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TOWN OF EAST HAMPTON

Opportunities for Low-Impact Solar Siting

The Town of East Hampton has the potential to host as much as 470 MW of solar capacity, enough to power more than 117,700 New York homes. The town is home to 2.1 square miles of low-impact sites, consisting of parking lots, rooftops, and areas previously altered or impacted by human activities (Table 1).¹ Most of the low-impact siting potential in East Hampton is for ground-mounted installations (91% or 428 MW on 1.9 square miles).

Table 1. Low-Impact Siting Potential for Each Solar Installation Type

Solar Type	Low-Impact Area (mi ²)	Potential Installation Capacity (MW)	Portion of Total Capacity
Ground-mounted	1.9	428	91%
Parking lot	0.1	19	4%
Rooftop	0.1	24	5%
Total	2.1	470	100%

¹ These results are meant to illustrate low-impact siting potential only. Technical, policy, economic, and social constraints may limit the feasibility of solar development on these sites. Therefore, these results likely overestimate the total area available for low-impact solar siting. Capacity of solar installations is reported in MW of direct current (DC), and all reports of estimated capacity have been rounded to the nearest whole number, except when the estimate is less than one. Due to rounding, numbers presented in tables and figures may not add up to the totals listed.

Land-Use Characteristics of Low-Impact Sites

The Long Island Solar Roadmap overlaid land-use data² on low-impact sites to examine the amount of potential installation capacity within each land-use class.³ In the Town of East Hampton, county-described recreational lands and open space offer the greatest potential for low-impact solar development (142 MW or 30% of the total), followed by agricultural lands and properties with other land uses (each 113 MW or 24%) (Figure 1, Table 2). Most of the low-impact siting potential is for ground-mounted installations in every land-use class in the Town of East Hampton.

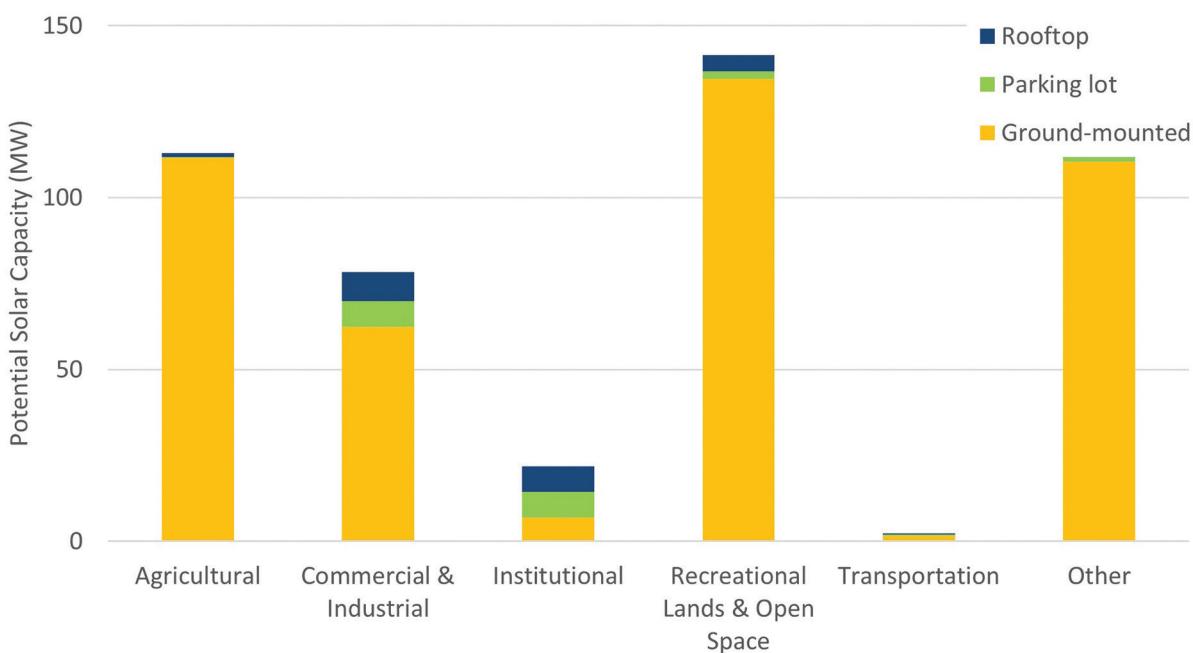


Figure 1. Potential installation capacity of low-impact ground-mounted, parking lot, and rooftop solar across land-use types in the Town of East Hampton. Land uses included in the “Other” category are utilities, vacant, waste management, and parcels that did not have an assigned land-use type.

