

## PROPOSED LOCAL LAW L 2021

A LOCAL LAW Amending Chapter 295, Zoning, of the Code of the Village of Hastings-on-Hudson to amend Height provisions in relation to Roof Mounted Solar Panels

Be it enacted by the Board of Trustees of the Village of Hastings-on-Hudson as follows:  
(deleted language in ~~strikeout~~, added language in **bold**)

**SECTION 1.** Section 295-21A. Height subsection (2) is amended to read as follows:

§295-21A(2) No towers, non-church belfries, penthouses, scenery lofts, cupolas, water towers and water tanks, ~~solar and~~ wind energy devices, elevator shafts, transmitting and receiving dishes or cones, monuments, transmission towers and cables of public utilities or similar structures or mechanical appurtenances may be erected on any building unless approved by the Planning Board after a finding by that Board that they are in furtherance of §§ 295-2 and 295-3 above. If so approved, such structures shall be screened in a manner determined by the Planning Board to be appropriate and consistent with the exterior of the building, unless such screening would defeat their purpose. In any event, such structures shall not exceed the maximum height permitted in the district; shall not be used for sleeping or housekeeping purposes or for any commercial purposes other than such as may be incident to the permitted use of the principal building; and shall not cover at any level more than 10% of the area of the roof on which they are located (~~except for solar heating panels~~).

### **SECTION 2. SEVERABILITY**

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

### **SECTION 3. EFFECTIVE DATE**

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.