

Renewable Energy Infrastructure Issues for Counties

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A.G. Schneiderman Announces Revised Code Of Conduct For Wind Energy Companies Operating In New York State

New Rules Will Ensure Greater Accountability And Transparency Between Local Gov't Officials And Wind Developers

Schneiderman: Public Officials Throughout New York Should Encourage The Growth Of A Strong, Sustainable Wind Industry For The Public Good And Not For Their Own Private Financial Gain

NEW YORK – Attorney General Eric T. Schneiderman today announced the release of a revised Code of Conduct for the wind energy industry in New York State. The Code promotes the sustainable growth of the wind industry by increasing transparency and deterring improper relationships between local government officials and wind development companies, such as improperly sought land-use agreements with citizens and public officials, and improper benefits being given to public officials to influence their official actions relating to wind farm development. These disclosure requirements deter improper relationships between wind development companies and local government officials, such as improperly sought land-use agreements with citizens and public officials, and improper benefits being given to public officials to influence their official actions relating to wind farm development.

“Public officials throughout New York should encourage the growth of a strong, sustainable wind industry for the public good and not for their own private financial gain,” said **Attorney General Schneiderman**. “The revised code of conduct announced today will help ensure greater transparency and limit the potential for corruption and unfair outside influence, thereby fostering the growth of a responsible renewable energy industry throughout our state.”

The original New York State Code of Conduct for Wind Farm Development was signed by many wind companies in 2009 - prior to the enactment of New York State’s comprehensive energy bill known as the “Power NY Act of 2011.” The Power NY Act of 2011 established a centralized process for the siting of electric generating facilities and re-powering projects. This Act included a new version of Article 10 of the Public Service Law and created a multi-agency Siting Board that is charged with streamlining the permitting process for power plants of 25 megawatts (MW) or greater.

Although the State Siting Board removes most local government approval from the wind farm development siting process, there are still certain local action requirements that remain outside of the State Siting Board process and subject to local approval. For example, local approval may be necessary for the subdivision of land, extensions of special improvement or benefit assessment districts, tax assessment or payment in lieu of taxes determinations, consents for the extension of utility franchises to provide station power, private water or consumption of water from a municipal supply, the discharge of sewage or storm water into a municipal wastewater treatment system, the setting an payment of hook-in fees, water rates, sewer rents

and similar capital and consumption charges, industrial development agency leases and/or the overt grant of property rights or other privileges. In addition, the regulation of towers used to monitor meteorological conditions is not governed by the Siting Board and permitting, if required, may be under local codes.

The Code of Conduct was revised to address wind farm development projects proceeding through the State Siting process. The Code of Conduct seeks to ensure that wind farm development is done in a transparent manner in which municipal officials and companies are accountable, and wind farm development business practices are established and maintained so as to avoid conflicts, or even the appearance of conflicts, of interest. The new Code of Conduct will assure the public the wind power industry is acting properly and within the law.

The first wind companies to sign the revised Code of Conduct are all subsidiaries of Apex Clean Energy: Lighthouse Wind, LLC, has a proposed wind power project in Somerset (Niagara County) and Yates (Orleans County), Galloo Island Wind, LLC, has a proposed wind power project in Jefferson County and Stockbridge Wind, LLC, has a proposed wind power project in Madison County.

The Attorney General's Code of Conduct prohibits conflicts of interest between municipal officials and wind companies and establishes specific public disclosure requirements.

The New Code of Conduct:

- Bans wind companies from hiring municipal employees or their relatives, giving gifts of more than \$15 during a one-year period, or providing any other form of compensation that is contingent on any action before a municipal agency;
- Prevents wind companies from soliciting, using, or knowingly receiving confidential information acquired by a municipal officer in the course of his or her official duties;
- Requires wind companies to establish and maintain a public website to disclose the names of all municipal officers or their relatives who have a financial stake in wind farm development;
- Requires wind companies to submit in writing to the municipal clerk for public inspection and to publish in the local newspaper the nature and scope of the municipal officer's financial interest;
- Mandates that all wind easements and leases be in writing and filed with the County Clerk; and
- Dictates that within ninety days of signing the Code of Conduct, companies must conduct a seminar for employees about identifying and preventing conflicts of interest when working municipal employees.

"A.G. Schneiderman Announces Revised Code Of Conduct For Wind Energy Companies Operating In New York State" (2016), <https://ag.ny.gov/press-release/ag-schneiderman-announces-revised-code-conduct-wind-energy-companies-operating-new> (last visited April 2, 2017).

New York State Department of Agriculture and Markets

Guidelines for Review of Local Laws Affecting Small Wind Energy Production Facilities and Solar Devices

As energy costs increase and financial assistance becomes more available, an increasing number of farm operators are considering the installation of small wind energy production facilities and solar devices to help offset on-farm production costs. In prior AML §305-a reviews, the Department has considered wind turbines used to supply a portion of a farm's electrical needs (not exceeding 110% of the farm's anticipated demand) to be on-farm equipment. The Department also considers solar devices that do not exceed 110% of the farm's anticipated electrical needs to be on-farm equipment. If the farm is eligible for remote net metering, multiple meters may be combined to determine the electrical needs of the on-farm equipment. The turbine or solar device must be part of a "farm operation" which otherwise meets the AML §301(11) definition of that term.

Regulations Affecting Small Wind and Solar Energy Production

Some local laws currently require building permits, site plan review and/or special use permits for small wind energy production facilities and solar devices. If a town considers a small wind turbine or solar device to be a structure or building under its zoning regulations, the Department also considers the wind turbine or solar device to be an on-farm building. In general, the construction of on-farm buildings and the use of land for agricultural purposes within a county adopted, State certified agricultural district should not be subject to site plan review, special use permits or non-conforming use requirements. The purpose of an agricultural district is to encourage the development and improvement of agricultural land and the use of agricultural land for the production of food and other agricultural products as recognized by the New York State Constitution, Article XIV, Section 4. Therefore, generally, agricultural uses and the construction of on-farm buildings as part of a farm operation located within an agricultural district should be allowed uses.

