

A LOCAL LAW AMENDING LOCAL LAW NO. 7  
OF 1988, AS AMENDED, THE ZONING LAW OF  
THE VILLAGE OF GRAND VIEW-ON-HUDSON,  
IN RELATION TO SOLAR ENERGY COLLECTORS

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF GRAND VIEW-ON-HUDSON, as follows:

Section 1. Chapter IV, Definitions, of Local Law No.; 7 of 1988, as amended, is hereby amended by amending the definitions of CONSTRUCTION and STRUCTURE and by adding thereto a new definition, to be SOLAR ENERGY COLLECTOR, to follow the definition of RIGHT-OF-WAY LINE, to read as follows:

CONSTRUCTION shall mean any form of improvement of property (other than plantings), and shall include more specifically but not be limited to parking areas, walls, fences, decks, sports areas and courts, swimming pools, breezeways and shelters, pergolas, gazebos, tool and storage sheds, solar energy collectors, docks and piers (construction of docks and piers shall also require compliance with the provisions of the Waterfront Local Law of the Village of Grand View-On-Hudson) and similar improvements that affect the natural appearance of the premises.

SOLAR ENERGY COLLECTOR shall mean a structure or combination of structures that rely upon solar radiation as an energy source for the purposes of heating or cooling a building, the heating of water or the generation of electricity. Solar Energy Collectors are accessory to principal buildings on a lot and may be constructed either on the roof of a building or on the ground but shall not be placed in both locations.

STRUCTURE shall mean a combination of materials constructed, assembled or erected on, above or below the ground, including but not limited to buildings, fences, tanks, towers, swimming pools and solar energy collectors.

Section 2. Chapter VI of such local law is hereby amended by adding thereto a new paragraph, to be Paragraph V, to read as follows:

V. Rooftop Solar Energy Collectors, and all appliances and equipment related to their use, shall be removed from the site within twelve (12) months after discontinuance of the use, as determined by the Building Inspector.

Section 3. Paragraph H of Chapter VIII of such local law is hereby amended to read as follows:

H. One accessory building or structure, other than solar energy collectors, may be constructed on a vacant lot that is within 100 feet of the perimeter of another lot on which a principal building has been constructed provided that:

1. The vacant lot is in the same ownership as the lot that contains the principal

building;

2. The vacant lot does not have sufficient lot area or lot width to meet the minimum requirement for construction of a principal building on the lot;
3. The accessory building or structure complies with all other bulk requirements of the Zoning Law for the district in which it is situated.

Section 4. Paragraph H of Chapter IX of such local law is hereby amended to read as follows:

H. One accessory building or structure, other than solar energy collectors, may be constructed on a vacant lot that is within 100 feet of the perimeter of another lot on which a principal building has been constructed provided that:

1. The vacant lot is in the same ownership as the lot that contains the principal building;
2. The vacant lot does not have sufficient lot area or lot width to meet the minimum requirement for construction of a principal building on the lot;
3. The accessory building or structure complies with all other bulk requirements of the Zoning law for the district in which it is situated.

Section 5. Paragraph J of Chapter X of such local law is hereby amended by adding thereto a new subparagraph to be subparagraph 5, to read as follows:

5. Solar Energy Collectors that are affixed to the ground.

Section 6. Paragraph K of Chapter X of such local law is hereby amended by adding thereto a new subparagraph to be subparagraph 5, to read as follows:

5. Solar Energy Collectors that are Affixed to the Ground:

(a) Solar Energy Collectors are accessory to the principal building on a lot and shall not be the principal use on a lot.

(b) Solar Energy Collectors shall have the same setbacks as the principal building on the lot.

(c) Solar Energy Collectors shall comply with the height limitations of the zoning district in which it is situated.

(d) The appliances and equipment required for the use shall not produce or emit, beyond the boundaries of the premises on which the use is located, dust, glare, hazard, noise, nuisance, radiation, radio, TV or electronic interference, smoke or vibration, and are in no

other manner obnoxious, offensive or detrimental to adjacent properties or to the neighborhood.

(e) Solar Energy Collectors, including all appliances and equipment used in connection with such Collectors, shall be removed from the site within twelve (12) months after discontinuance of the use, as determined by the Building Inspector.

Section 7. Paragraph 1, subparagraphs (a) and (b) of Section D of Chapter XIV of such local law is hereby amended to read as follows:

1. Site Plans

(a) Site plan approval by the Planning Board shall be required for the construction of all new principal buildings. Site plan approval shall also be required for all accessory buildings, additions to principal buildings and/or land disturbance that exceed five hundred (500) square feet and for all solar energy collectors that are not situated on the roof of a building.

(b) A site plan shall show the arrangement, layout and design of the proposed uses of a single parcel of land as shown on said plan. The elements shown on said plan shall include but not be limited to:

- (1) Dimensions and location of driveways and parking areas;
- (2) Landscaping and screening;
- (3) Signs, where applicable;
- (4) Architectural features, location and dimensions of buildings and structures;
- (5) Physical features of the land including topographical information, contours, wetlands, flood plains, streams and waterways, slope percentage;
- (6) Exterior placement of lights, mechanical equipment and solar energy collectors, if applicable;
- (7) Proposed drainage;
- (8) Such other elements as may be required by the Planning Board.

Section 8. This local law shall take effect ten days after posting, publishing and filing with the Secretary of State.