Agricultural lands in Suffolk County were described as either protected or unprotected, based on the Suffolk County Agriculture & Farmland Protection Plan.⁴ In the spatial analysis, only rooftop and parking lot solar were considered suitable types of installations for protected agricultural lands, and ground-mounted solar was considered unsuitable. All three types of installations were considered suitable for unprotected farmland.

In the Town of East Hampton, the majority of potential sites on agricultural land (112 MW) are located on non-forested or previously altered land and are considered potential sites for ground-mounted solar (Table 3). It is important to note that some of this farmland may not be appropriate for ground-mounted solar even if it is not protected by farmland preservation programs, particularly if it is comprised of prime soils — our nationally significant productive fertile land.

² Suffolk County parcel data (2016) from the Suffolk County Real Property Tax Services Agency included land-use classifications. Each parcel is assigned one land-use designation, regardless of mixed or multiple uses.

³ The Roadmap condensed county-defined land-use designations into broader categories to make it easier to interpret the results. Residential parcels were removed from the Roadmap analysis and thus excluded from this land-use overlay. For more information on how land-use categories were condensed, and for full spatial analysis methodology, visit solarroadmap.org/research.

⁴ The Suffolk County Agriculture & Farmland Protection Plan (2015) was developed by the Suffolk County Department of Economic Development & Planning.

These results are not intended to imply that solar energy production should replace active farming. Rather, they are meant to highlight areas where solar and farming may be compatible. Recommendations for siting low-impact solar to complement existing farms can be found in the Long Island Solar Roadmap.

Table 2. Distribution of Low-Impact Sites Across Land-Use Types

Land Use	Rooftop Capacity (MW)	Parking Lot Capacity (MW)	Ground-Mounted Capacity (MW)	Total Capacity (MW)	Portion of Total
Agricultural	1	0.1	112	113	24%
Commercial & Industrial	8	7	63	78	17%
Institutional	8	7	7	22	5%
Recreational Lands & Open Space	5	2	135	142	30%
Transportation	0.3	0.4	2	2	0%
Other	2	1	110	113	24%

Land uses included in the “Other” category are utilities, vacant, waste management, and parcels that did not have an assigned land-use type.

Table 3. Potential Low-Impact Solar Installation Capacity on Agricultural Lands

Protection Status of Agricultural Lands	Ground-mounted (MW)	Parking Lot (MW)	Rooftop (MW)	Total Capacity (MW)
Protected ⁵	0	0.1	0.3	0.4
Unprotected	112	0	0.7	113
Total	112	0.1	1	113

Zoning of Low-Impact Sites

The Long Island Solar Roadmap overlaid zoning district boundaries provided by the Town of East Hampton on maps of low-impact sites to estimate the potential low-impact areas available within each zone. Note that zoning categories are different from land-use categories and that zoning districts have been generalized to make it easier to interpret the results. These sites are located in one of four district types: residential districts, land zoned for commercial use, parks and conservation, and other districts. These results are provided for reference only and do not exclude locations where solar development might be restricted by land-use policies.

⁵ Potential opportunities for ground-mounted solar installations on protected farmlands were excluded from the analysis.

Residential Districts

Most of the total siting potential (319 MW or 68% of the total) in the Town of East Hampton is in the residential district (Table 4), even though residential parcels (as defined by land-use categories) were removed from the mapping analysis. Some examples of non-residential properties located within a residential zoning district include golf courses, schools, and community services. These results suggest that having solar-friendly land-use policies that address mid- to large-scale installations in residential zoning districts could help unlock significant low-impact siting potential in the Town of East Hampton.



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Land Zoned for Commercial Use

About 14% of low-impact siting potential is located on land zoned for commercial use, areas where solar development is more likely to be allowed by local land-use policies.