Some current and proposed local laws have included provisions that require a farm operator to complete a Long Environmental Assessment Form (EAF) and visual impact assessments. Such requirements can be expensive and can cause delays in the installation of the wind energy equipment or solar device. Other provisions of local laws that could be considered unreasonably restrictive include height restrictions and excessive setbacks from buildings and property lines.

Agricultural farm management practices, including construction, maintenance and repair of farm buildings and structures, and land use changes consistent with "generally accepted principles of farming" are designated as Type II actions which do not require preparation of an Environmental Assessment Form (EAF) and are not subject to compliance with State Environmental Quality Review (SEQR). 6 NYCRR §617.5(a), (c)(3). [See *In the Matter of Pure Air and Water*

Inc. of Chemung County v. Davidsen, 246 A.D.2d 786, 668 N.Y.S.2d 248 (3rd Dept. 1998), for application of the exemption to the manure management activities of a hog farm.] The SEQR regulations require localities to recognize the Type II actions contained in the statewide list.

Many local governments share the Department's view that farm operations should not have to undergo site plan review and exempt farms from that requirement. However, the Department recognizes the desire of some local governments to have an opportunity to review agricultural development and projects within their borders, as well as the need of farmers for an efficient, economical, and predictable process. In view of both interests, the Department developed a model streamlined site plan review process which attempts to respond to the farmers' concerns while ensuring the ability to have local issues examined. Please see the Department's *Guidelines for Review of Local Zoning and Planning Laws* (pages 4-7) for discussion of site plan issues.

Provisions that would Generally not be Viewed as Unreasonably Restrictive

Building permits, if required by local law, are considered by the Department to be a reasonable requirement. If the small wind energy system or solar device uses a shared meter with the residence, the Department recommends an energy audit be conducted to separate the farm's energy requirements from the residential usage. To receive protections under the AML, the electrical output from the wind energy/solar device cannot exceed 110% of the farm's anticipated electrical needs.

The following sets forth a suggested process for review of small wind and solar energy production facilities:

1. Sketch of the parcel on a location map (e.g., tax map) showing boundaries and dimensions of the parcel of land involved and identifying contiguous properties and any known easements or rights-of-way and roadways.

Show the existing features of the site including land and water areas, water or sewer systems, utility lines, and the approximate location of all existing structures on or immediately adjacent to the site.

2. Show the proposed location and arrangement of small wind energy production facilities or the solar device on the site.
3. Include copies of plans or drawings prepared by the manufacturer.
4. Provide a description of the project and a narrative of the intended use of the proposed wind energy production facility or solar device, including any anticipated changes in the existing topography and natural features of the

parcel to accommodate the changes. Include the name and address of the applicant and any professional advisors. If the applicant is not the owner of the property, provide authorization of the owner.

5. A legible electrical diagram using unique line characteristics and standard symbols to clearly describe the wind energy system or solar device as it will be installed. The diagram must show all major system components from the wind turbine or the solar device to the utility meter.

Numbers 6-9 only apply to wind energy production facilities*:

6. List safety measures to prevent unauthorized climbing on the tower.
7. Prescribe requirements for automatic braking, governing, or feathering system to prevent uncontrolled rotation of the rotor blades and turbine components.
8. Include a requirement that the wind tower be setback 1.1 times the combined height of the tower and blades from property lines and power lines.
 - o A farm may apply for an exemption with written permission from the neighbor and an indication from the neighbor that the use of land in the vicinity is consistent with the proposed wind energy system. There is no exemption for power lines.
9. Include a requirement that the minimum setback distance between the tower base and any human-occupied building is five times the rotor diameter.
 - o A farm may apply in writing for an exemption from this minimum distance requirement for buildings they own; however, the farm must demonstrate that the possible problems of locating the wind energy system less than the required distance from the building have been addressed.

* The suggested provisions related to the safe operation of wind turbines is not intended to be an exhaustive list of the measures which may be desirable or necessary. Municipalities should consult with appropriate professionals to determine whether any additional or different measures should be required for small wind energy production facilities.

Guidelines for Review of Local Laws Affecting Small Wind Energy Production Facilities and Solar Devices (2012), https://www.agriculture.ny.gov/ap/agsservices/guidancedocuments/Guidelines_for_Solar_and_Small_Wind_Energy_Facilities.pdf (last visited April 2, 2017).

Model Solar Energy Law

1. Authority

This Zoning for Solar Energy Law is adopted pursuant to [sections 261-263 of the Town Law, sections 7-700 through 7-704 of the Village Law, or sections 19 and 20 of the City Law] of the State of New York, which authorize the [Insert Town, Village, or City Here] to adopt zoning provisions that advance and protect the health, safety, and welfare of the community, and “to make provision for, so far as conditions may permit, the accommodation of solar energy systems and equipment and access to sunlight necessary therefor.”

2. Statement of Purpose

A. This Zoning for Solar Energy Law is adopted to advance and protect the public health, safety, and welfare of [Insert Name of Municipality], including:

- 1) Taking advantage of a safe, abundant, renewable, and non-polluting energy resource;
- 2) Decreasing the cost of energy to the owners of commercial and residential properties, including single-family houses; and
- 3) Increasing employment and business development in the region by furthering the installation of Solar Energy Systems.

3. Definitions

BUILDING INTEGRATED PHOTOVOLTAIC SYSTEM: A combination of photovoltaic building components integrated into any building envelope system such as vertical facades including glass and other facade material, semitransparent skylight systems, roofing materials, and shading over windows.

GROUND-MOUNTED SOLAR ENERGY SYSTEM: A Solar Energy System that is anchored to the ground and attached to a pole or other mounting system, detached from any other structure for the primary purpose of producing electricity for onsite consumption.

ROOF-MOUNTED SOLAR ENERGY SYSTEM: A solar panel system located on the roof of any legally permitted building or structure for the purpose of producing electricity for onsite or offsite consumption.

