

George Latimer
County Executive

August 26, 2024

Diana L. Quast, Town Clerk
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

**County Planning Board Referral File YTN 24-011 – Solar Law
Zoning Text Amendment**

Dear Ms. Quast:

The Westchester County Planning Board has received a proposed local law to amend the Yorktown Zoning Ordinance to provide increased regulations regarding the screening and buffering of solar energy systems within the Town. Setback requirements would also be amended. Accessory use ground-mounted solar systems would have to be set back 30 feet from property lines within the R2, R1-10, R1-20, and R1-40 residential districts, and 50 feet within all other residential districts. Accessory solar structures would be limited to 10 feet in height. Large-scale solar systems within residential zones would have to be set back from any property boundary by 200 feet.

We have no objection to the Yorktown Town Board assuming Lead Agency status for this review.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we find it to be a matter for local determination in accordance with your community's planning and zoning policies.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD



Richard Hyman
Chair, Westchester County Planning Board

RH/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning