

Set Backs

Richmondville Town
Board



Setbacks

- Distances set by a local law, ordinance or regulation
- Used to maintain fire safety, access to light and air
- Can be set from property lines, building lines, uses, or other measurable objects

Schoharie County Model Wind Energy and Town of Richmondville Draft Law

- Residences - A distance no less than the greater of 2 times the total tower height or 1,000 feet
- Property Lines – no less than 1 ½ times the total tower height
- Public Roads – A distance no less than the greater of 1 ½ times the total tower height or 500 feet

Wind Energy Facility Law Examples

From New York State



Town of Worcester

- 1500 feet from any primary structure
- 1 ½ times the height from public roads
- 1000 feet from third party transmission lines and communications towers
- 1 ½ times the height from adjacent property lines (not part of the project)

Town of Cherry Valley

- 1,200 feet from property boundary
- 1,200 feet from State Rte 20 or Co. Rte 54
- 500 feet from the right of way of all other public roads
- 2,000 feet from off-site residences, measured from the exterior
- 1 ½ times the total height of the facility from any other non-residential structure other than a church or a school

Town of Meredith

- A minimum of 2 ½ times the total height of the tower near the site boundary line or public road
- 2 times the total height of the tower from any non-residential facility-related non WECS or any above ground utilities on the site, unless the condition is waived in writing

Typical New York State Law in 2007

- 1,200 to 1,500 feet setbacks from residences

Easements and Waivers

- Easements may be allowed, depending on the local law. These are legal documents binding all current and future land owners from developing their property within the setback area surrounding a tower.
- Waivers from the setback requirements may be granted by a board authorized to do so.

Performance Standards

- A performance based regulation would determine the setback distances based on certain environmental factors, such as noise, visual impact, tower height, lighting, shadow flicker, landscaping, and other potential environmental impacts.