SOLAR ENERGY EQUIPMENT: Electrical energy storage devices, material, hardware, inverters, or other electrical equipment and conduit of photovoltaic devices associated with the production of electrical energy.

SOLAR ENERGY SYSTEM: An electrical generating system composed of a combination of both Solar Panels and Solar Energy Equipment.

SOLAR PANEL: A photovoltaic device capable of collecting and converting solar energy into electrical energy.

4. Applicability

The requirements of this law shall apply to all Solar Energy Systems installed or modified after its effective date, excluding general maintenance and repair and Building-Integrated Photovoltaic Systems.

5. Solar as an Accessory Use or Structure

A. Roof-Mounted Solar Energy Systems.

- 1) Roof-Mounted Solar Energy Systems that use the electricity onsite or off site are permitted as an accessory use in all zoning districts when attached to any lawfully permitted building or structure.
- 2) Height. Solar Energy Systems shall not exceed the maximum height restrictions of the zoning district within which they are relocated and are provided the same height exemptions granted to building-mounted mechanical devices or equipment.
- 3) Aesthetics. Roof-Mounted Solar Energy System installations shall incorporate, when feasible, the following design requirements:
 - a. facing the front yard must be mounted at the same angle as the roof's surface with a maximum distance of 18 inches between the roof and highest edge of the system.
- 4) Roof-Mounted Solar Energy Systems that use the energy onsite or offsite shall be exempt from site plan review under the local zoning code or other land use regulations.

B. Ground-Mounted Solar Energy Systems.

- 1) Ground-Mounted Solar Energy Systems that use the electricity primarily onsite are permitted as accessory structures in [Insert District(s)].
- 2) Height and Setback. Ground-Mounted Solar Energy Systems shall adhere to the height and setback requirements of the underlying zoning district.
- 3) Lot Coverage. Systems are limited to [Insert Lot Coverage Percentage]. The surface area covered by Ground-Mounted Solar Panels shall be included in total lot coverage.
- 4) All such Systems in residential districts shall be installed in the side or rear yards.
- 5) Ground-Mounted Solar Energy Systems that use the electricity primarily onsite shall be exempt from site plan review under the local zoning code or other land use regulations.

6. Approval Standards for Large-Scale Solar Systems as a Special Use

- A. Large-Scale Solar Energy Systems are permitted through the issuance of a special use permit within [Insert District(s)], subject to the requirements set forth in this Section, including site plan approval. Applications for the installation of a Large-Scale Solar Energy System shall be reviewed by the Zoning Enforcement Officer and referred, with comments, to the [Insert Regulatory Body Here] for its review and action, which can include approval, approval on conditions, and denial.
- B. Special Use Permit Application Requirements. For a special permit application, the site plan application is to be used as supplemented by the following provisions.
- 1) If the property of the proposed project is to be leased, legal consent between all parties, specifying the use(s) of the land for the duration of the project, including easements and other agreements, shall be submitted.
 - 2) Blueprints showing the layout of the Solar Energy System signed by a Professional Engineer or Registered Architect shall be required.
 - 3) The equipment specification sheets shall be documented and submitted for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.
 - 4) Property Operation and Maintenance Plan. Such plan shall describe continuing photovoltaic maintenance and property upkeep, such as mowing and trimming.
 - 5) Decommissioning Plan. To ensure the proper removal of Large-Scale Solar Energy Systems, a Decommissioning Plan shall be submitted as part of the application. Compliance with this plan shall be made a condition of the issuance of a special use permit under this Section. The Decommissioning Plan must specify that after the Large-Scale Solar Energy System can no longer be used, it shall be removed by the applicant or any subsequent owner. The plan shall demonstrate how the removal of all infrastructure and the remediation of soil and vegetation shall be conducted to return the parcel to its original state prior to construction. The plan shall also include an expected timeline for execution. A cost estimate detailing the projected cost of executing the Decommissioning Plan shall be prepared by a Professional Engineer or Contractor. Cost estimations shall take into account inflation. Removal of Large-Scale Solar Energy Systems must be completed in accordance with the Decommissioning Plan. If the Large-Scale Solar Energy System is not decommissioned after being considered abandoned, the municipality may remove the system and restore the property and impose a lien on the property to cover these costs to the municipality.

C. Special Use Permit Standards.

- 1) Height and Setback. Large-Scale Solar Energy Systems shall adhere to the height and setback requirements of the underlying zoning district.
- 2) Lot Size. Large-Scale Energy Systems shall be located on lots with a minimum lot size of [Insert Size Requirement].
- 3) Lot Coverage. A Large-Scale Solar Energy System that is ground-mounted shall not exceed [Insert Lot Coverage Percentage] of the lot on which it is installed. The surface area covered by Solar Panels shall be included in total lot coverage.
- 4) All Large-Scale Solar Energy Systems shall be enclosed by fencing to prevent unauthorized access. Warning signs with the owner's contact information shall be placed on the entrance and perimeter of the fencing.

The type of fencing shall be determined by the [Insert Regulatory Body Here]. The fencing and the system may be further screened by any landscaping needed to avoid adverse aesthetic impacts.

- 5) Any application under this Section shall meet any substantive provisions contained in local site plan requirements in the zoning code that, in the judgment of the [Insert Regulatory Body Here], are applicable to the system being proposed. If none of the site plan requirements are applicable, the [Insert Regulatory Body Here] may waive the requirement for site plan review.
- 6) The [Insert Regulatory Body Here] may impose conditions on its approval of any special use permit under this Section in order to enforce the standards referred to in this Section or in order to discharge its obligations under the State Environmental Quality Review Act (SEQRA).

7. Abandonment and Decommissioning

Solar Energy Systems are considered abandoned after [Insert Time Period] without electrical energy generation and must be removed from the property. Applications for extensions are reviewed by the [Insert Regulatory Body Here] for a period of [Insert Time Period].

8. Enforcement

Any violation of this Solar Energy Law shall be subject to the same civil and criminal penalties provided for in the zoning regulations of [Insert Town, Village, or City Here].

