



NY-Sun

NY-Sun PV Trainers Network

Community Distributed Generation: Shared Solar & Land Use

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Solar and Land Use

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

Solar and Land Use

Strong interest in solar amongst communities across NY

- Land use
- Community character
- Responsible procurement
- Local environmental & economic impacts
- Pace and pressure to develop

Processes of Concern

Process	Action
Stakeholder Engagement	<ul style="list-style-type: none">• Engage with community members & local government officials early on
Planning for Solar	<ul style="list-style-type: none">• Identify and establish community goals and preferences• Adding a solar energy component to comprehensive plan• Adopting a special solar energy policy or plan to guide reform of land use regulations
Zoning	<ul style="list-style-type: none">• Review zoning ordinance for solar-related concerns• Update zoning to accommodate for solar development• Adopting a solar zoning ordinance

Processes of Concern

Process	Action
Interconnection	<ul style="list-style-type: none">• Engage utility early in development process
Land Lease Provisions	<ul style="list-style-type: none">• Seek guidance from legal, accounting and tax assessor professionals
Property Tax and Assessment Status	<ul style="list-style-type: none">• Review jurisdiction's status under RPTL 487• Payment in lieu of taxes (PILOT)• Review property's assessment status
Decommissioning & Reclamation	<ul style="list-style-type: none">• Request and review decommissioning and reclamation plan from developers
Environmental Review	<ul style="list-style-type: none">• Engage local SEQRA authority early-on

Property Tax & Assessment Considerations

- Has jurisdiction opted out of the RPTL for renewable energy facilities?
- Does the property receive an agricultural land assessment?
- Does the property receive a forest exemption?

Consult with your local tax assessor

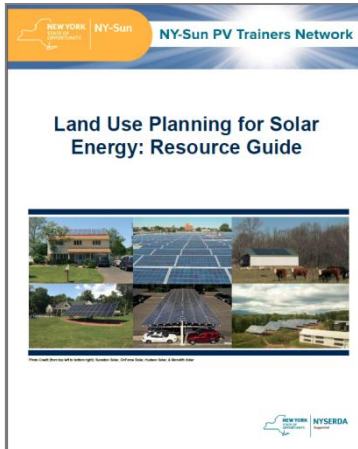
Decommissioning & Reclamation Plan

Ensure the solar pv installation is removed, disposed of properly, and the site is restored to as close to its original condition

- Decommissioning Provision in the Land Lease Agreement
- Decommissioning Trust or Escrow Account
- Performance or Surety Bonds
- Letter of Credit
- Municipal Authority Through Permitting and Zoning

Resources: NY-Sun PV Trainers Network

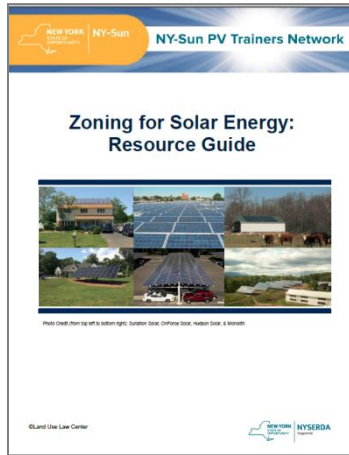
Land Use Planning for Solar Energy



https://training.ny-sun.ny.gov/images/PDFs/Land_Use_Planning_for_Solar_Energy.pdf

Resources: NY-Sun PV Trainers Network

Zoning for Solar Energy: Resource Guide



https://training.ny-sun.ny.gov/images/PDFs/Zoning_for_Solar_Energy_Resource_Guide.pdf

