

**TOWN OF CAPE VINCENT
JEFFERSON COUNTY, NEW YORK**

Be it hereby enacted by the Town Board of the Town of CAPE VINCENT, JEFFERSON County, New York, as follows:

§ 1. Title

This local law may be cited as the “Town of CAPE VINCENT Wind Energy Facility Law.”

§ 2. Purpose

The purpose of the law is to guide the construction and operation of Wind Energy Facilities, Small Wind Energy Facilities and Wind Measurement Towers in the Town of CAPE VINCENT, Jefferson County, subject to reasonable conditions that will protect the public health, safety and welfare.

§ 3. Authority

The Town Board of the Town of CAPE VINCENT enacts this local law under the authority granted by Article 16 of the Town Law and section 10 of the Municipal Home Rule Law.

§ 4. Amending Article V of the Zoning Law of the Town of Cape Vincent to Provide a New Section 595

SECTION 595, WIND ENERGY FACILITIES, SMALL WIND ENERGY FACILITIES AND WIND MEASUREMENT TOWERS

A. Applicability

This section shall apply exclusively to Wind Energy Facilities, Small Wind Energy Facilities and Wind Measurement Towers proposed, operated, modified, or constructed within the municipal boundaries of the Town of Cape Vincent, Jefferson County. Wind Energy Facilities, Small Wind Energy Facilities and Wind Measurement Towers constitute “Utilities” as that term is defined and used under the Zoning Law. To the extent any other provision of the Zoning Law or other local law shall be inconsistent with the provisions of Section 595, this Section shall control.

B. Permits

1. Permit Requirement. No Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower shall be constructed, reconstructed, modified, or operated in the Town of CAPE VINCENT except by first obtaining, as applicable, a Wind Energy Facility Permit, Small Wind Energy Facility Permit or Wind Measurement Tower Permit as provided under this Section.

2. Permitting Authority. The Town of CAPE VINCENT Planning Board shall have primary authority to review, consider and issue Wind Energy Facility Permits, Small Wind Energy Facility Permits and Wind Measurement Tower Permits in accordance with this Section.
3. Exemptions. In the event that an applicant or permittee intends to undertake in-kind replacement of a Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower, the Town Code Enforcement Officer, Building Inspector or other Town designee shall be notified prior to any such replacement. The Town Code Enforcement Officer, Building Inspector or other Town designee may approve such in-kind replacement or, if the Code Enforcement Officer or such other Town designee shall determine that the proposed work does not constitute “in-kind” replacement, the applicant or permittee shall be referred to the Planning Board to determine whether a Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower Permit must first be obtained.

C. Definitions

As used in this section, the following terms shall have the meanings indicated:

ACCESSORY FACILITIES OR EQUIPMENT - Any structure, other than a Wind Turbine, necessary to the use and purpose of generating, collecting or distributing energy from Wind Turbines, located on or associated with a permitted Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower.

PERMIT-A formal approval issued by the Planning Board pursuant to this section granting the holder the right to construct, maintain and operate a Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower.

PUBLIC ROAD - Any federal, state, county, town or village road which is open to the public.

RESIDENCE Any dwelling located off-Site which is suitable for habitation on the date a Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower permit application is filed in accordance with this Section. A Residence may be part of a multi-family dwelling or multipurpose building, and shall include buildings such as hotels or motels, hospitals, day care centers, dormitories, sanitariums and nursing homes.

SETBACK AGREEMENT – Any agreement, contract, easement, covenant or right in land which burdens land for the benefit of an applicant or permittee of a Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower. All Setback Agreements shall become part of the Permit and shall run with the land and be recorded in the chain of title with the County Clerk. The term of a Setback Agreement shall be at least for as long as any Permit issued under this Section.

SITE -The parcel(s) of land where a Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower is to be constructed and operated. The Site can be publicly or privately owned by an individual or a group of individuals controlling single or adjacent parcels. Where multiple parcels make up the Site, the combined parcels shall be treated as one for purposes of applying setback requirements and outer boundary designations.

SMALL WIND ENERGY FACILITY -A wind energy conversion system consisting of a Wind Turbine, a tower, and associated control or conversion electronics and electrical collection and distribution equipment, and Accessory Facilities or Equipment, which has a nameplate capacity of not more than 100 kilowatts.

TOTAL HEIGHT -The highest point above ground level of any improvement related to a Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower. Total Height as applied to Wind Turbines shall be measured to the highest point of any wind turbine blade above the tower.

