



**TOWN OF ITHACA**  
215 N. Tioga Street, Ithaca, N.Y. 14850  
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Town Clerk 273-1721   Planning 273-1747   Zoning 273-1783  
Public Works (Roads, Parks, Trails, Water, Sewer & Engineering) 273-1656

**TO:**            Municipal Clerks  
                  City of Ithaca                    Town of Newfield  
                  Town of Danby                 Town of Ulysses  
                  Town of Dryden                Village of Cayuga Heights  
                  Town of Enfield                Village of Lansing  
                  Town of Lansing

Fred Bonn, Regional Director  
New York State Parks, Recreation & Historic Preservation

**FROM:**        Susan Ritter, Director of Planning

**DATE:**        July 8, 2016

**RE:**            Notification to Adjoining Municipalities Regarding Proposed Local Law Amending Zoning Provisions for Solar Energy Systems

The Ithaca Town Board will be scheduling a public hearing, tentatively set for August 8, 2016, to consider adoption of a local law amending the Zoning Chapter of the Town of Ithaca Code regarding solar energy systems (see attached). This serves as formal notification of the pending zoning changes as required by Section 264 of Town Law.

**Description:** The proposed action is the enactment by the Ithaca Town Board of a local law that would amend the Zoning Chapter of the Town of Ithaca Code by replacing 270-219.1 entitled “Solar collectors and installations” with an entirely new section entitled “Solar energy systems”. The proposed new local law includes the following:

- Definitions for “photovoltaic solar energy system”, “solar facility footprint” and “solar-thermal energy systems”.
- Three size classifications (small, medium, large) for ground mounted solar systems based on a solar facility footprint size.
- Allows “small scale” (up to 2,000 sq. ft.) ground-mounted photovoltaic solar systems as an accessory and principal use by right in all zoning districts subject to applicable requirements for setbacks, height, and lot coverage and issuance of a building permit.
- Allows “medium” (up to 7,000 sq.ft.) and “large” (up to 10 acres) scale photovoltaic solar systems as accessory and principal uses in specified zones and subject to applicable requirements for setbacks, height, lot coverage and site plan approval, and issuance of a building permit.
- Other miscellaneous provisions.

**Location:** The proposed Zoning amendments regarding solar collectors would apply town-wide in all zoning districts.

Please let us know if you have any comments or questions regarding the proposed Zoning amendments. The draft Local Law implementing these amendments is attached.

If you need further information, please call me at 273-1747.

Att.

cc: JoAnn Cornish, City of Ithaca Planning, Building, Zoning and Economic Development  
Darby Kiley, Town of Ulysses Zoning and Building Department  
Ray Burger, Town of Dryden Planning and Zoning Department  
C.J. Randall, Town of Danby Code Enforcement, Planning and Zoning  
Michael Long, Town of Lansing Code Enforcement and Planning