Zoning for Solar: Webinar

<https://training.ny-sun.ny.gov/zoning-for-solar-webinar>

Available Training Topics

Creating and Implementing Your Solarize Campaign

Expanding Commercial Solar With a PACE Program

Introduction to Shared Solar

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

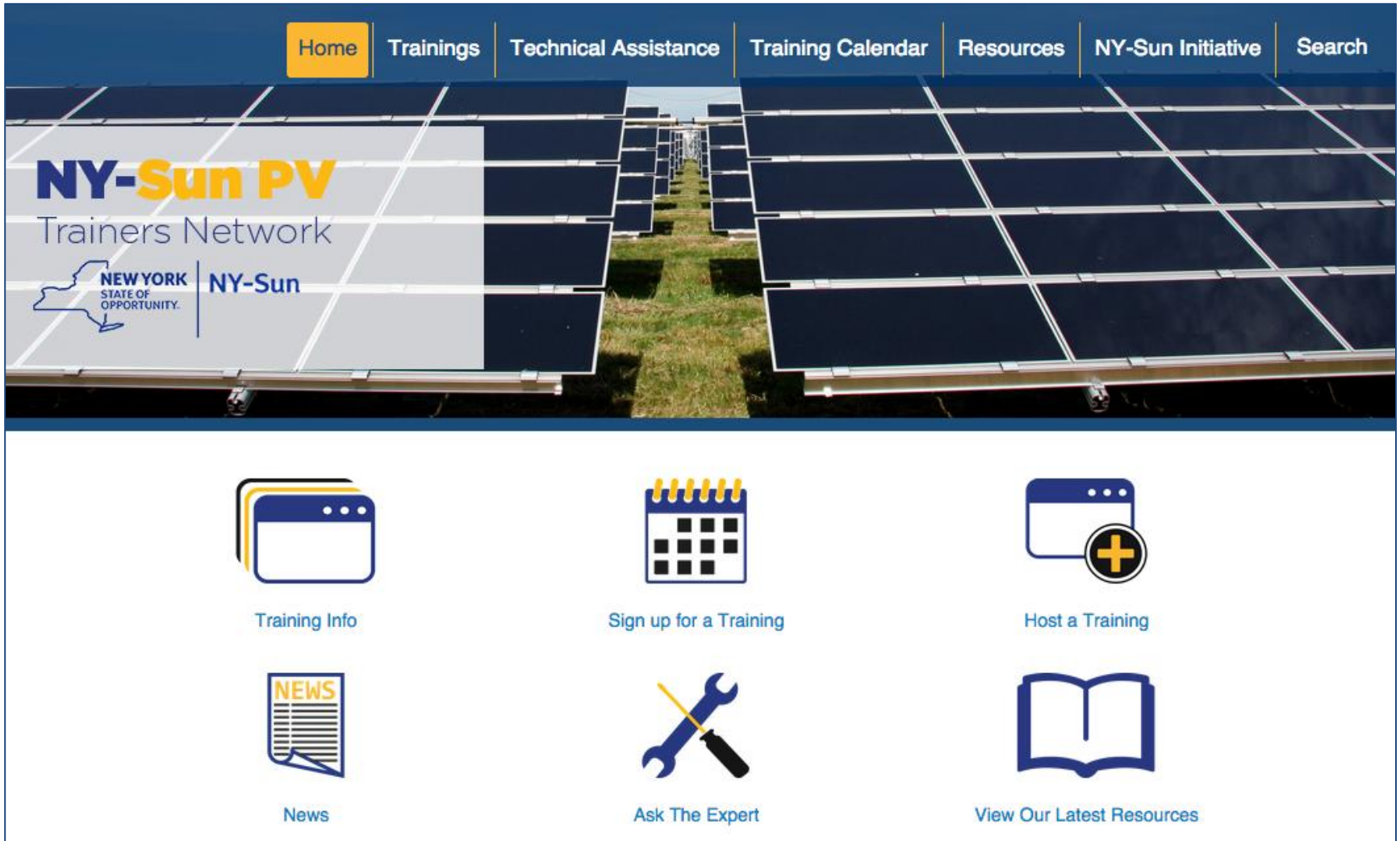
Streamlining Solar Permitting

Zoning for Solar Energy

Ask Our Experts for One-on-One Assistance

training.ny-sun.ny.gov

PV Trainers Network Online Portal



Visit: <https://training.ny-sun.ny.gov/>



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Thank you!

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