WIND ENERGY FACILITY -Any Wind Turbine or array of Wind Turbines designed to deliver electricity to the power grid for sale with a combined production capacity of more than 100 kilowatts of energy, including all related infrastructure, electrical collection and distribution lines and substations, access roads and accessory structures, including Accessory Facilities or Equipment.

WIND MEASUREMENT TOWER -A tower used for the measurement and/or recording of meteorological data such as temperature, wind speed and wind direction.

WIND TURBINE -A wind energy conversion system consisting of a tower, nacelle and associated control or conversion electronics and equipment contained within or atop the tower.

D. Application Requirements

A complete application for a Wind Energy Facility Permit, Small Wind Energy Facility Permit or Wind Measurement Tower Permit shall include:

1. A completed application for a Permit on a form provided by the Town Zoning Officer, Code Enforcement Officer or other Town designee.
2. A site plan prepared by a licensed professional engineer, including:
 - a. Property lines and physical dimensions of the Site;
 - b. Location, approximate dimensions and types of existing structures and uses on the Site, public roads, and adjoining properties within 500 feet of the boundaries of any proposed Wind Turbine, or 1½ times the total height of such Wind Turbine, whichever shall be greater;
 - c. Location of each proposed Wind Turbine, Wind Measurement Tower and Accessory Facilities or Equipment;

- d. Location of all above and below ground utility lines on the Site as well as transformers, the interconnection point with transmission lines, and other ancillary facilities or structures, including, without limitation, Accessory Facilities or Equipment,;
 - e. Depiction of required setbacks;
 - f. Location of Accessory Facilities and Equipment;
 - g. All site plan application materials required under section 415(B) of this Law; and
 - h. Such other information as may be reasonably required by the Planning Board.
3. The proposed make, model, picture and manufacturer's specifications of the proposed Wind Turbine, including noise decibel data and material safety data sheet documentation for all materials used in the operation of the equipment shall be provided for each proposed Wind Turbine. If a particular model of Wind Turbine has not been selected by the applicant at the time of application due to a constraint as to the availability of equipment or the inability of the applicant to obtain appropriate supplier commitments, such information shall nevertheless be provided to the Planning Board with an acknowledgement that the type of Wind Turbine may be modified during application review.
4. A proposed lighting plan to be submitted to and reviewed by the Federal Aviation Administration for any structure equal to or more than 200 feet above ground, or as may otherwise be required by the Federal Aviation Administration or local, state or federal law or regulation.
5. A construction schedule describing anticipated commencement and completion dates, including a traffic analysis with a description of the routes to be used by construction and delivery vehicles.
6. An operations and maintenance plan providing for regular periodic Wind Energy Facility, Small Wind Energy Facility and Wind Turbine maintenance schedules, any special maintenance requirements and procedures and notification requirements for restarts during icing events.
7. List of property owners, with their mailing address, within 500 feet of the outer boundary of the proposed Site.
8. For Wind Energy Facilities only:
 - a. A plan that provides the manner in which the Wind Energy Facility shall be decommissioned, including restoration of the Site and any off-site areas disturbed by or utilized during decommissioning. The plan shall also provide an estimate of decommissioning costs, and the form of the financial assurance mechanism, including a bond, letter of credit or other surety acceptable to the Town Board, sufficient to ensure that funds will be available for decommissioning whenever needed.

- b. A dispute resolution process to address construction and operation phase complaints from nearby residents.
- c. A transportation plan (see § 13) describing routes to be used in delivery of project components, equipment and building materials and those to be used to provide access to the Site during and after construction. Such plan shall also describe any anticipated improvements to existing roads, bridges or other infrastructure, and measures to restore damaged/disturbed access routes following construction.
- d. An emergency response plan to address coordination with local emergency response providers during any construction or operation phase emergency, hazard or other event.
- e. An analysis of Wind Turbine Sound shall be prepared by a qualified professional:
 - (i) A sound level analysis shall be prepared to predict sound at off-Site Residences from operation of proposed Wind Turbines.
 - (ii) The analysis shall be based upon appropriate ambient sound levels obtained from field measurements of the proposed Site and nearby off-Site areas.
 - (iii) The analysis shall demonstrate that Wind Turbine Sound will be less than 6 decibels above expected ambient noise levels at Off-Site Residences and less than 10 decibals above expected ambient noise levels at Off-Site property boundaries. This determination shall be made in accordance with NYS Department of Environmental Conservation Program Policy 00-1, entitled “Assessing and Mitigating Noise Impacts.”
- f. A post construction noise monitoring plan which shall, at a minimum, require annual certification by the permittee or applicant that the Wind Energy Facility remains in conformance with the requirements of this Section.