Table 4. Potential Low-Impact Solar Installation Capacity in Each Zoning District

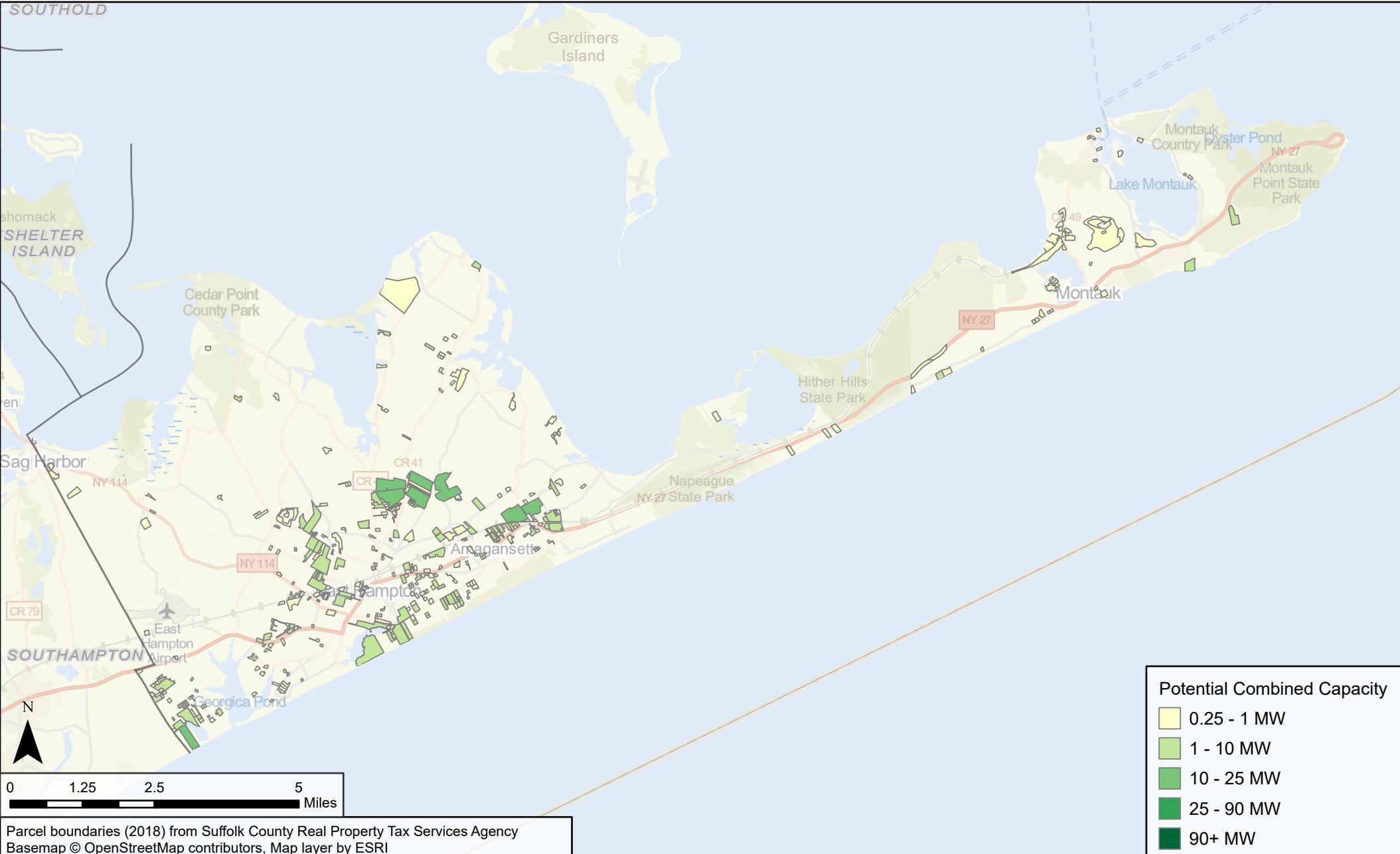
Zoning District	Installation Capacity (MW)	Portion of Total
Residential Districts	319	68%
Commercial Districts	67	14%
Parks and Conservation	2	< 1%
Other	82	17%

Long Island Solar Roadmap

The Long Island Solar Roadmap, a partnership between The Nature Conservancy and Defenders of Wildlife, aims to advance deployment of mid- to large-scale solar power on Long Island that minimizes environmental impacts, maximizes benefits to the region, and expands access to solar energy, including access by traditionally underserved communities. The Roadmap identified and mapped low-impact areas of opportunity for siting mid- to large-scale solar installations (250 kW DC and larger) on rooftops, parking lots, and other land already impacted by development. The analysis indicates that there is potential on Long Island to host enough solar capacity to power more than 4.8 million homes. The Roadmap includes strategies and actions for accelerating low-impact solar development.

