

Residents United to Save our Hometown (RUSH)

Strengthening the hastily passed Rush local solar zoning law is important in terms of any Tier 3 solar installations built in the town; it is crucial if the Horseshoe Solar project is granted permission to locate on the proposed 700 acres in Rush.

To help explain the differences in the currently proposed Town law and that proposed by Residents United's Steering Committee, we have constructed the following comparison chart. Many smaller details have been left off the chart to increase the clarity of the comparison; we invite you to read the two proposals in their complex entirety. Please see the Town's proposal [Click Here](#); to see the Residents United's proposal [Click Here](#).

Town Solar Law-Proposal

Total Town-wide area for Tier 3 Solar Facilities shall not exceed 150 acres

Individual Tier 3 Solar Facilities shall range in size from 20 to 50 contiguous acres

SOLAR FACILITY SIZE

Residents United-Proposal

Total Town-wide area for Tier 3 Facilities and for corresponding solar overlay districts shall Not exceed 150 acres¹
Individual Tier 3 Solar Facilities shall range in size from 20 to 30 contiguous acres²

Town Solar Law-Proposal

Overlay districts = 75-125 acres per district
No limit on the number of overlay districts

30 MW Total for Town
No 1 facility > 25 MW

R-20, R-MH, RR-5, R-TH

R-30 with Special Permit

Residents United-Proposal

SOLAR OVERLAY³ DISTRICTS

Overlay districts shall be the same size as the solar facility.
Since solar facilities shall range in size from 20 to 30 acres and the total town-wide area allowed for solar facilities is 150, no more than 7 solar facilities or solar overlay districts are possible

MEGAWATT RANGE

20 MW Total for Town
Max 10 MW per installation

TIER 3 NOT ALLOWED

R-20, R-30, R-MH, RR-5, R-TH

TIER 3 ALLOWED

Limited Industrial (LI)/Commercial

Town Solar Law-Proposal

200' R-30 Residential zones

200' centerline of road

1000' R-30 Residential zones

Landscape buffer to provide screening to adjacent property.

One row evergreen shrubs

At least 2 rows evergreen shrubs, 14' at Planting

Views minimized from adjacent properties to the extent reasonably practicable.

Landscape buffer provided around Tier 2, screening from adjacent properties.

TIER 3 SETBACKS All side & rear property lines

SCREENING OF INSTALLATION TIER 3

SCREENING OF INSTALLATION TIER 2

Residents United-Proposal

IF No agreement with Town Board to limit Tier 3 to Limited Industrial/ Commercial districts – then:

1000' centerline of road

1000' from rivers, streams, trails, railroad tracks, etc.

Referenced against the feasibility of screening of Tier 3 installations

Completely screened from ANY adjacent property, even if adjacent property is separated by: roads, rivers, railroads, etc.

Same as Town, EXCEPT add "...and public rights-of-ways"

Town Solar Law-Proposal

Residents United-Proposal

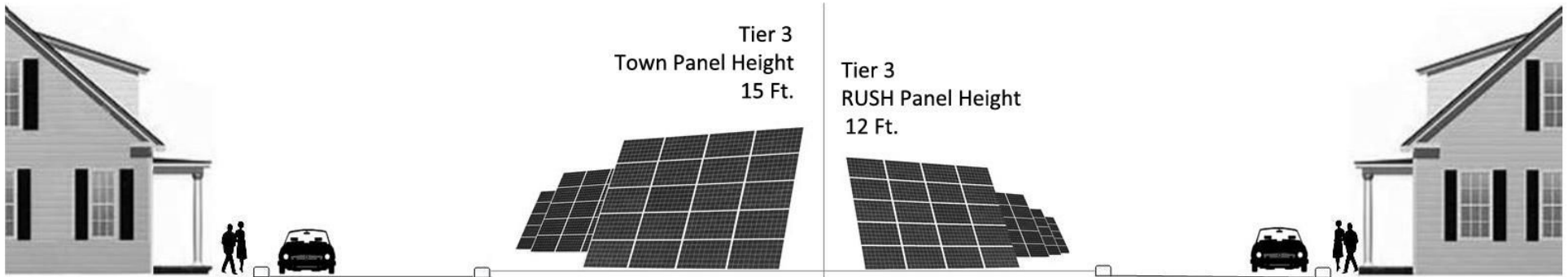
VISUALIZATION AIDS

Townhall parking lot length = 200'
Townhall to Honeoye creek bridge = 1000'

