



NY-Sun

## NY-Sun PV Trainers Network

# Maximizing Solar Development through Planning and Zoning

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# State of Planning & Zoning in NY



# My Experience Based on PV Trainers Network (2014-2017)

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](http://training.ny-sun.ny.gov)

# Program Results

PVTN conducted....

**+348** trainings & **+18** webinars and podcasts

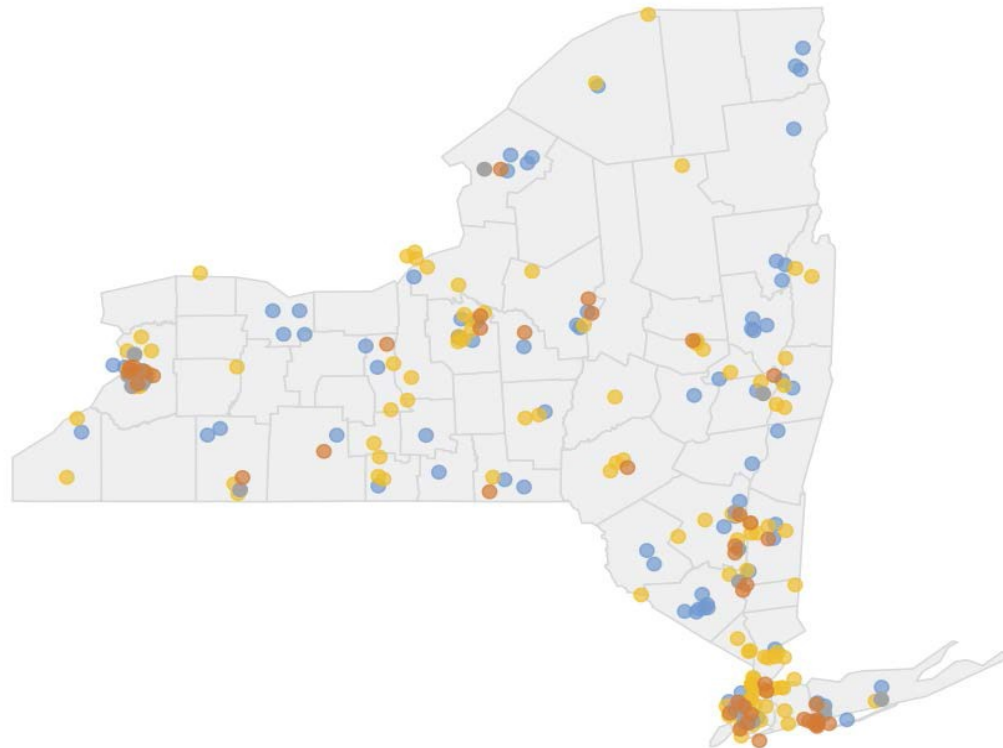
PVTN trained....

**+12,100** local officials  
and solar stakeholders

PVTN reached....