To access the full report and interactive web map, visit solarroadmap.org.

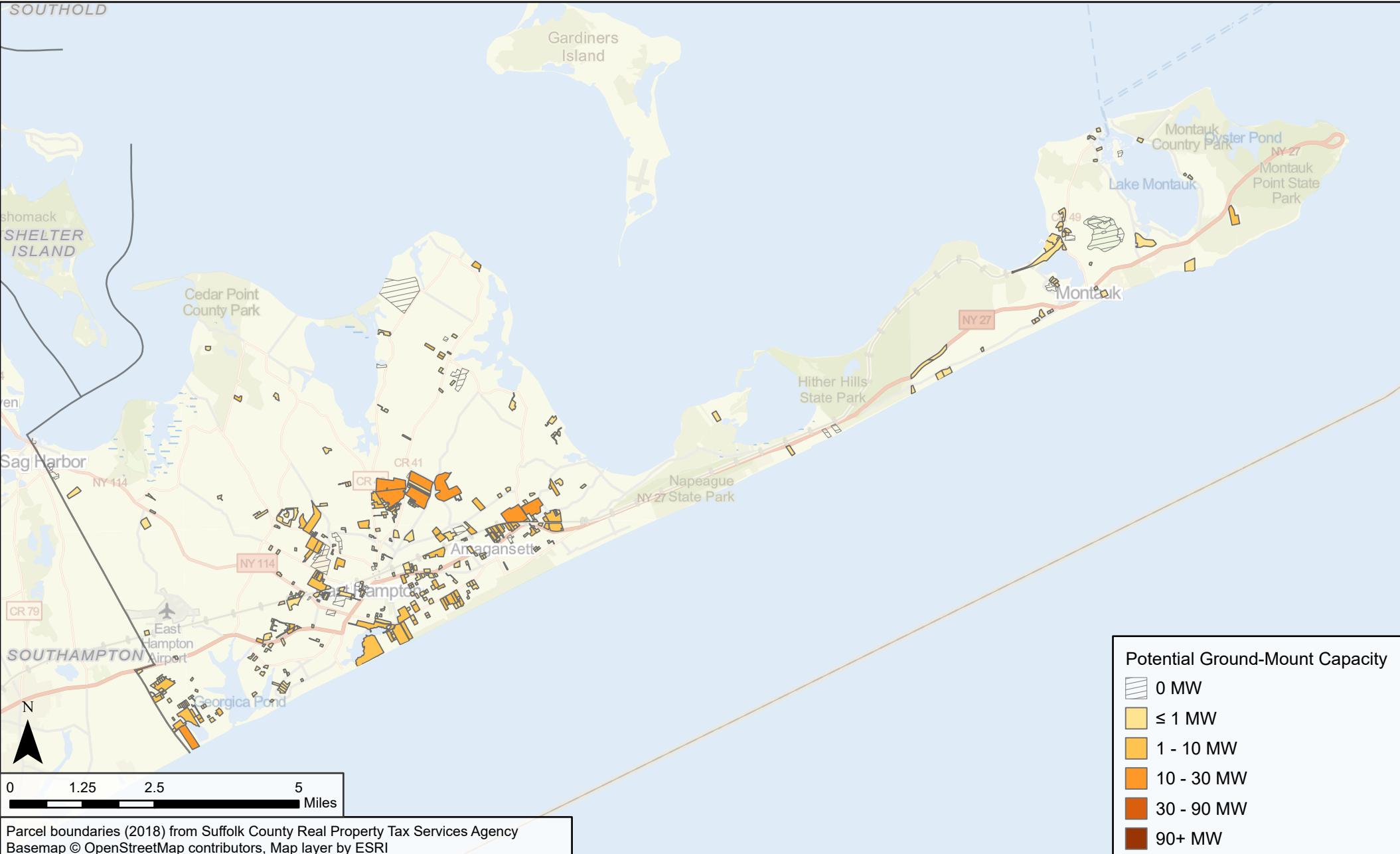
Town of East Hampton: Potential Combined Capacity



This map shows areas of opportunity for low-impact solar development in the Town of East Hampton identified as part of the Long Island Solar Roadmap. Parcels shown here could each host a total solar installation capacity of 250 kW or larger on rooftops, parking lots, and land areas previously impacted by human activities. Parcels are symbolized based on estimated installation capacity as shown in the legend. Some capacity ranges in the legend may not appear in this town. Solar development may not be suitable on all areas within a parcel.