E. Environmental Review

1. Compliance with the State Environmental Quality Review Act (“SEQRA”) shall be required.
2. Applicants shall submit the following materials to the Town of CAPE VINCENT Planning Board:
 - a. Small Wind Energy Facilities and Wind Measurement Towers: Applicants shall be required to prepare and submit Part 1 of a full Environmental Assessment Form.
 - b. Wind Energy Facilities: Where the Planning Board serves as lead agency, Applicants shall be required to prepare and submit a Draft Environmental Impact Statement (“EIS”) which shall be distributed by the Planning Board to all involved agencies prior to any determination of significance by the lead agency. The Draft EIS shall contain, but not be limited to:
 - (i) An analysis of potential visual impacts, including:
 - Identification and mapping of scenic resources of statewide significance, as defined by the New York State Department of Environmental Conservation (“NYSDEC”) Visual Policy (Policy DEP-00-2.), and of local significance, as officially listed by the relevant municipality within the study area.
 - Viewshed mapping and/or cross section analysis to identify areas (including the significant resources identified above) with potential views of the project.
 - Description of the existing character and quality of the affected landscape.
 - Photographic simulations of what the proposed project will look like from a reasonable number of representative viewpoints within the 5 - mile radius study area to be selected in consultation with the Planning Board.
 - Evaluation of the project's visual impact based on the viewshed mapping and photographic simulations described above.
 - Recommended visual mitigation measures (in accordance with DEC Policy DEP -00-2), if warranted, based on the results of the impact evaluation described above.

- (ii) An analysis of potential impacts to wildlife, including appropriate analysis of bird and bat migration, nesting and habitat. The Applicant shall solicit input from the NYSDEC and the United States Fish and Wildlife Service (“USFWS”) and shall follow any protocols established, adopted or promulgated by NYSDEC or USFWS.
- (iii) An analysis of potential impacts to archaeological and architectural resources. The Applicant shall solicit input from the New York State Historic Preservation Office (“SHPO”) and shall follow any protocols established, adopted or promulgated by SHPO.
- (iv) An analysis of potential fiscal and economic impacts.
- (v) An assessment of potential electromagnetic interference with microwave, radio, television, personal communication systems, 911 and other wireless communication.
- (vi) An assessment of potential impacts to wetlands, surface and groundwater resources, and the geology and land use of the Site, as well as an assessment of construction phase impacts, traffic impacts and adverse sound impacts which may arise from project construction or operation.
- (vii) An assessment of potential shadow flicker impacts at off-Site Residences.

F. Application Review Process

1. Applicants shall arrange a pre-application meeting with the Planning Board to discuss the location and scope of the proposed project and necessary application materials. The Planning Board may involve consultants it has retained to assist with the application review.
2. Following the pre-application meeting, ten copies of the application shall be submitted to the Town Planner or other Town designee. Payment of all application fees shall be made at the time of submission.
3. The Planning Board shall, within 180 days of receipt of an application, or such longer time as may be accepted by the applicant, determine if all information required hereunder is included in the application, and if so, the Planning Board shall accept the application as complete and appropriate for further review. If the application is deemed incomplete, the Planning Board shall provide the applicant with a written statement identifying the missing information. If the applicant fails to provide data within 180 days after receipt of such notice, the application shall expire. Upon submission of an application which the Planning Board deems to be complete, the Planning Board shall proceed with its review.

4. The Planning Board shall hold at least one public hearing on the application. Notice shall be published in the Town's official newspaper, no less than 10 days before any hearing. In the event the public hearing is held over by the Planning Board to hear additional comments, no further publication shall be required. The public hearing may be combined with public hearings pursuant to SEQRA or requested waivers as set forth herein. All adjoining property owners within 500 feet of the outer boundary of the Site shall be given written notice of a public hearing via certified mail at the expense of the applicant.
5. Notice of the project shall also be given, if applicable, to the JEFFERSON County Planning Commission, as required by General Municipal Law § 239-m, and to all neighboring municipalities, NYSDEC, SHPO and USFWS.
6. Following the closing of the public hearing and completion of the SEQRA process, the Planning Board may approve, approve with conditions, or deny the Permit application, in accordance with the standards in this Section. All approvals and denials shall be in writing setting forth an elaboration of the reasons for approval or denial.

G. Wind Energy Facility Development Standards

The following standards shall apply to Wind Energy Facilities only.

