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Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County  
City  
Town of  
Village        Incorporated Village of Plandome

Local Law # \_\_\_ of the Year 2025.

*(Insert Title)*

A local law incorporating new Chapter 175-24.1 of the Village Code of the Incorporated Village of Plandome, entitled “SOLAR ENERGY SYSTEMS”.

Be it enacted by the Board of Trustees of the  
*(Name of Legislative Body)*

County  
City  
Town of  
Village        Incorporated Village of Plandome

Section 1: Chapter 175-24.1 of the Village Code of the Incorporated Village of Plandome shall be added and entitled “SOLAR ENERGY SYSTEMS”, and shall read as follows:

**175-24.1 SOLAR ENERGY SYSTEMS**

A. Purpose. To insure that any solar energy system shall be erected or installed so that the system is designed to be aesthetically appropriate for the intended location as determined and approved by the Design Review Board (DRB) and a permit has been issued, and that in the judgment of the DRB the proposed panels are architecturally and

aesthetically acceptable and consistent with similar equipment installations in the Village of Plandome.

B. Definitions. As used in this section, the following terms shall have the meaning indicated, unless the context otherwise indicates:

ABUTTING STREET(S)

Street that shares a boundary with the subject property; or in the case of a corner property that shares a boundary with more than one street.

INTEGRATED PRIMARY EQUIPMENT

Any part of a solar energy system that is built into a structure and blends aesthetically and functionally into that structure including but not limited to: integrated solar roof tiles, solar slates, or solar shingles.

NON-INTEGRATED PRIMARY EQUIPMENT

Any part of a solar energy system that is not built into a structure and does not blend aesthetically and functionally into that structure including but not limited to solar panels.

PRIMARY EQUIPMENT

Any photovoltaic cell(s), water panel(s), or other devices that convert, absorb, or transform solar energy.

SECONDARY EQUIPMENT

Any supply lines, return lines, control valves, wiring, meters, switches, modules, inverters, or other devices and cabinets associated with the installation or function of a solar energy system.

C. Regulations.

(1) General. All solar energy systems shall be designed, erected and installed in accordance with all applicable codes and standards.

(2) As much as possible, all panels, tiles, or slates are to match the color of the roof or wall to which they are attached.

(3) Such equipment shall not be visible from abutting streets, or other public rights-of-way. If necessary, the equipment shall be screened with appropriate material as approved by the DRB.

(4) Primary equipment mounted to an approved accessory structure shall be considered part of that structure and is subject to all other requirements of this Code. Such equipment is also subject to approval by the DRB.

(5) 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.

(6) Integrated equipment may be mounted on any roof if, in the judgment of the DRB, the equipment resembles, integrates, and blends seamlessly with the overall aesthetics and architecture of the structure and conforms to all the other requirements related to solar panels contained in this section of the Code.

(7) Non-integrated equipment added to an existing structure shall be installed parallel to and directly against the existing sloping roof and shall be located in an area of the roof that is not visible from an abutting street. Individual modules must, to the extent possible, be arranged as a single integrated unit located on the roof and centered on the roof section, substantially covering the entire roof (allowing for necessary areas to provide walkways and other necessary access areas) so as to provide a single, consistent and unified look to the roof. This includes the panel frames and other visible hardware on or adjacent to the panels. In the event that the panels do not substantially cover the entire section of the roof, they must be located on that part of the roof that is not visible from the abutting street(s), assuming compliance with other provisions of this section.

D. Decommissioning. The facility owner and operator shall, at its expense, complete decommissioning of the accessory solar energy system within 12 months after the end of the useful life of said system. The accessory solar energy system will presume to be at the end of its useful life if no electricity is generated for a continuous period of 12 months. Decommissioning shall include removal of the collectors, mount and any other associated equipment and facilities by no later than 90 days after the end of the twelve-month period.

E. Building permit submission requirements.

(1) All solar panel applications must first be submitted to the Building Department for a preliminary review demonstrating compliance with the requirements specified herein.

(2) All applications must include color photographs of the subject property to illustrate the location and visibility of roof surfaces from the street. Photographs must be taken from five points along the centerline of the abutting street (or streets for corner properties). Points shall be equally spaced between lines drawn at a 45° angle from both sides of the intersection of the centerline of the property with the front elevation of the structure.

(4) The filing fee for an accessory solar energy system permit shall be **in an amount set by the Board of Trustees from time to time.**

(5) The Building Department shall maintain a list by address of all solar installations, which shall be made available to all relevant first responder organizations.

Section 2: Severability. If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstances is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 3: This local law shall take effect immediately upon filing with the Secretary of State.