This map illustrates low-impact siting potential only and do not take into account technical or policy constraints. These results are not intended to express where solar development should occur or to replace site-level evaluations. For more information about the Long Island Solar Roadmap, visit solarroadmap.org.

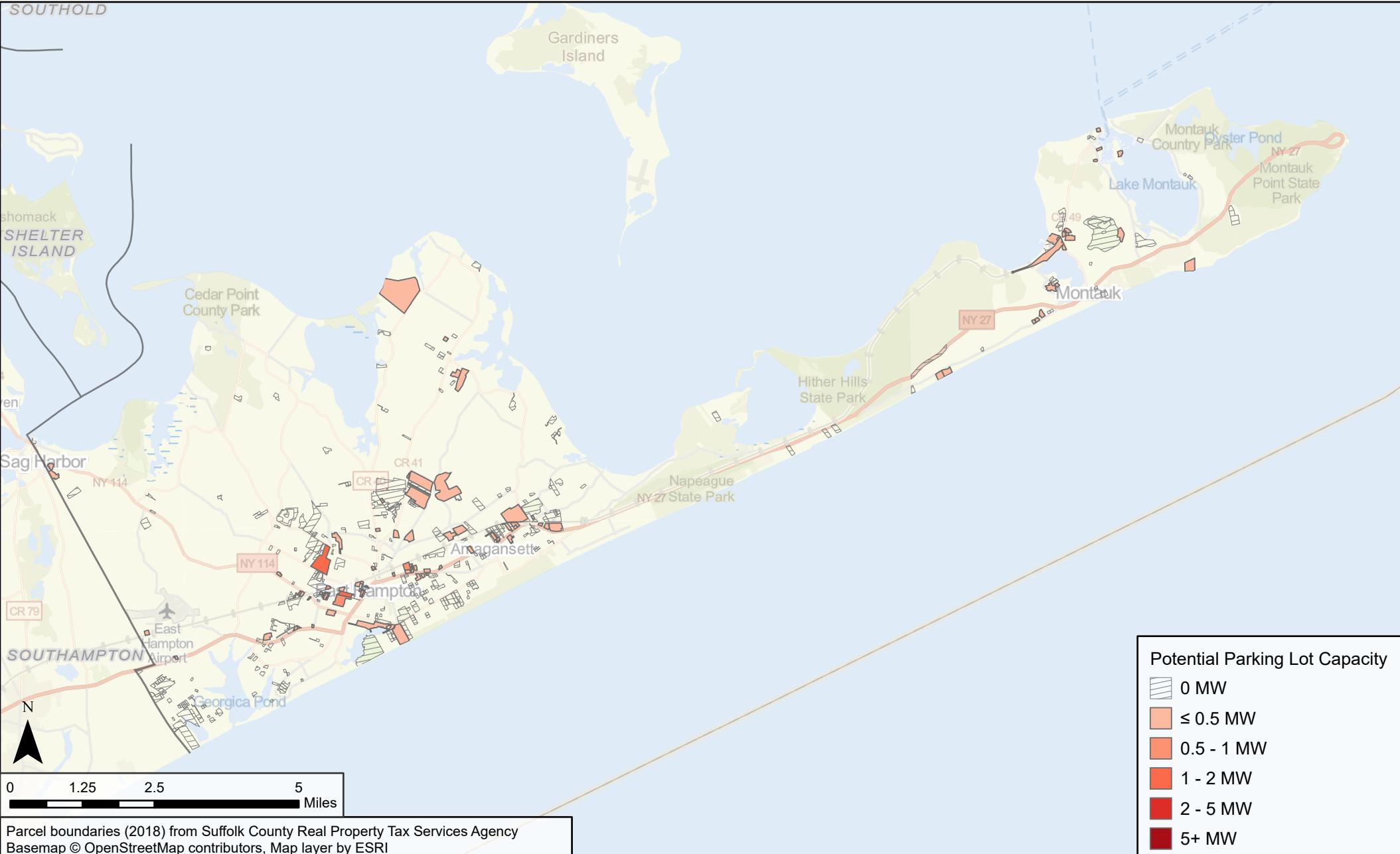
Town of East Hampton: Potential Ground-Mount Capacity