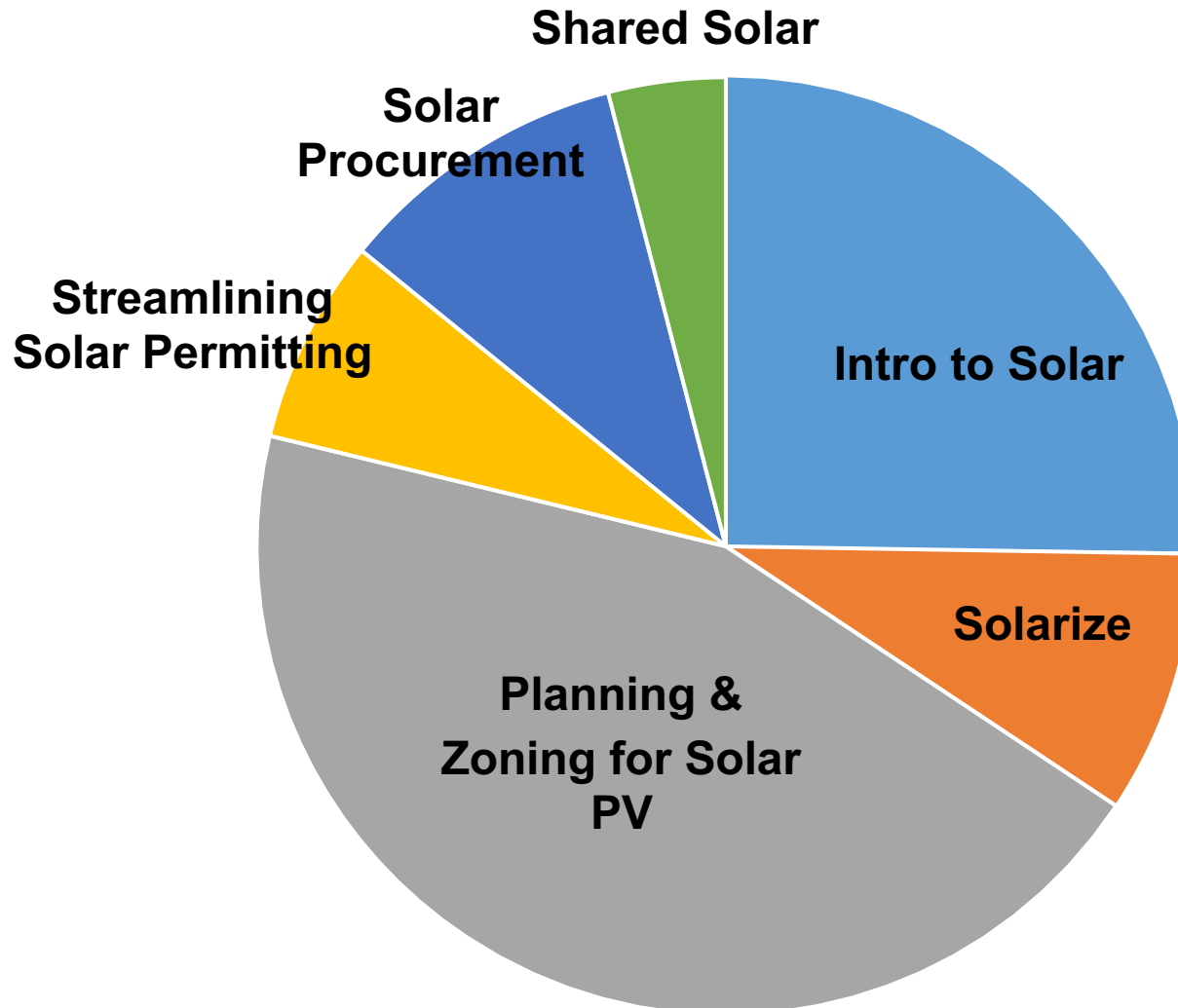
**+600** jurisdictions

**62** out of 62 Counties

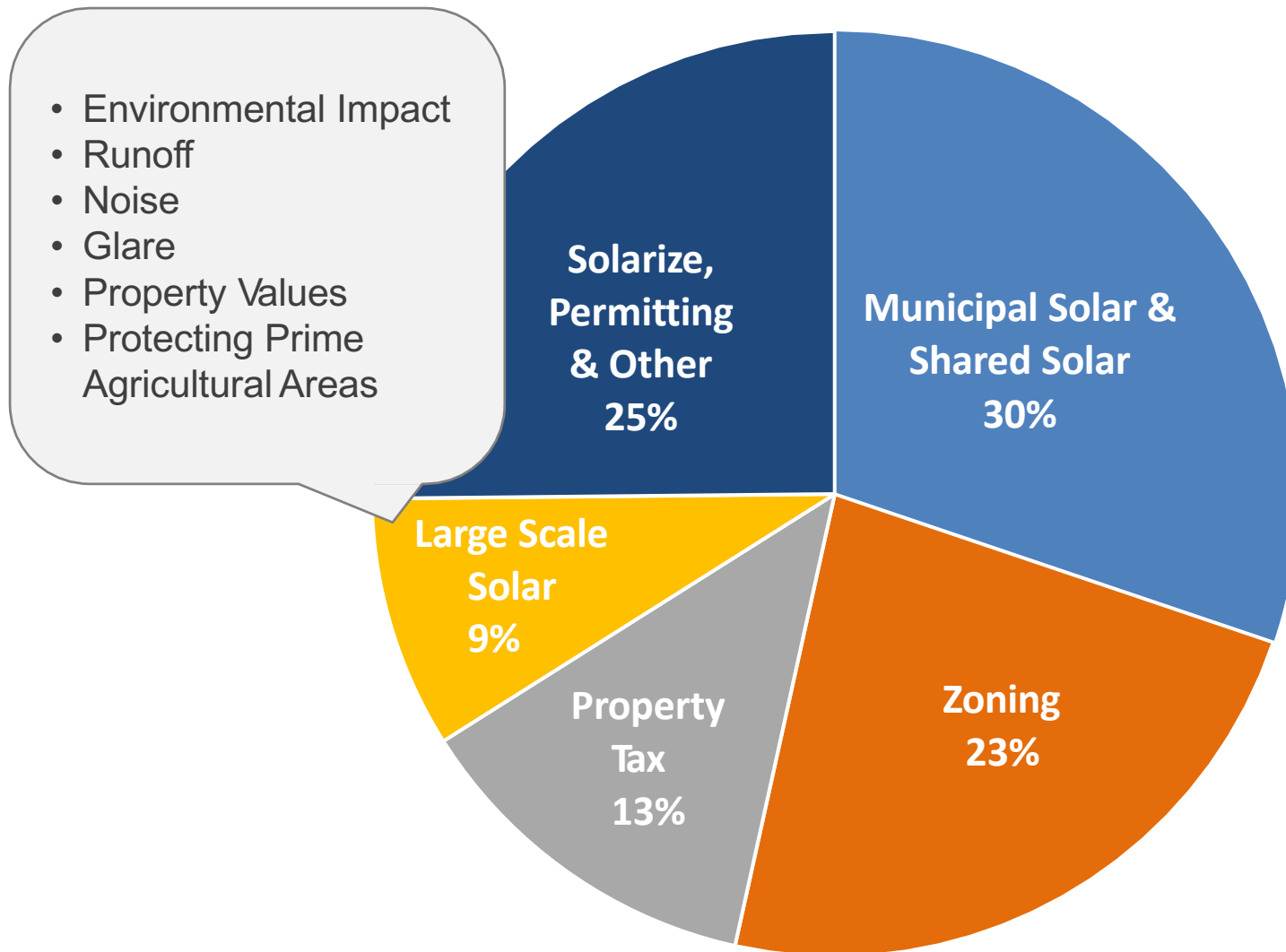


# Policy Trainings

Planning and Zoning were the most requested trainings



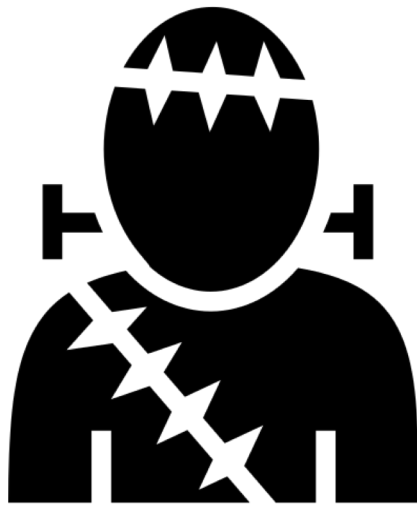
# Technical Assistance



# No Solar Specific Law

- Fit in existing locally defined use definition:
  - Essential Service
  - Public Utility

# Frankenstein Solar Energy Law



# Model & Best Practice Solar Energy Laws

PVTN Survey Says: 25% of respondent local governments have created a clear solar zoning ordinance, 10-20% of these using the CUNY NY State Model Solar Energy Law

# Compare to Other Land Use Decisions

- Community conducts planning exercise
  - Collects Baseline Data (Hosting Capacity Maps)
  - Engages the Community
  - Evaluates Results to Create Plan for Future Development
  - Update Zoning to represent the Planning Goals & Objectives

- Why Treat Solar Energy Systems Differently?
  - Reactive v. Proactive
- Focus on the Solar Energy System as a Land Use

# What is Next?!

# Solar Market Accelerator Program

# **The New York Solar Guidebook and Technical Assistance for Local Governments**

# NY Solar Guidebook for Local Government

## *Chapter 1 - Solar PV Permitting and Inspecting in NYS*

- Assists jurisdictions to streamline the solar permitting and inspection process.

## *Chapter 2 - Roof Top Access and Ventilation Requirements*

- Describes the International Residential Code and Errata amendments as adopted by New York State.

## *Chapter 3 - State Environmental Quality Review (SEQR) for Large-Scale Solar Energy Systems*

- Assists jurisdictions completing the SEQR process for large PV systems.

## *Chapter 4 - NYS's Real Property Tax Law § 487*

- Provides guidance to AHJs on property tax issues and solar systems.

