secretary

**June 13, 2023**

## **SOLAR CODE REVISION COMMITTEE**

**Present:** Ray O'Connor, Town Board/Chairman, Ryan Riper, Town Engineer, Mark Mykins, Senior Building Inspector/Code Enforcement Officer, Dave Gabay, Planning Board, Josh Carlsson, Land Use Administrator, and Amy DiLeone, Executive Secretary Planning/Engineering

**Absent:** Erinn Kolligian, Town Board

### **Discussion Topics:**

- Up-dated chapter 108 to reflect the NYSERDA verbiage, the Tier System, and definitions.
- The Tier systems and their setbacks discussed.
- Large battery storage systems not allowed.
- Where Tier III systems are going to be allowed.
- Variance process for solar: Positive or negative recommendation from the Town Board to the Zoning Board.
- If solar is going to be allowed in the R-2 or R-3 the minimum setback would be 200 ft from the property line and 500 ft. from a residential dwelling.
- The Public Benefit Fee was explained.
- The interpretation of lot coverage and setbacks was discussed.
- Summary of items talked about today:
  1. Tier I (Residential use) minimum setback of 20 ft.
  2. R-2 or R-3, 200 ft. from property line and 500 ft. from a residential dwelling.
  3. Fee structure \$5,000 per acre of developed land and \$2,500 if there is a land dedication, acceptable to the Town.
  4. Maximum of 50% lot coverage.
  5. Incentivize \$500 per acre for farmland and \$100 per acre for paved areas of commercial properties.
- Draft final documents and distribute them to the committee by Friday, June 16<sup>th</sup>.
- Final meeting on June 27<sup>th</sup> at 3:00p.m.
- Distribute the documents to the Town Board for discussion on July 6<sup>th</sup>.