

LOCAL REQUIREMENTS

North Seneca Solar has reviewed the local laws in the Towns of Waterloo and Junius. The Town of Junius does not have a zoning ordinance or substantive standards applicable to the project. The Town of Waterloo has a Solar Law (Local Law 1 of 2019) in place, and notable design requirements are identified below.

Code of the Town of Waterloo – Chapter 134. Solar Energy Systems

- Zoning: Large-scale solar permitted in the Industrial and Agricultural Districts
- Setbacks:
 - 200 ft front setback from right-of-way line (94-c requires a 50-foot setback from centerline of public roads)*
 - 100 ft side and rear property line setbacks (94-c requires a 50-foot setback from non-participating non-residential property lines)*
 - 300 ft setback from residential structures on another parcel (94-c requires a 250-foot setback from non-participating occupied residences)
- Height: Not to exceed 10 feet at maximum tilt (94-c sets a 20-foot height limit)*
- Lot Coverage: Not to exceed 50% of lot*
- Lot size: Large-scale solar energy system to be located on lot within minimum lot size of 1 acre
- Security: Security fencing & warning signs
- Decommissioning: Decommissioning Plan and Performance Surety Bond*
- Screening: Adequate screening to avoid adverse aesthetic impacts
- Drainage: Drainage and stormwater management plan

* North Seneca may need to seek waivers of these local requirements.

North Seneca is working on designing the facility to comply with applicable local laws to the maximum extent practicable. North Seneca has initiated consultations with the Towns of Waterloo and Junius on applicable local laws and will continue to work with the Towns to confirm interpretations of certain local law provisions and finalize any waivers needed from ORES.