

Topics:	Zoning; Natural Resource Protection & Conservation; Land Use Planning
Resource Type:	Regulations
State:	New York
Jurisdiction Type:	Municipal
Municipality:	North Salem
Year (adopted, written, etc.):	1995
Community Type – applicable to:	Suburban
Title:	
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Abstract

The Town of North Salem enacted this section to prescribe certain requirements for public utilities. The use for the public utility must be necessary from the public standpoint. The installations shall be covered with landscaping, paintings, or fencing so that the area remains harmonious with the landscape.

Resource

§ 250-66. Public utilities.

Public utilities are subject to the following supplementary requirements:

A. These uses shall be subject to a finding, in addition to the standards of § 250-65, that a public necessity exists for such use, and that use of the particular site for which application is made is necessary from the public standpoint. These uses shall have a primary purpose of the distribution, collection and/or delivery of utility, communication (excluding communication towers and facilities as set forth in § 250-77.5 of this chapter) or similar service to some or all of the residents of North Salem, and, in this connection, the nature of the use shall conform to any limitations which this chapter, either by its general definition of public utility, a more specific definition of the particular use or otherwise, places upon the same.

B. The Planning Board may require that such use be enclosed by protective fencing with a gate, which shall be closed and locked except when necessary to obtain access thereto.

C. The installation shall be so designed, enclosed (landscaping and protective fencing with a gate, which shall be maintained closed and locked except when necessary to obtain access thereto by authorized individuals), painted or colored, and screened with evergreens and/or a combination of multi-seasonal landscaping, walls, fences and other landscape

treatments that it will be harmonious with the area in which it is located. The entire property shall be suitably landscaped and maintained in reasonable conformity with the standards of property maintenance of the surrounding neighborhood.

D. Adequate off-street parking areas shall exist or be provided for maintenance, service or other vehicles.

E. In appropriate cases, satisfactory evidence shall be submitted establishing that there will be no interference with radio and television reception and/or wireless communication services on adjoining property in the neighborhood.

F. An application for a new, enlarged or replacement substation, transformer, switching station or similar facility shall include as part of the application a current study of the feasibility of installing such facilities underground and shall, if required by the Planning Board, furnish such other data, studies and reports as will enable the Planning Board to determine whether the particular facility for which a permit is sought should be required to be placed underground.

G. New development served by new or extensions of existing public utilities shall require that all utility lines (collection, transmission or distribution) be placed underground. Where possible, altered and replacement utility lines in areas of existing development shall also be placed underground.