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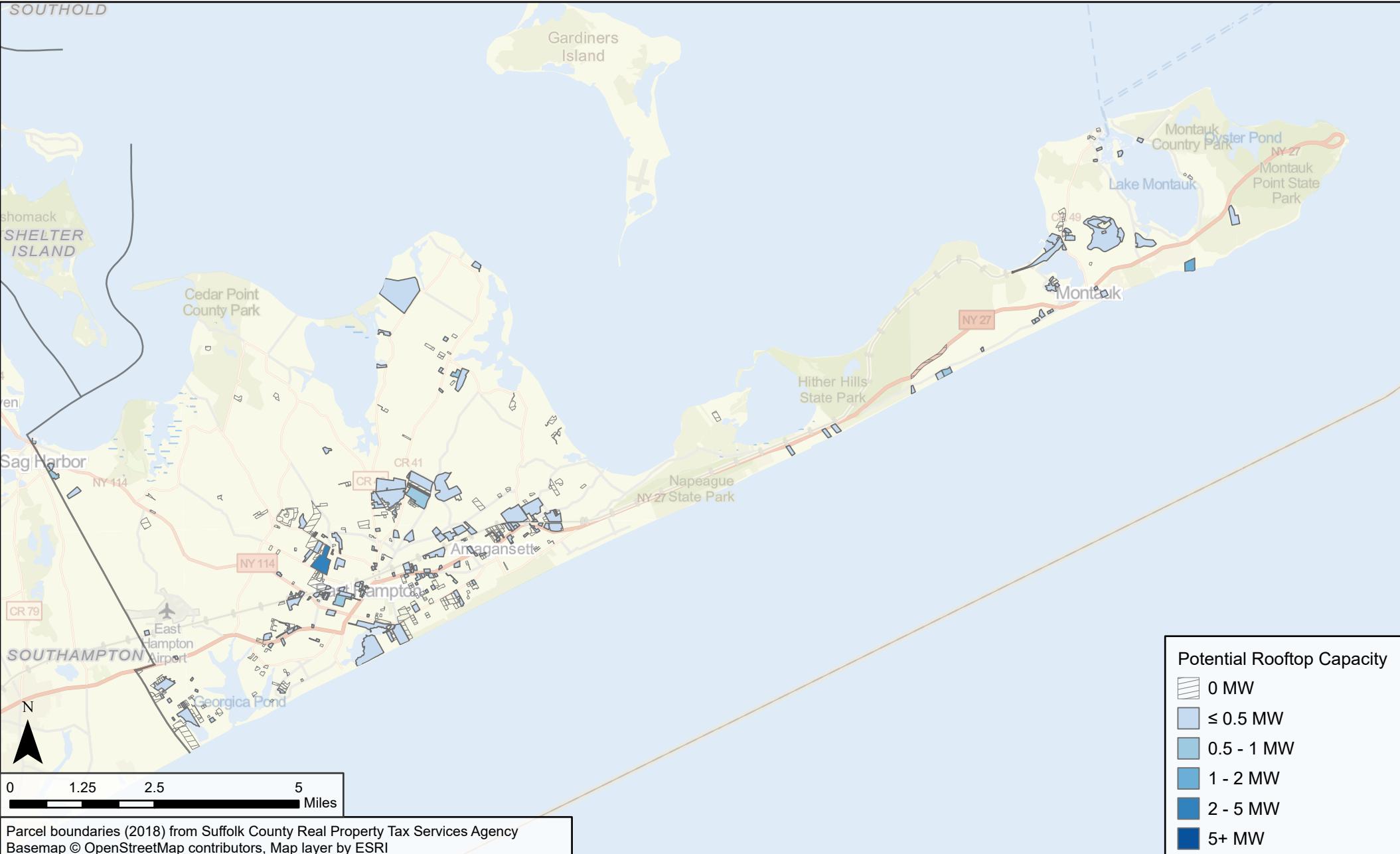
Town of East Hampton: Potential Parking Lot Capacity



This map shows areas of opportunity for low-impact solar development in the Town of East Hampton identified as part of the Long Island Solar Roadmap. Parcels shown here could each host a total solar installation capacity of 250 kW or larger on rooftops, parking lots, and land areas previously impacted by human activities. Parcels are symbolized based on estimated installation capacity as shown in the legend. Some capacity ranges in the legend may not appear in this town. Solar development may not be suitable on all areas within a parcel.