**NY Solar Guidebook Website:**

[www.nyserda.ny.gov/SolarGuidebook](http://www.nyserda.ny.gov/SolarGuidebook)

## *Chapter 5 - Solar Payment-In-Lieu-of-Taxes Toolkit*

- Provides information and tools for jurisdictions to enter payment-in-lieu-of-tax agreements.

## *Chapter 6 - Using Special Use Permits and Site Plan Regulations*

- Provides a how-to manual with land use tools to site, plan, and zone projects on farmland.

## *Chapter 7 - Solar Installations in Agricultural Districts*

- Provides information to AHJs and developers siting PV systems in Ag Districts.

## *Chapter 8 - Landowner Considerations for Solar Land Leases*

- Provides guidance to landowners regarding leasing land for PV projects.

## *Chapter 9 - Decommissioning Solar Panel Systems*

- Provides information to local governments and landowners on decommissioning large PV systems.

## New Technical Assistance for Local Governments

### **NY-Sun offers local governments free one-on-one assistance on:**

1. Adopting a Payment-In-Lieu-Of-Taxes (PILOT) law and agreement
2. Completing the SEQR process for large solar installations
3. Planning and Zoning for Solar
  - Adopting a Model Solar Energy Law
  - Siting PV in Agricultural Districts and agricultural areas
  - Updating master plans and zoning regulations
4. Municipal Solar Procurement
5. Permitting and Inspections
  - Adopting and implementing the Unified Solar Permit
  - Technical consulting to relieve administrative burdens



## COMMUNITIES AND LOCAL GOVERNMENTS

Solarize Your Community

Local Government Training and Resources

Solar Guidebook for Local Governments

## Solar Guidebook for Local Governments

NY-Sun created the Solar Guidebook to help local governments develop solar energy in their communities. These resources include information that empowers New York communities to support local economic growth and meet their energy goals. Communities can download the full Guidebook or access individual sections below.

**Guidebook Download:** [New York Solar Guidebook \[PDF\]\\*](#)

**Guidebook Overview:** [An Overview of How to Use the Solar Guidebook](#)



*The entire Solar Guidebook is available for download here*

## Free Solar Technical Assistance for Local Governments

NY-Sun partners with local governments one-on-one to help meet their solar energy goals. Free technical assistance is available to local governments on solar zoning, property taxes, SEQR, or any other issue. Click the button below to request assistance. For questions, email the NY-Sun staff at [solarhelp@nyserda.ny.gov](mailto:solarhelp@nyserda.ny.gov) and we will respond within 24 hours.

[Request Solar Technical Assistance](#)

To receive information about NY-Sun, [join our mailing list](#).

- > New York State Unified Solar Permit
- > Roof Top Access and Ventilation Requirements
- > State Environmental Quality Review (SEQR) for Solar
- > Understanding the Real Property Tax Law Section § 487
- > Payment-In-Lieu-of-Taxes (PILOT) Toolkit

*Individual chapters are available here*

*Ask the NY-Sun team any question about solar by sending an email to [solarhelp@nyserda.ny.gov](mailto:solarhelp@nyserda.ny.gov)*

# The New York Solar Guidebook Homepage

*Towns can request NY-Sun technical assistance here*

[nyserda.ny.gov/SolarGuidebook](http://nyserda.ny.gov/SolarGuidebook)