9. Severability

The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision or phrase of the aforementioned sections as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision or phrase, which shall remain in full force and effect.

New York State Model Solar Energy Law (2016),

[https://www.cuny.edu/about/resources/sustainability/reports/NYS Model Solar Energy LawToolkit FINAL final.pdf](https://www.cuny.edu/about/resources/sustainability/reports/NYS_Model_Solar_Energy_LawToolkit_FINAL.pdf), (last visited April 2, 2017).

PERMIT APPLICATION

NY State Unified Solar Permit

Unified solar permitting is available statewide for eligible solar photovoltaic (PV) installations. Municipal authorities that adopt the unified permit streamline their process while providing consistent and thorough review of solar PV permitting applications and installations. Upon approval of this application and supporting documentation, the authority having jurisdiction (AHJ) will issue a building and/or electrical permit for the solar PV installation described herein.

PROJECT ELIGIBILITY FOR UNIFIED PERMITTING PROCESS

By submitting this application, the applicant attests that the proposed project meets the established eligibility criteria for the unified permitting process (subject to verification by the AHJ). The proposed solar PV system installation:

- Yes No 1. Has a rated DC capacity of 25 kW or less.
- Yes No 2. Is not subject to review by an Architectural or Historical Review Board. (If review has already been issued answer YES and attach a copy)
- Yes No 3. Does not need a zoning variance or special use permit. (If variance or permit has already been issued answer YES and attach a copy)
- Yes No 4. Is mounted on a permitted roof structure, on a legal accessory structure, or ground mounted on the applicant's property. If on a legal accessory structure, a diagram showing existing electrical connection to structure is attached.
- Yes No 5. The Solar Installation Contractor complies with all licensing and other requirements of the jurisdiction and the State.
- Yes No 6. If the structure is a sloped roof, solar panels are mounted parallel to the roof surface.

For solar PV systems not meeting these eligibility criteria, the applicant is not eligible for the Unified Solar Permit and must submit conventional permit applications. Permit applications may be downloaded here: [BUILDING DEPARTMENT WEBSITE] or obtained in person at [BUILDING DEPARTMENT ADDRESS] during business hours [INDICATE BUSINESS HOURS].

SUBMITTAL INSTRUCTIONS

For projects meeting the eligibility criteria, this application and the following attachments will constitute the Unified Solar Permitting package.

- This application form, with all fields completed and bearing relevant signatures.
- Permitting fee of \$[ENTER FEE HERE], payable by [ENTER VALID PAYMENT METHODS, If checks are allowed INCLUDING WHO CHECKS SHOULD BE MADE PAYABLE TO]
- Required Construction Documents for the solar PV system type being installed, including required attachments.

Completed permit applications can be submitted electronically to [EMAIL ADDRESS] or in person at [BUILDING DEPARTMENT ADDRESS] during business hours [INDICATE BUSINESS HOURS].

APPLICATION REVIEW TIMELINE

Permit determinations will be issued within [TIMELINE] calendar days upon receipt of complete and accurate applications. The municipality will provide feedback within [TIMELINE] calendar days of receiving incomplete or inaccurate applications.

FOR FURTHER INFORMATION

Questions about this permitting process may be directed to [MUNICIPAL CONTACT INFORMATION].

PROPERTY OWNER

Property Owner's First Name

Last Name

Title

Property Address

City

State

Zip

Section

Block

Lot Number

EXISTING USE Single Family 2-4 Family Commercial Other**PROVIDE THE TOTAL SYSTEM CAPACITY RATING (SUM OF ALL PANELS)**

Solar PV System: _____ kW DC

SELECT SYSTEM CONFIGURATION

Make sure your selection matches the Construction Documents included with this application.

 Supply side connection with microinverters Load side connection with DC optimizers Supply side connection with DC optimizers Load side connection with microinverters Supply side connection with string inverter Load side connection with string inverter**SOLAR INSTALLATION CONTRACTOR**

Contractor Business Name

Contractor Business Address

City

State

Zip

Contractor Contact Name

Phone Number

Contractor License Number(s)

Contractor Email

Electrician Business Name

Electrician Business Address

City

State

Zip

Electrician Contact Name

Phone Number

Electrician License Number(s)

Electrician Email

Please sign below to affirm that all answers are correct and that you have met all the conditions and requirements to submit a unified solar permit.

Property Owner's Signature

Date

Solar Installation Company Representative Signature

Date

SUBMITTAL REQUIREMENTS SOLAR PV 25KW OR LESS (ATTACHMENTS)

NY State Unified Solar Permit

This information bulletin is published to guide applicants through the unified solar PV permitting process for solar photovoltaic (PV) projects 25 kW in size or smaller. This bulletin provides information about submittal requirements for plan review, required fees, and inspections.

Note: Language in [ALL CAPS] below indicates where local jurisdictions need to provide information specific to the jurisdiction. Language in italics indicates explanatory notes from the authors of this document that may be deleted from the distributed version.

PERMITS AND APPROVALS REQUIRED

The following permits are required to install a solar PV system with a nameplate DC power output of 25 kW or less:

- a) Unified Solar Permit
- b) [LIST TYPE OF PERMIT(S) REQUIRED BY THE LOCAL JURISDICTION, i.e., ELECTRICAL OR BUILDING PERMIT].

Planning review [IS/IS NOT] required for solar PV installations of this size.

Fire Department approval [IS/IS NOT] required for solar PV installations of this size.

SUBMITTAL REQUIREMENTS

In order to submit a complete permit application for a new solar PV system, the applicant must include:

- a) Completed Standard Permit Application form which includes confirmed eligibility for the Unified Solar Permitting process. This permit application form can be downloaded at [WEBSITE ADDRESS].
- b) Construction Documents, with listed attachments [SAMPLES ARE AVAILABLE IN Understanding Solar PV Permitting and Inspecting in New York State AT WEBSITE ADDRESS]. Construction Documents must be stamped and signed by a New York State Registered Architect or New York State Licensed Professional Engineer.

