



Town
of
Caledonia

3109 Main Street • Caledonia, NY 14423-0050
(585) 538-4927 • Fax (585) 538-6348



ADOPTION OF LOCAL LAW No. 3 For 2016

PLEASE TAKE NOTICE, that the Town Board of the Town of Caledonia, after holding a public hearing, Thursday, November 10, 2016, in the year 2016, and after introduction at their October 20, 2016 meeting has adopted the following Local Law:

Local Law No. 3 For the Year 2016, This Local Law is to amend the Code of the Town of Caledonia Zoning Law and Map.

SECTION 1

The Zoning Law and Map of the Town of Caledonia is hereby changed from Agricultural Rural Residential (RR) to Planned Development district (PD) for the following described properties:

All that tract or parcel of land situate in the Town of Caledonia, County of Livingston, State of New York presently owned by Affordable Great Locations, Inc., Tax Map Parcels # 23.-1-21.534 a 0.363 acre parcel and 23.-1-21.535 a 1.382 acre parcel located on Caledonia Avon Road, as shown on the map prepared by Harter Professional Engineering Group, dated May 2016.

SECTION 2

The Zoning Law and map of the Town of Caledonia is hereby changed from heavy Industrial (I-2) to Planned Development District (PD), for the following described property: All that tract and parcel of land situate in the Town of Caledonia, County of Livingston, State of New York, presently owned by Jeffrey Cohen, Tax Map Parcel 23.-1-10, a 1.40 acre parcel located at 4316 Caledonia Avon Road, as shown on a map prepared by Harter Professional Engineering Group, dated May 2016.

SECTION 3

Section 130-5 (Zoning Map) is hereby amended to extend the boundaries of the existing Planned Development District (PD) (Tax Map Parcel #'s 23.-1-12.1; 23.-1-12.2; 23.-1-111; and 23.-1-21.312) to include Tax Map Number 23.-1-21.534; Tax Map Number 23.-1-21.535; and Tax map Number 23.-1-10 in their entirety.

SECTION 4 If any part or provision of this Local law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of the Local Law or the application thereof to other persons or circumstances, and the Town Board of the Town of Caledonia hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

SECTION 5

All Ordinances, Local Laws and parts thereof inconsistent with this Local Law and part thereof inconsistent with this Local Law are hereby repealed.

SECTION 6

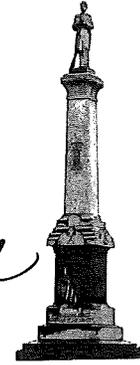
This Local Law shall take effect immediately upon filing in the Office of the Secretary of State in accordance with section twenty-seven of the Municipal Home Rule Law.

Dated: November 11, 2016
By Order of the Town Board
Laurie Sattora, Town Clerk



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TOWN OF CALEDONIA
ADOPTION OF LOCAL LAW No. 2 For 2016

PLEASE TAKE NOTICE, that the Town Board of the Town of Caledonia, after introduction at their October 20, 2016 Town Board Meeting and holding a public hearing November 10, 2016, adopted the following local law:

LOCAL LAW No. 2 For 2016

A LOCAL LAW To Amend the Town Code by Creating Section 106 Entitled Solar Farms

BE IT ENACTED by the Town Board of the Town of Caledonia as Follows:

ARTICLE 1. The Town of Caledonia Town Code is hereby amended by inserting the following definitions in the Town of Caledonia Town Code:

SOLAR COLLECTOR – A device, structure, panel or part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical or electrical energy.

SOLAR FARM – The use of land where a series of one (1) or more solar collectors are placed in an area on a parcel of land for the purpose of generating photovoltaic power and said series of one

(1) Or more solar collectors placed in an area on a parcel of land collectively has a nameplate generation capacity of at least 15 kilowatts (KW) direct current (dc) or more when operating at maximum efficiency.

ARTICLE 2. The Town of Caledonia Town Code is hereby amended by creating new Section 106, entitled “Solar Farms” as follows:

SECTION 106 - Solar Farm Law

- A. **Purpose.** The requirements of this section are established for the purpose of allowing the development of solar farms in the Town and to provide standards for the placement, design, construction, operation, monitoring, modification and removal of these systems.
- B. **Applicability.** The standards found in this section are applicable to “Solar Farms” as defined in this Article. The Term “Solar Farm” shall not be construed to include, so as to prohibit, or have the effect of prohibiting, the installation of a solar collector that gathers solar radiation as a substitute for traditional energy for water heating, active space heating and cooling, passive heating or generating electricity for a residential property. The term “Solar Farm” shall also not be construed in such a way as to prohibit the installation or mounting of a series of one (1) or more solar collectors upon the roofs of residential and /or commercial structures regardless of whether the said series of one (1) or more solar collectors collectively has a total nameplate generation of at least 15 kilowatts (kw) direct current (dc) or more when operating at maximum efficiency.
- C. **Solar Farms** are allowed in all zoning districts of the Town subject to approval by the Planning Board. Solar Farm applications shall contain the following:
1. Blueprints or drawings of the solar photovoltaic installation signed by a licensed Professional Engineer showing the proposed layout of the system and any potential shading from nearby structures.
 2. Proposed changes to the landscape of the site, grading, vegetation clearing and planting exterior lighting, screening vegetation or structures.
 3. A description of the solar farm facility and the technical, economic and other reasons for the proposed location and design shall be prepared and signed by a licensed professional engineer.
 4. Confirmation prepared and signed by a licensed professional engineer that the solar farm complies with all applicable Federal and State standards.
 5. One or three line electrical diagram detailing the solar farm layout, solar collector installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and over-current devices.
 6. Documentation of the major system components to be used, including the PV panels, mounting system, and inverter.
 7. An operation and maintenance plan which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operational maintenance of the installation.
 8. Information on noise (Inverter) and reflectivity/glare of solar panels and identify potential impacts to abutters.

ARTICLE 5. This Local Law shall take effect upon filing in the office of the New York State Secretary of State.

Dated: November 11, 2016
By Order of the Town Board
Laurie Sattora, Town Clerk