1. All power transmission lines from a tower to any building, substation, or other structure shall be located underground in accordance with National Electrical Code Standards, unless an environmental constraint requires such transmission lines to be located above ground.
2. Wind Turbines and towers shall be white in color.
3. No advertising signs shall be permitted on any part of the Wind Energy Facility, including fencing and support structures.
4. No tower shall be lit except to comply with Federal Aviation Administration ("FAA") requirements. Minimum security lighting for ground level facilities shall be allowed as approved on the Wind Energy Facility development plan.
5. Guy wires shall not be permitted except to address unique safety issues and then only with specific permission by the Planning Board in the form of a waiver as set forth herein.
6. The Wind Energy Facility shall be designed to minimize the impacts of land clearing and the loss of important open spaces. Development on agricultural lands shall follow the Guidelines for Agricultural Mitigation for Windpower Projects, published by the New York State Department of Agriculture and Markets.

7. Storm water run-off and erosion control shall be managed in a manner consistent with all applicable state and federal laws and regulations and such standards as shall be applied by the Planning Board on the advice of the Town consultants.
8. Wind Turbines shall be located in a manner that minimizes shadow flicker on Residences.

H. Setbacks, Noise and Height Limits

1. Except as provided herein, each Wind Turbine associated with a Wind Energy Facility shall be set back as follows:
 - a. A distance no less than 750 feet from on-Site residences.
 - b. A distance no less than 10 feet from on-Site property boundaries.
 - c. A distance no less than 1,000 feet plus 1.5 times the total height of the Wind Turbine from the high water mark of Lake Ontario and the St. Lawrence River, and from the boundary lines of the Village of Cape Vincent. The high water mark is that point on the shore line of Lake Ontario reached by the highest historically recorded water level of said Lake, established by chart datum of the U.S. Army Corps of Engineers at the time an application for any such Wind Energy Facility is received by the Town.
 - d. A distance no less than the greater of one and a half (1.5) times the total height of the Wind Turbine or 1000 feet from off-Site property boundaries, schools, churches and public land where people gather, such as a State, County or Town park.
 - e. A distance no less than the greater of one and a half (1.5) times the total height of the Wind Turbine or 500 feet from Public Roads.
2. Small Wind Energy Facility Wind Turbines and Wind Measurement Towers shall be setback from off-Site property boundaries and Residences at least one and half (1.5) times the structure height.
3. The sound pressure level generated by a Wind Energy Facility or Small Wind Energy Facility shall not exceed 6 decibels above ambient sound levels at off-Site Residences, and 10 decibels above ambient sound levels at off-Site property boundaries, as such ambient sound levels are determined through the Sound Analysis undertaken in accordance with this Section. Compliance shall periodically be determined by the Town Code Enforcement Officer, or such other officer or employee which the Town Board may designate.

4. Wind Energy Facility Wind Turbines shall not exceed 500 feet in Total Height. Small Wind Energy Facility Wind Turbines and Wind Measurement Towers shall not exceed 200 feet in Total Height. Any Small Wind Energy Facility Wind Turbine or Wind Measurement Tower which exceeds 200 feet in Total Height shall be reviewed by the Planning Board and considered a Wind Energy Facility for purposes of this Section, except that the preparation of DEIS shall be required only at the discretion of the Planning Board and in accordance with SEQRA.

I. Required Site Safety Measures for Wind Energy Facilities, Small Wind Energy Facilities and Wind Measurement Towers

1. All Wind Turbines shall have an automatic braking, governing or feathering system to prevent uncontrolled rotation, overspeeding and excessive pressure on the tower structure, rotor blades and turbine components.
2. With the exception of electrical collection and distribution lines, Accessory Facilities or Equipment shall be gated or fenced to prevent unrestricted public access to the facilities.
3. Warning signs shall be posted at the entrances to the Wind Energy Facility and at the base of each tower warning of electrical shock or high voltage and containing emergency contact information.
4. The minimum distance between the ground and any part of the rotor or blade system shall be 30 feet for any Wind Turbine associated with a Wind Energy Facility, and 15 feet for any Wind Turbine associated with a Small Wind Energy Facility.
5. Wind Energy Facilities and Small Wind Energy Facilities shall be designed to prevent unauthorized external access to electrical and mechanical components and shall have access doors that are kept securely locked at all times.
6. Prior to issuance of a building permit for Wind Energy Facilities only, the applicant shall provide the Town proof, in the form of a duplicate insurance policy or a certificate issued by an insurance company, of liability insurance, of a level to be determined by the Town Board in consultation with the Town's insurer, to cover damage or injury which might be caused by or result from the operation or maintenance of such Wind Energy Facility.