[MUNICIPALITY NAME], through adopting the Unified Solar Permitting process, requires contractors to provide construction documents, such as the examples included in the Understanding Solar PV Permitting and Inspecting in New York State document. Should the applicant wish to submit Construction Documents in another format, ensure that the submittal includes the following information:

- Manufacturer/model number/quantity of solar PV modules and inverter(s).
- String configuration for solar PV array, clearly indicating the number of modules in series and strings in parallel (if applicable).
- Combiner boxes: Manufacturer, model number, NEMA rating.
- From array to the point of interconnection with existing (or new) electrical distribution equipment: identification of all raceways (conduit, boxes, fittings, etc.), conductors and cable assemblies, including size and type of raceways, conductors, and cable assemblies.
- Sizing and location of the EGC (equipment grounding conductor).
- Sizing and location of GEC (grounding electrode conductor, if applicable).
- Disconnecting means of both AC and DC including indication of voltage, ampere, and NEMA rating.
- Interconnection type/location (supply side or load side connection)
- For supply side connections only, indication that breaker or disconnect meets or exceeds available utility fault current rating kAIC (amps interrupting capacity in thousands).
- Ratings of service entrance conductors (size insulation type AL or CU), proposed service disconnect, and overcurrent protection device for new supply side connected solar PV system (reference NEC 230.82, 230.70).
- Rapid shutdown device location/method and relevant labeling.

c) (For Roof Mounted Systems) A roof plan showing roof layout, solar PV panels and the following fire safety items: approximate location of roof access point, location of code-compliant access pathways, code exemptions, solar PV system fire classification, and the locations of all required labels and markings.

d) Provide construction drawings with the following information:

- The type of roof covering and the number of roof coverings installed.
- Type of roof framing, size of members, and spacing.
- Weight of panels, support locations, and method of attachment.
- Framing plan and details for any work necessary to strengthen the existing roof structure.
- Site-specific structural calculations.

e) Where an approved racking system is used, provide documentation showing manufacturer of the racking system, maximum allowable weight the system can support, attachment method to roof or ground, and product evaluation information or structural design for the rack.

PLAN REVIEW

Permit applications can be submitted to [DEPARTMENT NAME] in person at [ADDRESS] and [IF APPLICABLE] electronically through: [WEBSITE/EMAIL/FAX].

FEES

[PROVIDE CLEAR FEE SCHEDULE]

INSPECTIONS

Once all permits to construct the solar PV installation have been issued and the system has been installed, it must be inspected before final approval is granted for the solar PV system. On-site inspections can be scheduled by contacting [DEPARTMENT] by telephone at [PHONE NUMBER] or electronically at [WEBSITE OR EMAIL ADDRESS]. Inspection requests received within business hours are typically scheduled for the next business day. If next business day is not available, inspection should happen within a five-day window. [IF MUNICIPALITY ACCEPTS THIRD PARTY INSPECTIONS, INDICATE THIS AND PROVIDE A LIST OF APPROVED INSPECTORS].

In order to receive final approval, the following inspections are required:

Delete Rough/Final inspection descriptions if not applicable in your jurisdiction

[ROUGH INSPECTION, IF REQUIRED] During a rough inspection, the applicant must demonstrate that the work in progress complies with relevant codes and standards. The purpose of the rough inspection is to allow the inspector to view aspects of the system that may be concealed once the system is complete, such as:

- Wiring concealed by new construction.
- Portions of the system that are contained in trenches or foundations that will be buried upon completion of the system.

It is the responsibility of the applicant to notify [ENTER CONTACT INFORMATION] before the components are buried or concealed and to provide safe access (including necessary climbing and fall arrest equipment) to the inspector.

The inspector will attempt, if possible, to accommodate requests for rough inspections in a timely manner.

[FINAL INSPECTION] The applicant must contact [INSERT CONTACT INFORMATION] when ready for a final inspection.

During this inspection, the inspector will review the complete installation to ensure compliance with codes and standards, as well as confirming that the installation matches the records included with the permit application. The applicant must have ready, at the time of inspection, the following materials and make them available to the inspector:

- Copies of as-built drawings and equipment specifications, if different than the materials provided with the application.
- Photographs of key hard to access equipment, including;
 - Example of array attachment point and flashing/sealing methods used.
 - Opened rooftop enclosures, combiners, and junction boxes.
 - Bonding point with premises grounding electrode system.
 - Supply side connection tap method/device.
 - Module and microinverter/DC optimizer nameplates.
 - Microinverter/DC optimizer attachment.

[MUNICIPALITY NAME] has adopted a standardized inspection checklist, which can be found in the Understanding Solar PV Permitting and Inspecting in New York State document, found here: [WEBSITE ADDRESS].

The inspection checklist provides an overview of common points of inspection that the applicant should be prepared to show compliance. If not available, common checks include the following:

- Number of solar PV modules and model number match plans and specification sheets number match plans and specification sheets.
- Array conductors and components are installed in a neat and workman-like manner.
- Solar PV array is properly grounded.
- Electrical boxes and connections are suitable for environment.
- Array is fastened and sealed according to attachment detail.
- Conductor's ratings and sizes match plans.
- Appropriate signs are property constructed, installed and displayed, including the following:
 - Sign identifying PV power source system attributes at DC disconnect.
 - Sign identifying AC point of connection.
 - Rapid shutdown device meets applicable requirements of NEC 690.12.
- Equipment ratings are consistent with application and installed signs on the installation, including the following:
 - Inverter has a rating as high as max voltage on PV power source sign.
 - DC-side overcurrent circuit protection devices (OCPDs) are DC rated at least as high as max voltage on sign.
 - Inverter is rated for the site AC voltage supplied and shown on the AC point of connection sign.
 - OCPD connected to the AC output of the inverter is rated at least 125% of maximum current on sign and is no larger than the maximum OCPD on the inverter listing label.
 - Sum of the main OCPD and the inverter OCPD is rated for not more than 120% of the buss bar rating.