15' from ground

Height Tier 3 Panels

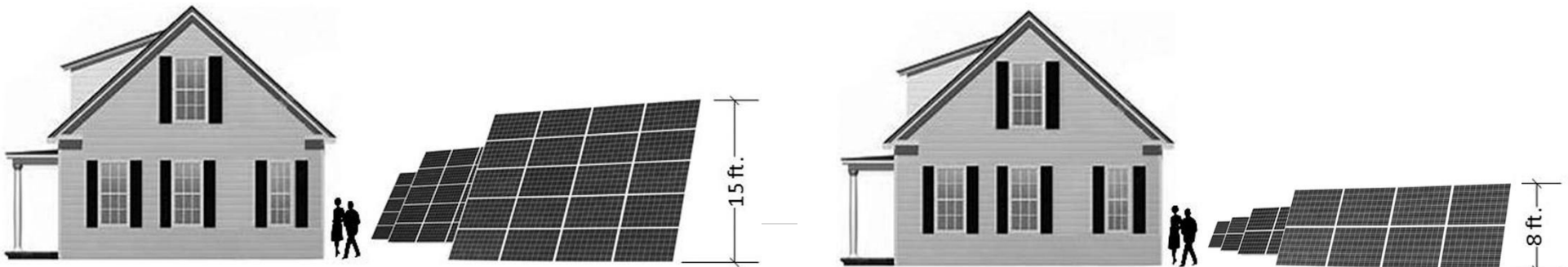
12' from ground



15' from ground

Height Tier 2 Panels Allowed in rear yards Residentially Zoned

8' from ground



Town Solar Law-Proposal

No restrictions
NOT in Town Law

Only restriction: anti-reflective
coating

No restrictions
NOT in Town Law

Allowed

No restrictions
NOT in Town Law

No restrictions in Town Law

NOISE LEVEL

GLARE

BATTERIES

LIGHTING

REAL PROPERTY VALUE PROTECTION PLAN

COMPLAINTS

Residents United-Proposal

Needs to be a noise limit(dB)
More research needed

Anti-reflective coating. As technology
changes reduce glare to maximum
amount practicable.
More research needed

This MUST be added to the Town law to
protect the fire fighters, EMTS, structures,
neighboring properties,

Prohibited, except emergency

Needs to be in the Town Law
More research needed

Town of Rush shall set up a
procedure for filing and handling
Solar Installation Facility complaints.

¹Please read, "Why 150 acres" on the RUSH website [Click Here](#)

²Please read, "Why 20 to 30 acres" on the RUSH website [Click Here](#)

³Please read, "Creating the Community You Want" for discussion of Overlay Districts on the RUSH website [Click Here](#)

Overarching concerns from Residents United to the Rush Town Board:

Residents United has repeatedly identified and presented to The Town two significant problems:

- 1. Rush citizens in and around the Horseshoe Solar are literally under attack by the enormous industrial solar energy project planned by Invenergy.**
- 2. Rush citizens almost everywhere in town are literally threatened by possibility that their neighboring residential properties may become solar industrial energy facilities.**

We think the Town proposal to strengthen the solar law is moving towards addressing these concerns, but their draft has three serious flaws:

- 1. There is no limit on how many overlay districts can be created, and no limit on the combined acreage of all overlay districts;**
- 2. Overlay districts can be created in most of the town, including all of the R-30 district;**
- 3. There is no limitation on how many contiguous/adjacent overlay districts can be created.**

In order for Residents United (RUSH) to continue to work collaboratively with the Town Board to strengthen this law, we first need the Town Board to be transparent in its intentions regarding the location of these overlay districts. How many overlay districts does the Town Board envision creating?

Members of the Steering Committee have met with members of the Town Board for approximately seven hours in good faith to protect all residents of the Town of Rush. As noted above, there continues to be important issues. It is our hope that the Town Board will seriously consider the differences between Residents United's proposed strengthening/adjustments to the Rush local law.

***Please* attend the Thursday, August 8th SPECIAL TOWN BOARD MEETING to discuss these issues that**

WILL STRENGTHEN the Rush local solar law.

8.4.2019