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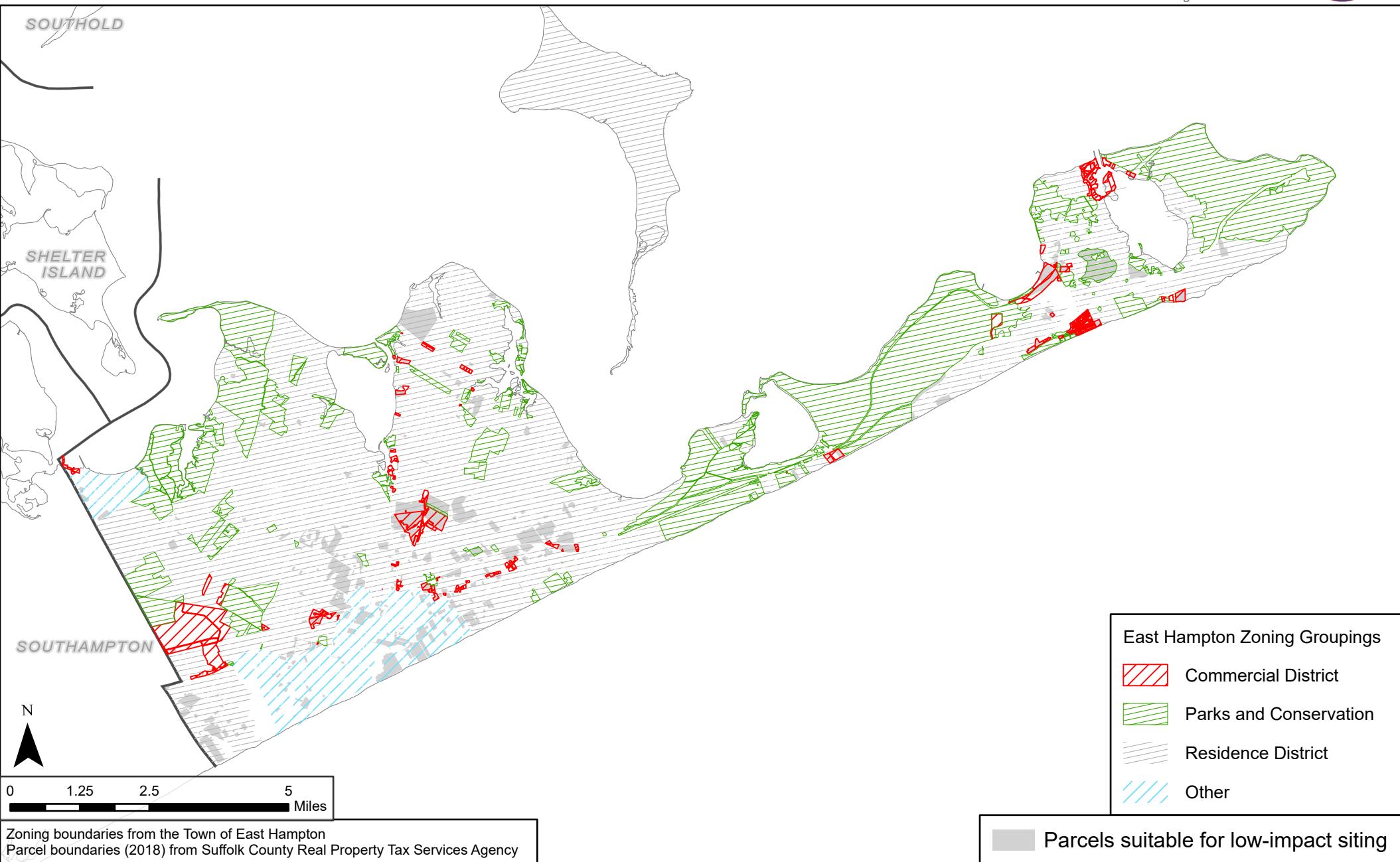
Town of East Hampton: Potential Rooftop Capacity



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Town of East Hampton: Zoning Overlay



This map shows areas of opportunity for low-impact solar development in the Town of East Hampton identified as part of the Long Island Solar Roadmap. Parcels shown here (in gray) could each host a total solar installation capacity of 250 kW or larger on rooftops, parking lots, and land areas previously impacted by human activities. Solar development may not be suitable on all areas within a parcel. Overlaid on the parcels are generalized zoning district boundaries for the town.

This map illustrates where low-impact siting potential is in relation to the town's zoning boundaries. These results are provided for reference only and do not represent where solar development may be restricted by land use policies. For more information about the Long Island Solar Roadmap, visit solarroadmap.org.