J. Traffic Routes and Road Maintenance for Wind Energy Facilities

The provisions of this section shall apply to Wind Energy Facilities only and shall be incorporated into the traffic impact analysis in the DEIS.

1. Designated traffic routes for construction and delivery vehicles to minimize traffic impacts, wear and tear on local roads and impacts on local business operations shall be proposed by the applicant and reviewed by the Planning Board.
2. To the extent the designated traffic routes will include use of Town roads, the applicant is responsible for executing a Road Use Agreement with the Town of CAPE VINCENT Town Board which shall provide for the remediation of damaged roads upon completion of the installation or maintenance of a Wind Energy Facility, and for adequate maintenance of the roads during construction of the Wind Energy Facility such that the roads will remain open and passable. Prior to the issuance of any building permit, the cost of remediating road damage shall be secured in the form of a bond, letter of credit or other surety acceptable to the Town Board and sufficient to compensate the Town for any damage to Town roads.
3. The applicant shall provide pre-development and post-development photographic evidence of the condition of Town roads to be traveled upon by construction and delivery vehicles.

K. Issuance of Wind Energy Facility, Small Wind Energy Facility and Wind Measurement Tower Permits and Certificates of Conformity

1. The Planning Board shall, within 180 days of either issuing SEQRA findings or a SEQRA negative declaration or conditioned negative declaration, issue a written decision elaborating on the reasons for approval, conditions of approval or disapproval.
2. The Planning Board is hereby expressly empowered to impose reasonably related conditions governing the issuance of the Permit and the construction and operational phases of the project which it deems necessary and appropriate to ensure compliance with this Section and SEQRA.
3. If approved, the Planning Board shall direct the Town Zoning Officer, Code Enforcement Officer, Building Inspector or other designee authorized by the Town Board to issue a Permit upon satisfaction of any and all conditions precedent set forth under this Section, the terms of approval or conditions of the permit or any additional requirement of the Town Board imposed in connection with any other project approval or agreement deemed necessary to the issuance of the Permit.

4. The decision of the Planning Board shall be filed within 5 days in the office of the Town Clerk and a copy mailed to the applicant by first class mail.
5. If any approved Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower is not substantially commenced within two years of issuance of the Permit, the Permit shall expire unless the Planning Board shall have granted an extension.
6. Upon commissioning of the project, which for purposes of Wind Energy Facilities and Small Wind Energy Facilities shall mean the conversion of wind energy to electrical energy for on-Site use or distribution to the electrical grid, and for purposes of Wind Measurement Towers shall mean the collection of wind speed and/or other data by the Wind Measurement Tower equipment, the Town Zoning Officer, Code Enforcement Officer, Building Inspector or other designee authorized by the Town Board shall determine whether the project is in compliance with the Permit. If the Town Zoning Officer, Code Enforcement Officer, Building Inspector or other designee determines the project is in compliance with the Permit, such Zoning Officer or other Town designee shall promptly certify compliance in writing to the permittee.

L. Abatement

If any Wind Turbine stops converting wind energy into electrical energy and/or distribution of that energy for on-Site use or transmission onto the electrical grid for a continuous period of twelve (12) months, the applicant / permittee shall remove said system at its own expense following, if applicable, the requirements of the decommissioning plan required under this Section or any Permit.

M. Permit Revocation

All Wind Energy Facilities, Small Wind Energy Facilities and Wind Measurement Towers shall be maintained in operational condition at all times, subject to reasonable maintenance and repair outages. Operational condition includes meeting all noise requirements and other permit conditions. Should a Wind Turbine or Wind Measurement Tower become inoperable, or any part of a Wind Energy Facility or Small Wind Energy Facility be damaged, or should a violation of a permit condition occur, the permittee, owner or operator shall remedy the failure within 90 days. Upon a failure to perfect a timely remedy, project operation shall cease. Such cessation shall in no way extend or toll any other time periods set forth under this section.

