

NEW YORK STATE OF OPPORTUNITY | NY-Sun | NY-Sun PV Trainers Network

Siting Solar: Land Use Planning Tools

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PV Trainers Network

About the PV Trainers Network

The NY-Sun PV Trainers Network aims to lower the installation cost and expand adoption of solar PV systems throughout the state.

training.ny-sun.ny.gov

NY-Sun Initiative

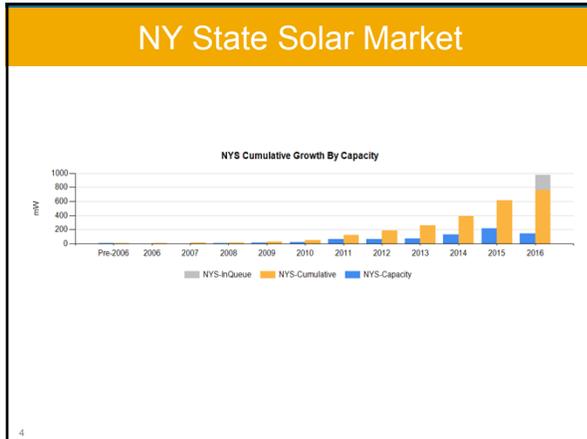
- Significantly expand installed solar capacity
- Attract private investment
- Enable sustainable development of a robust industry
- Create well-paying skilled jobs
- Improve the reliability of the electric grid
- Reduce air pollution
- Make solar available to all New Yorkers that want it

Statewide Goal of 3 GW

\$961 Million Total Budget

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Stimulate the Market Place Reduce Soft Costs



- ### Who's in the room?
- A. Land Use Board member
 - B. Municipal Planning/Building Department staff
 - C. Elected officials
 - D. County government
 - E. State Agency
 - F. Solar industry
 - G. Developer
 - H. Planners, Attorneys or other professional
 - I. Community member
 - J. Other
- 5

Local Impact of Solar: Scale

Capacity	Rooftop/Land Area
 Residence 5-10 kW	 1 kW ≈ 100 SqFt
 Office 50 – 500 kW	 1 MW ≈ 6 acres
 Factory 1 MW+	
 Utility 2 MW+	

6

Local Impacts of Solar: Land Use

- Meeting New York's 50% by 2030 clean energy standard is expected to include 4,000-9,000 MW of utility scale ground mounted solar development.
- This could require up to 72,000 acres of open area
- Less than .2% of New York's total land area, but equivalent of 1% of NY ad land base.

7

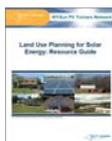
Local Impacts of Solar

1,550+ local jurisdictions in NY
With permitting and land use authority

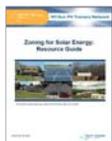
Opportunity to streamline local land use regulation for solar PV systems
Standard, small-scale PV systems

8

Planning and Zoning Resources



Land Use Planning for Solar Energy
Best practices for solar planning for public officials and engaged citizens in NY



Zoning for Solar Energy: Resource Guide
Provides guidance on amending zoning and other land use regulations to permit the development of solar energy systems in their jurisdictions.

Available at: <https://training.ny-sun.ny.gov/resources>

9

Developer Considerations

Criteria Developers Consider:

- Proximity to distribution lines
- Variable location price of electricity
- Cost of leasing land
- Availability of land for leasing
- Community acceptance
- Uncertain or changing regulations (state and local level)

10

Community Considerations

- What types of solar are appropriate in which zoning districts?
- What are the potential impacts, including benefits, to your community?
- How can solar help achieve community goals?
- Interconnection

11

Large-Scale Solar on Ag Land

How does a community...

- Allow for large-scale, ground-mounted solar installations (to meet NYS goal)

while...

- Protecting valuable agricultural land (a long-standing NYS policy)?

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2

Identifying Farmland for Protection

- Is the site locally zoned for agriculture?
- Is it located in a certified Ag District?
- Has the site been committed to an agricultural use under an Ag Assessment in the past 8 years?
- Does the site contain "prime farmland soils" or "soils of statewide importance"?
- How is the site currently being used?
 - Active rotational farmland, permanent hayland, improved pasture, unimproved pasture, other support lands, fallow/inactive farmland)

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Land Use Tools for Large-Scale Solar

- Special Use Permits
- Site Plan Regulations
- Environmental Impact Review Requirements (SEQRA)
- Overlay Zoning
- Floating Zoning

1
4

Addressing Solar in the Zoning Code

Section	Topics to Address
Definitions	Define and distinguish technologies
Applicability	Principal vs. accessory use/structure
Dimensional Standards	<ul style="list-style-type: none"> <li style="width: 50%;">• Height <li style="width: 50%;">• Setbacks <li style="width: 50%;">• Size <li style="width: 50%;">• Lot coverage
Design Standards	<ul style="list-style-type: none"> <li style="width: 50%;">• Signage <li style="width: 50%;">• Screening <li style="width: 50%;">• Disconnect <li style="width: 50%;">• Fencing

Source: American Planning Association

15

PV Trainers Network Online Portal

training.ny-sun.ny.gov

Available Training Topics

- Expanding Commercial Solar With a PACE Program**
- Introduction to Solar Policy Workshop**
- Introduction to Solarize: Stimulating Local Solar Market Growth**
- Land Use Planning for Solar Energy**
- Safety and Fire Considerations for Solar PV**
- Solar Procurement for Local Governments**
- Solar PV for Engineers and Architects**
- Solar PV Permitting and Inspection Methods**
- Streamlining Solar Permitting**
- Zoning for Solar Energy**

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Thank You!

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