

## VILLAGE OF THOMASTON SOLAR POLICY

1. Mounted solar panels on the roof and other fixtures should be uniform in color, without lines or lines forming a grid, and uniform in array, in the reasonable discretion of the Design Review Board, to minimize any negative visual impact on the character of the Village. The equipment shall be screened with appropriate material as recommended by the Design Review Board.
2. Each permit application for a solar panel installation shall include a survey of the subject property. In the event of a solar battery installation, the application shall include a survey of the subject property made not more than one year prior to the application date, which survey shall depict all improvements then existing on the property.
3. Each such application shall include documentation that the existing roof is not older than ten (10) years, or a Certification by the Architect/Engineer in charge of the installation that the existing roof is capable of withstanding the new load per the minimum requirements of the then current NYS Building Code.
4. Unless such requirement is waived by the Building Official for good cause, installation of solar panel equipment shall be permitted only on a roof with a single layer of roof covering.
5. At no point may visible panels or supports, or other mounting equipment, extend more than six inches above the roofline.
6. Each such application shall include an accurately colored illustration identifying panel placement and roof elements such as vent stacks, skylights and ridge vents, and elevation elements such as windows and doors. To the maximum extent feasible, all panels are to match the color of the roof to which they are to be attached. In the absence of matching color panels, the panel frames and supporting brackets must be black.
7. Each such application shall include an accurately colored photograph showing all elevations of the existing structures(s) on the property and the front façade of the structures on each property immediately adjacent to the subject property.
8. Accessory boxes shall be located on interior walls or exterior walls and shall be properly screened so as not to be visible on any from any adjacent property or the street .
9. An emergency cut-off switch shall be provided, mounted on a side exterior wall at a height not to exceed four feet, at a location which will be readily accessible in case of emergency.
10. Solar powered backup battery installation shall be in accordance with New York State Building Code and with the Village's accessory structure regulations.
11. Conduit connecting panels shall be submerged into the soffit and/or below the roof shingles and plywood sheathing in a manner to render them not visible. No conduit may be laid on the roof. Vertical conduit shall be placed near existing leaders or existing conduit, and shall match the color of the exterior wall or leader.

12. Each such application shall include a Glare Effects Analysis.
13. No trees may be removed to accommodate installation, collection or functioning of any solar panel equipment.
14. Each permit application shall include six (6) sets of architectural drawings showing all the exterior features of the building including roof plan and elevations.
15. Complete application packages must be submitted to the Village office at least seven (7) business days prior to the Design Review Board meeting, to facilitate distribution to Board members for review.
16. No permit application shall be considered by the Design Review Board for any solar panel installation, or substantial modification to an existing such installation, without documentation that written notice of such application, in a form provided by the Village, has been given by the applicant to all owners of property within a two hundred (200) foot radius of the subject property, as shown on the Village's most recent assessment roll. Such notice shall be mailed by the applicant certified mail, return receipt requested, at least ten (10) business days prior to any meeting of the Design Review Board at which such application is to be considered. Proof of such mailing shall be filed with the Village Clerk no later than five (5) business days prior to such meeting, and all certified mail receipts or returns shall be filed with the Village Clerk not later than one (1) day before the meeting.

Adopted by the Board of Trustees 9/12/22