UNIFIED SOLAR PERMITTING RESOURCES

The jurisdiction has adopted the following documents from the New York Unified Solar Permit process: Delete any documents not adopted by the jurisdiction.

- Standard Application [WEB ADDRESS]
- Understanding Solar PV Permitting and Inspecting in New York State document, which includes sample construction documents, inspection checklist, design review checklist, and labelling guide [WEB ADDRESS]

DEPARTMENTAL CONTACT INFORMATION

For additional information regarding this permit process, please consult our departmental website at [WEBSITE] or contact [DIVISION NAME] at [PHONE NUMBER].

Queue Pos.	Owner/Developer	Project Name	Date of IR	SP (MW)	WP (MW)	Type/Fuel	Location County/State	Z	Interconnection Point	Utility	S	Last Update	Availability of Studies	FS Completed	Proposed In-Service	Proposed COD
570	Hecate Energy, LLC	Albany County	8/17/16	20	20	S	Albany, NY	F	Long Lane - LaFarge 115KV	NM-NG	5	2/28/17	None		2017/12	2017/12
598	Hecate Energy, LLC	Albany County II	1/10/17	20	20	S	Albany, NY	F	Long Lane - LaFarge 115KV	NGrid	2	2/28/17	None		2018/06	2018/06
584	GCSD NY Solar, LLC	Dog Corners Solar	11/21/16	20	20	S	Cayuga, NY	C	Aurora Substation 34.5KV	NYSEG	2	11/30/16	None		2018/06	2018/06
590	RES America Developments LLC	Sopio Solar	12/21/16	20	20	S	Cayuga, NY	C	Scipio Substation	NYSEG	1	1/31/17	None		2018/06	2018/06
562	OneEnergy Development, LLC	Hidden Meadow Solar	7/22/16	20	20	S	Columbia-Dutchess, NY	F, G	Milan - Churchtown 115KV	NM-NG	3	12/31/16	None		2018/07	2018/07
568	Turkey Hollow Solar, LLC	Turkey Hollow Solar	8/16/16	20	20	S	Delaware, NY	F	Axtell Road 115KV	NM-NG	2	9/30/16	None		2017/06	2017/06
602	Cypress Creek Renewables	Keesog Solar	1/30/17	50	50	S	Franklin, NY		230KV	NYP&A	2	2/28/17	None		2020/08	2020/08
599	LeRoy, LLC	LeRoy Solar	1/11/17	20	20	S	Genesee, NY		LeRoy Substation 115KV	NGrid	1	2/28/17	None		2018/03	2018/03
572	Hecate Energy, LLC	Greene County I	9/6/16	20	20	S	Greene, NY	G	Coxsackie - North Catskill 69KV	CHGE	4	11/30/16	None		2017/12	2017/12
573	Hecate Energy, LLC	Greene County II	9/6/16	10	10	S	Greene, NY	G	Coxsackie Substation 13.2KV	CHGE	4	11/30/16	None		2017/12	2017/12
597	Greene County Energy Properties, LLC	Greene County III	9/20/16	20	20	S	Greene, NY	G	Feura Bush - North Catskill 115KV	CHGE/NM-NG	2	10/31/16	None		2017/03	2017/03
577	Hecate Energy, LLC	Greene County IV	1/10/17	20	20	S	Greene, NY	G	North Catskill - Coxsackie 69KV	CHGE	1	2/28/17	None		2018/06	2018/06
563	Double Lock Solar, LLC	Double Lock Solar	7/25/16	20	20	S	Herkimer, NY	E	Marshville 115KV	NM-NG	2	11/30/16	None		2017/06	2017/06
565	Tayanderega Solar, LLC	Tayanderega Solar	7/25/16	20	20	S	Herkimer, NY	E	St. Johnsville - Inghams 115KV	NM-NG	4	12/31/16	None		2017/06	2017/06
581	GCSD NY Solar, LLC	Hills Solar	10/6/16	20	20	S	Herkimer, NY	E	Salisbury Station 115KV	NM-NG	2	1/31/17	None		2018/06	2018/06
586	GCSD NY Solar, LLC	Watkins Rd Solar	11/8/16	20	20	S	Herkimer, NY	E	Watkins Rd 115KV	NM-NG	2	11/30/16	None		2018/06	2018/06
569	RES America Developments LLC	Boonville Solar	12/21/16	20	20	S	Lewis, NY	E	Boonville Substation	NM-NG	1	1/31/17	None		2018/06	2018/06
585	Community Energy Solar Development LLC	Calconia I Solar	11/7/16	20	20	S	Livingston, NY	A	Golan - York 69KV	NM-NG	2	1/31/17	None		2018/09	2018/09
567	Tribes Hill Solar, LLC	Tribes Hill Solar	8/10/16	20	20	S	Mongomery, NY	F	Church St. 69KV	NM-NG	2	9/30/16	None		2017/06	2017/06
551	OneEnergy Development, LLC	Caprock Solar	6/24/16	20	20	S	Monroe, NY	B	South Union - Sweden 115KV	NM-NG	3	10/31/16	None		2018/06	2018/06
552	OneEnergy Development, LLC	Flollia Solar	6/24/16	20	20	S	Monroe, NY	B	Brockport - Hamlin 115KV	NM-NG	3	10/31/16	None		2018/06	2018/06