# **NEW!**

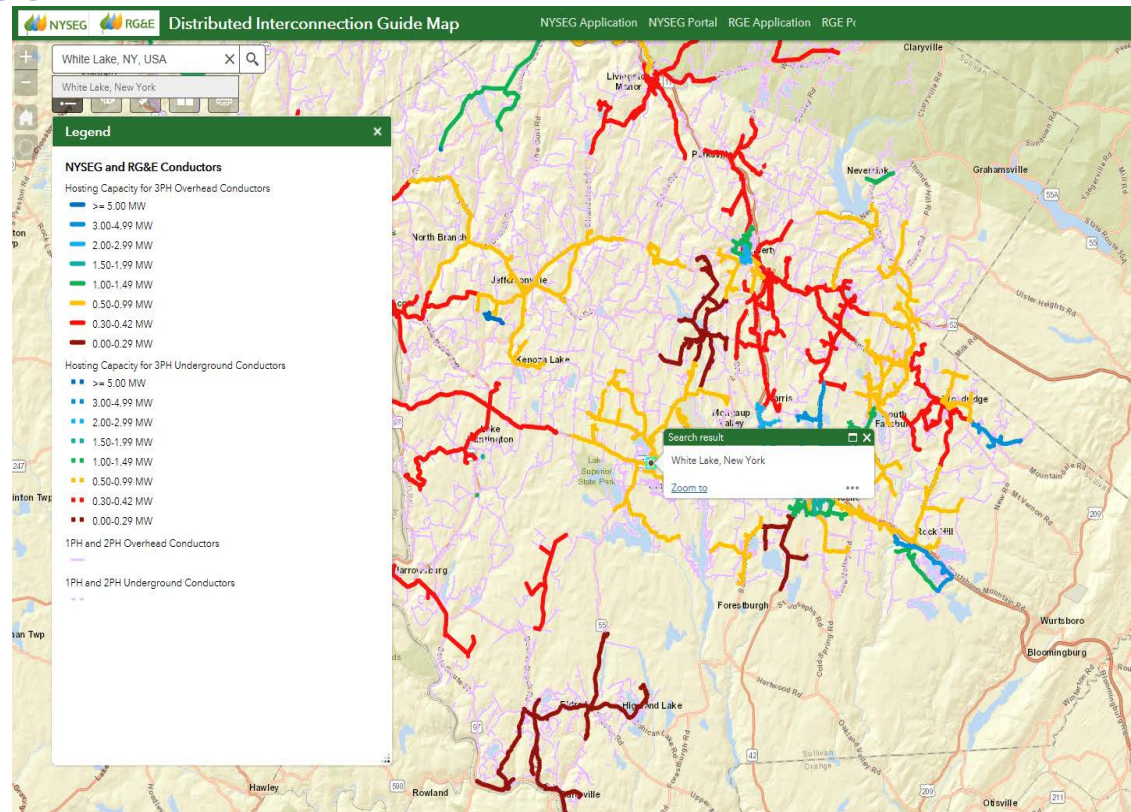
## **Model Solar Energy Law**

## What is the Model Solar Energy Law?

- This Model Law is an “all-inclusive” ordinance and is intended to provide a thorough review of all aspects of solar energy systems that could be regulated
- The Model Law gives municipalities flexibilities to choose the options that work best in some cases
- Municipalities should review this model law, examine their local situation, and adopt the regulations that make the most sense for their municipality, modifying anything they deem appropriate

# What Should Municipalities do Before Drafting a Local Solar Energy Law?

- Communities should first review the available Hosting Capacity Maps to learn if the development of solar energy systems is economic and possible in their jurisdictions.
- If the utility lines have available capacity to host solar development, this is an initial indication of the pace and development of solar energy in their jurisdiction.



# What Should Municipalities do Before Drafting a Local Solar Energy Law?

- Amend the comprehensive plan concurrently as developing a solar law to include a strategy for municipal-wide solar development.
- Conduct outreach with the community to gather all available ideas, identify divergent groups and views, and secure support from the entire community.
- Create a working group that will conduct meetings on a community wide basis and studies to determine whether existing policies, plans, and land use regulations require amendments to remove barriers to and facilitate solar energy development goals.

# Contents

- **Section 1: Authority**
- **Section 2: Statement of Purpose**
- **Section 3: Definitions**
- **Section 4: Applicability**
- **Section 5: General Requirements**
- **Section 6: Permitting Requirements for Tier 1 Solar Energy Systems**
- **Section 7: Permitting Requirements for Tier 2 Solar Energy Systems**
- **Section 8: Permitting Requirements for Tier 2 Solar Energy Systems**
- **Section 9: Safety**
- **Section 10: Permit Time Frame and Abandonment**
- **Section 11: Enforcement**
- **Section 12: Severability**

## Section 3: Definitions

### System Energy System Classifications

- Tier 1 Solar Energy System:
  - Roof-Mounted
  - Building-Integrated
- Tier 2 Solar Energy System: Ground-Mounted systems that generate up to 110% of the electricity consumed on the site over the previous 12 months
  - Either capacity-based (up to 25 kW AC) or physical size-based (up to 4,000 sq. ft.)
- Tier 3 Solar Energy System: Not included in the list for Tier 1 and Tier 2 Solar Energy System

# Tier 1 Roof-Mounted Solar Energy System



# Tier 1 Roof-Mounted Solar Energy System



# Tier 1 Building-Integrated Solar Energy System



## Tier 2 Ground-Mounted Solar Energy System



# Tier 3 Ground-Mounted Solar Energy System



# Tier 3 Ground-Mounted Solar Energy System





Thank you

For additional questions, please contact:

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OR

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