N. Fees

1. Upon application for a Wind Energy Facility Permit, the applicant shall pay a permit fee equal to \$500.00 per megawatt of proposed nameplate capacity of the project. Upon application for a Small Wind Energy Facility Permit or Wind Measurement Tower Permit, the applicant shall pay a permit fee of \$100.00. This permit fee shall be used to off-set any internal costs the Town may occur in administering a Permit and shall be in addition to any application fee or other fees or Host Community Payments required of the applicant.
2. In addition to any fees collected in accordance with this section, the Town Planning Board, Zoning Officer, Building Inspector, Code Enforcement Officer and Town Board may hire consultant and/or experts necessary to assist the Town in reviewing and evaluating Permit applications, including but not limited to, Site inspections, the construction and modification of the Site once permitted, and any requests for certification or recertification that the project is in conformity with the Permit or this Section. An applicant shall deposit with the Town funds sufficient to reimburse the Town for all reasonable costs of consultant and expert evaluation and consultation to the Town in connection with the review of the application.

O. Waivers and Immaterial Modifications

1. Waivers. The Planning Board may grant a waiver from the strict application of the provisions of this Section to improve the quality of any Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower and to better protect the health, safety and welfare of the Town. Such waivers may be granted as set forth below:
 - a. The Planning Board may waive the requirements of this Section, including area requirements relating to setbacks and noise requirements, but not height limits, upon inspection of a Setback Agreement which meets the requirements of this Section.
 - b. The Planning Board may also waive requirements of this Section, but not area requirements relating to setbacks, noise and height limits, after consideration of the impact of the waiver on the neighborhood, including the potential benefits or detriment to nearby properties, the benefits or detriments to the applicant, feasible alternatives and the magnitude of the request. In the event such a waiver request (not involving a Setback Agreement) is made, a public hearing held upon at least 10 days advanced published notice and written mailed notice to owners of property located within 500 feet of the Site shall be held.

The Planning Board may attach such conditions as it deems appropriate to waiver approvals to ensure that such waiver adequately protects the public health, safety and welfare. Decisions on waiver requests shall be in writing and contain an elaboration of

the reasons for approval or denial. Such written decisions shall be filed within 5 days with the Town Clerk.

2. Immaterial Modifications. Unless expressly limited by a condition imposed in the Permit, the Town Zoning Officer, Code Enforcement Officer, Building Inspector or other Town designee may, during project construction, authorize immaterial modifications to the design of the project as represented in the final set of site plans reviewed and considered by the Planning Board. Such immaterial modifications shall only be allowed, if at all, in response to a written request by the applicant or permittee. All such requests shall be submitted in writing, addressed to the authorized Town designee, with copies to the Town Supervisor, Chairman of the Planning Board, the Town Planner or other Town designee, and the Town's designated consultants.

Immaterial alterations shall only include a change in the location, type of material or method of construction of a Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower that will not: result in any material increase in any environmental impact of the project as compared to the impacts reviewed and accepted for the project by the Town Planning Board; cause the project to violate any applicable setbacks or other requirements of this Law; or cause the project to not conform to the SEQRA determination or findings issued by the Planning Board. The applicant or permittee shall be required to acknowledge to the Town in written form that the requested modification is immaterial in accordance with the requirements hereof. At the request of the Town designee, Planning Board, Town's designated consultants or the Town Board, the Town may commission appropriate analyses to verify this acknowledgement, and the cost of any such analysis shall be paid in accordance with this section.

P. Enforcement and Penalties

1. Enforcement Officer. The Town of CAPE VINCENT Town Board shall designate an officer of the Town to enforce the provisions of this Section. Such designated officer may, with the consent of the Town Board, contract with professional consultants to assist in the enforcement and administration of this law. Such professional fees shall be the responsibility of the applicant to pay (see § 17). In the absence of a designated Enforcement Officer, the Town Code Enforcement Officer shall be considered the Enforcement Officer for purposes of this Section.
2. Penalties. Any person owning, controlling, operating or managing a Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower in violation of this Section or in noncompliance with the terms and conditions of any permit issued pursuant to this Section, or any order of the enforcement officer, and any person who shall assist in so doing, shall be guilty of a violation of this Section and subject to a fine of not more than \$1,000.00 per day per violation.

3. Special Proceeding. The designated enforcement officer may, with the consent of the Town Board, institute an action or proceeding available at law to prevent, correct or abate any unlawful construction, erection, structural alteration, reconstruction, modification and/or use of a Wind Energy Facility, Small Wind Energy Facility or Wind Measurement Tower in the Town. This shall be in addition to other remedies and penalties herein provided or available at law.

§ 5. Severability

Should any provision of this law be declared to be unconstitutional or invalid, the remainder of this law shall remain in effect.

§ 6. Supersession

This law shall supersede all prior inconsistent laws or resolutions of the Town of CAPE VINCENT.

§ 7. Effective Date

This law shall be effective as provided by law.