495	Mohawk Solar LLC	Mohawk Solar	4/21/15	88	88	S	Montgomery, NY	F	St. Johnsville - Marshville 115KV	NM-NG	5	11/30/16	FES		2018/09	2018/12
545	Sky High Solar, LLC	Sunny Knoll Solar	5/10/16	20	20	S	Onondaga, NY	C	115KV	NM-NG	3	9/30/16	None		2017/06	2017/06
593	OneEnergy Development, LLC	Receway Solar	12/28/16	20	20	S	Rensselaer, NY	F	Cobb Hill Substation	NYSEG	2	1/31/17	None		2018/07	2018/07
575	Little Pond Solar, LLC	Little Pond Solar	9/16/16	20	20	S	Rockland, NY	G	Mongaup - Shoemaker 69KV	O&R	3	2/28/17	None		2017/06	2017/06
574	Rook District Solar, LLC	Rook District Solar	7/25/16	20	20	S	Schoharie, NY	F	Sharon - Cobleskill 69KV	NM-NG	2	9/30/16	None		2017/06	2017/06
578	Sharon Solar LLC	Sharon Solar	9/20/16	20	20	S	Schoharie, NY	F	Sharon Substation 69KV	NM-NG	2	11/30/16	None		2018/09	2018/09
582	Sunny Knoll Solar LLC	Sunny Knoll Solar	10/18/16	20	20	S	Schoharie, NY	F	Cobleskill - Schoharie 69KV	NM-NG	2	11/30/16	None		2017/06	2017/06
587	Community Energy Solar Development LLC	Fork Valley Solar	11/8/16	20	20	S	Steuben, NY	C	Elipot Rd Substation	NYSEG	2	1/31/17	None		2018/09	2018/09
467	Invenegy Solar Development, LL	Talgrasses Solar	12/22/14	25	25	S	Suffolk, NY	K	Ridge - Wildwood 69KV	LIPA	9	2/28/17	SRIS		2018/06	2018/06
473	Calverton Solar LLC	Calverton Solar	1/21/15	10	10	S	Suffolk, NY	K	Riverhead - Wildwood 69KV	LIPA	5	12/31/16	FES		2017/03	2017/03
535	FTS DevCo LLC	Riverhead Solar Farm LLC	2/18/15	20	20	S	Suffolk, NY	K	Edwards Substation 139KV	LIPA	5	10/31/16	FES		2018/10	2018/10
477	Riverhead Solar Farm LLC	Riverhead Expansion	2/23/16	60	60	S	Suffolk, NY	K	Edwards Substation 139KV	LIPA	3	11/30/16	None		2020/11	2020/12
603	Hecate Energy Riverhead, LLC	Riverhead	2/3/17	7.5	7.5	S	Suffolk, NY	K	Wildwood - Riverhead 69KV	LIPA	1	2/28/17	None		2018/06	2018/06
534	OneEnergy Development, LLC	Great Valley Solar	2/3/16	20	20	S	Washington, NY	F	Battell Substation	NM-NG	3	6/30/16	None		2018/02	2018/02
581	RES America Developments LLC	South Perry Solar	12/21/16	20	20	S	Wyoming, NY	B	South Perry Substation	NYSEG	1	1/31/17	None		2018/06	2018/06
582	RES America Developments LLC	Bennington Solar	12/21/16	20	20	S	Wyoming, NY	B	Bennington Substation	NYSEG	1	1/31/17	None		2018/06	2018/06
600	Conti Solar	Johnson Solar	1/12/17	20	20	S			34.5KV	NGrid	2	2/28/17	None		2018/04	2018/04
532	RES America Developments LLC	Allegany Wind	2/1/16	100	100	W	Allegany, NY	B	Freedom Substation	NYSEG	4	11/30/16	None		2018/09	2018/12
579	Bluestone Wind, LLC	Bluestone Wind	9/21/16	124.2	124.2	W	Broome, NY	E	Aiton - Sillesville 115KV	NYSEG	3	2/28/17	None		2020/08	2020/11
466	Atlantic Wind, LLC	Bone Run Win	12/16/14	132	132	W	Cattaraugus, NY	A	Falconer - Homer Hill 115KV	NM-NG	7	11/30/16	FES, SRIS		2015/12	2018/12
544	Invenegy Wind Development LLC	Alle Carr Wind	5/4/16	100.5	100.5	W	Cattaraugus, NY	A	Freedom Substation 115KV	NYSEG	4	9/30/16	None		2020/10	2020/12
596	Invenegy Wind Development LLC	Alle Carr II Wind	1/4/17	381.1	381.1	W	Cattaraugus, NY	A	Stolle - SW 345KV	NYSEG	2	2/28/17	None		2021/10	2021/12
387	Cassadaga Wind, LLC	Cassadaga Wind	7/19/12	126	126	W	Chautauque, NY	A	Dunkirk - Moon Station 115 KV	NM-NG	7	4/30/16	FES, SRIS		2018/10	2018/12
421	EDP Renewables North America	Arkwright Summit	11/1/13	78	78	W	Chautauque, NY	A	Dunkirk - Falconer 115 KV	NM-NG	9	11/30/16	SRIS		2017/10	2017/11
505	RES America Developments Inc.	Bull Hill Wind	6/21/15	100	100	W	Chautauque, NY	A	Dunkirk - Gardenville 230KV	NM-NG	7	11/30/16	SRIS		2018/09	2018/12
497	Invenegy Wind Development LLC	Bull Run Wind	4/24/15	303.6	303.6	W	Clinton, NY	D	Palnede 230KV	NYP&A	5	6/30/16	FES		2018/10	2018/12
521	Invenegy NY, LLC	Bull Run II Wind	12/15/15	145.4	145.4	W	Clinton, NY	D	Palnede 230KV	NYP&A	3	6/30/16	None		2018/10	2018/12

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276	Air Energie TCI, Inc.	Crown City Wind Farm	1/30/08	90	90	W	Cortland, NY	C	Cortland - Fenner 115KV	NM-NG	7	1/31/15	FES, SRIS	2018/12	2018/12	
347	Franklin Wind Farm, LLC	Franklin Wind	12/2/09	50.4	50.4	W	Delaware, NY	E	Oakdale - Delhi 115KV	NYSEG	7	4/30/16	FES, SRIS	2019/0	2019/12	
371	South Mountain Wind, LLC	South Mountain Wind	10/31/11	18	18	W	Delaware, NY	E	River Rd Substation 46KV	NYSEG	7	10/31/14	None	2017/12	2017/12	
397	Jericho Rise Wind Farm, LLC	Jericho Rise Wind	12/21/12	77.7	77.7	W	Franklin, NY	D	Wills Substation 115KV	NYP&A	14	2/28/17	SRIS, FS	2/22/2017	I/S	
474	EDP Renewables North America	North Slope Wind	1/30/15	200	200	W	Franklin-Clinton, NY	D	Painode 230KV	NYP&A	7	2/28/17	FES, SRIS	2017/11	2017/11	
571	Heritage Renewables, LLC	Alabama Ledge Wind Farm LLC	3/31/15	79.8	79.8	W	Genesee, NY	A	Oakfield - Lockport 115KV	NM-NG	7	7/31/16	SRIS	2019/08	2019/10	
372	Dry Lots Wind, LLC	Heritage Wind	9/1/16	200.1	200.1	W	Genesee, NY	A	Shelby - Sweden 115KV	NM-NG	2	9/30/16	None	2019/08	2019/08	
527	Atlantic Wind, LLC	Dry Lots Wind	10/31/11	33	33	W	Herkimer, NY	E	Schuyler - Whitesboro 46KV	NM-NG	7	1/31/15	FES, SRIS	2017/11	2017/11	
574	Atlantic Wind, LLC	Horse Creek Wind	12/23/15	250	250	W	Jefferson, NY	E	Indian River 115KV	NM-NG	3	5/31/16	None	2020/11	2020/12	
574	Atlantic Wind, LLC	Mad River Wind	9/16/16	450	450	W	Jefferson-Oswego, NY	C	Volney - Marcy 345KV	NM-NG	2	11/30/16	None	2020/11	2020/12	
395	Copenhagen Wind Farm, LLC	Copenhagen Wind	11/12/12	79.9	79.9	W	Lewis, NY	E	Black River-Lighthouse Hill 115KV	NM-NG	10	2/28/17	FES, SRIS, FS	2/22/2017	2018/05	
531	Inenergy Wind Development LLC	Number 3 Wind Energy	1/11/16	105.8	105.8	W	Lewis, NY	E	Lowville - Bremen 115KV	NM-NG	5	2/28/17	FES	2019/10	2019/12	
546	Atlantic Wind, LLC	Roaring Brook Wind	5/19/16	78	78	W	Lewis, NY	E	Chases Lake Substation	NM-NG	3	10/31/16	None	2019/11	2019/12	
560	Atlantic Wind, LLC	Deer River Wind	7/8/16	100	100	W	Lewis, NY	E	Black River-Lighthouse Hill 115KV	NM-NG	3	11/30/16	None	2019/11	2019/12	
449	Stockbridge Wind, LLC	Stockbridge Wind	8/13/14	72.6	72.6	W	Madison, NY	E	Whitman - Oneida 115KV	NM-NG	7	11/30/16	FES	2019/08	2019/12	
520	EDP Renewables North America	Rolling Upland Wind	12/3/15	72.6	72.6	W	Madison, NY	E	County Line - Bothertown 115KV	NYSEG	3	6/30/16	None	2019/07	2019/10	
445	Lighthouse Wind, LLC	Lighthouse Wind	6/30/14	201.3	201.3	W	Niagara, NY	A	AES Somerset Substation 345KV	NYSEG	7	8/31/16	FES, SRIS	2017/09	2017/12	
468	Apex Clean Energy LLC	Gallop Island Wind	12/30/14	110.4	110.4	W	Oswego, NY	C	Hammermill - Wine Creek 115KV	NYSEG	7	2/28/17	FES, SRIS	2017/07	2017/12	
362	Monticello Hills Wind, LLC	Monticello Hills Wind	3/7/11	19.8	19.8	W	Oswego, NY	E	W. Winfield - Richfield Spring 46k	NYSEG	11	11/30/16	None	2017/03	2017/03	
514	RES Americas Developments Inc.	Empire Wind	10/1/15	120	120	W	Rensselaer, NY	F	Stephantown - Greenbush 115KV	NM-NG	4	2/28/17	FES	2019/10	2019/10	
526	Atlantic Wind, LLC	North Ridge Wind	12/23/15	100	100	W	St. Lawrence, NY	E	Colton - Malone 115KV	NM-NG	5	2/28/17	FES	2019/11	2019/12	
398	Baron Winds, LLC	Baron Winds	11/30/12	300	300	W	Steuben, NY	C	Hillside - Meyer 230KV	NYSEG	7	12/31/16	FES, SRIS	2019/12	2019/12	
519	Cantico Wind Energy LLC	Cantico Wind	11/2/15	290.7	290.7	W	Steuben, NY	C	Bennett 115KV	NYSEG	5	10/31/16	FES	2019/10	2019/12	
422	NextEra Energy Resources, LLC	Call Hill Wind	11/7/13	103.3	103.3	W	Steuben-Allegany, NY	B	Bennett 115KV	NYSEG	7	2/28/17	FES, SRIS	2017/03	2017/04	
398	Black Oak Wind Farm, LLC	Black Oak Wind	1/10/13	12.5	12.5	W	Tompkins, NY	C	Montour - Coddington 115KV	NYSEG	10	11/30/16	None	8/28/15	2018/03	

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- The column labeled "Z" refers to the zone
- The column labeled "S" refers to the size of the project
- The column labeled "Last Update" refers to the date of the last update
- The column labeled "Availability of Studies" refers to the status of the studies
- The column labeled "FS Complete/SGIA Tender" refers to the status of the FS/SGIA tender
- The column labeled "Proposed In-Service" refers to the date of the proposed in-service
- The column labeled "Proposed COD" refers to the date of the proposed COD
- Availability of Studies Key: None-Not Available, FES-Feasibility Study Available, SRIS-System Reliability Impact Study Available, FS-Facilities Study and/or ATRA Available
- FS Complete/SGIA Tender refers to the Attachment X milestones used to apply the 4-year COD limitation.
- Proposed in-service dates and Commercial Operation Dates (COD) are shown in format Year/Quarter, where Quarter may indicate the month, season, or quarter.

