



TOWN OF OYSTER BAY

Opportunities for Low-Impact Solar Siting

The Town of Oyster Bay has the potential to host as much as 1,921 MW of solar capacity, enough to power more than 481,400 homes. The town is home to 8.9 square miles of low-impact sites, consisting of parking lots, rooftops, and areas previously altered or impacted by human activities (Table 1).¹ With 40% of the countywide total, Oyster Bay has the greatest potential for low-impact solar in Nassau County. Most of the potential in Oyster Bay is for ground-mounted installations (54% of the town total or 1,043 MW), with parking lot and rooftop installations similarly distributed (25% and 21%, or 474 MW and 404 MW, respectively). Oyster Bay has the greatest potential capacity for ground-mounted solar installations among all cities and towns in Nassau County.

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	4.7	1,043	54%
Parking lot	2.4	474	25%
Rooftop	1.8	404	21%
Total	8.9	1,921	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 Oyster Bay, county-described recreational lands, wild and conservation lands, and public parks offer the greatest potential for low-impact solar development (650 MW or 34% of the total), followed by commercial and industrial lands (594 MW or 31%) and lands used for community services and public services (436 MW or 23%) (Figure 1, Table 2). Most of the available potential on recreational lands, wild and conservation lands, and public parks is for ground-mounted installations on areas that have been previously impacted by human activities (594 MW). Significant areas for low-impact ground-mounted solar are also available on lands used for community services and public services (214 MW) and on vacant land (99 MW). Rooftops and parking lots represent most of the opportunity on commercial and industrial lands (241 MW on rooftops and 296 MW on parking lots).



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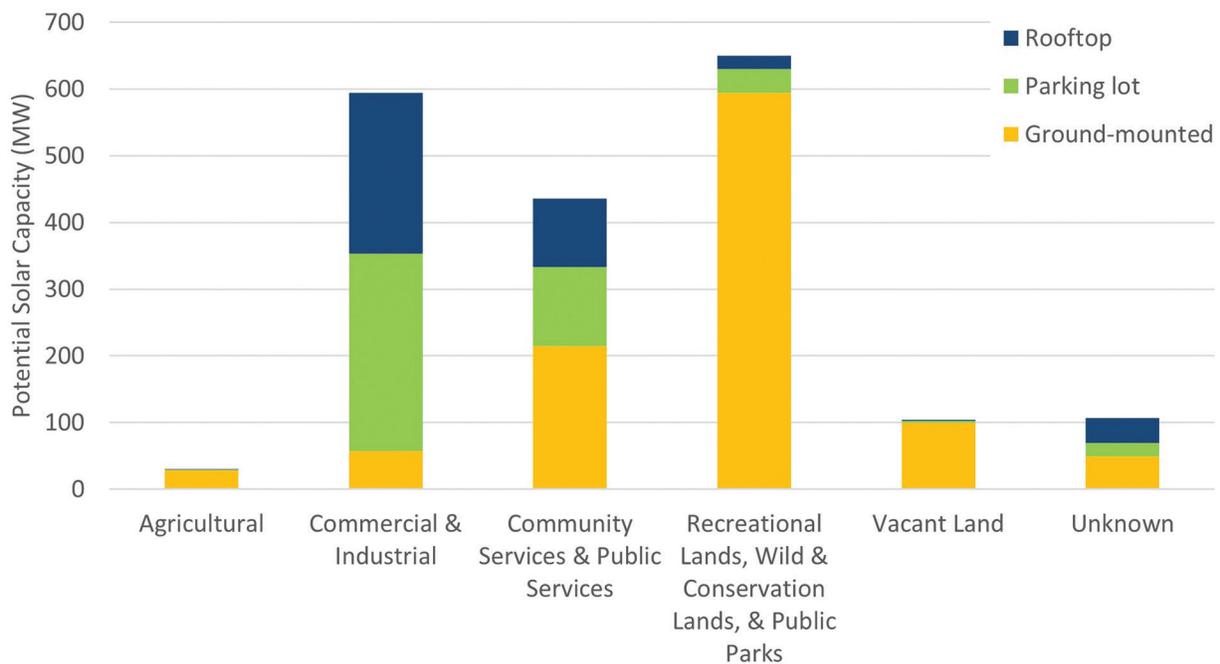


Figure 1. Potential installation capacity of low-impact ground-mounted, parking lot, and rooftop solar across land-use types in the Town of Oyster Bay. Parcels in the “Unknown” land-use category did not have an assigned land-use type.

² Nassau County parcels data (2018) from the Nassau County Department of Information Technology 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 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.

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	1	28	30	2%
Commercial & Industrial	241	296	57	594	31%
Community Services & Public Services	102	118	214	436	23%
Recreational Lands, Wild & Conservation Lands, & Public Parks	20	36	594	650	34%
Vacant Land	2	3	99	104	5%
Unknown	38	20	49	107	6%

Parcels in the “Unknown” land-use category did not have an assigned land-use type.

Zoning of Low-Impact Sites

The Long Island Solar Roadmap overlaid zoning district boundaries provided by the Town of Oyster Bay 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. Zoning data are available for 56% of low-impact sites in Oyster Bay. These sites are located in one of two district types: residential districts and land zoned for commercial and industrial uses. These results are provided for reference only and do not exclude locations where solar development might be restricted by land-use policies.

Residential Districts

About 24% (462 MW) of the combined potential installation capacity in Oyster Bay is in residential districts (Table 3), even though residential parcels (as defined by land-use categories) were removed from the mapping analysis. Some examples of non-residential properties located within residential districts include golf courses, multifamily rental complexes, 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 Oyster Bay.

Land Zoned for Commercial and Industrial Use

A combined 32% of low-impact siting potential is located on land zoned for commercial and industrial uses, areas where solar development is more likely to be allowed by local land-use policies.

Table 3. Potential Low-Impact Solar Installation Capacity in Each Zoning District

Zoning District	Installation Capacity (MW)	Portion of Total*
Residential District	462	24%
Light Industry	369	19%
Businesses and Office Buildings	249	13%
Recreation	5	< 1%
Waterfront	0	0%
Zoning data unavailable	836	44%

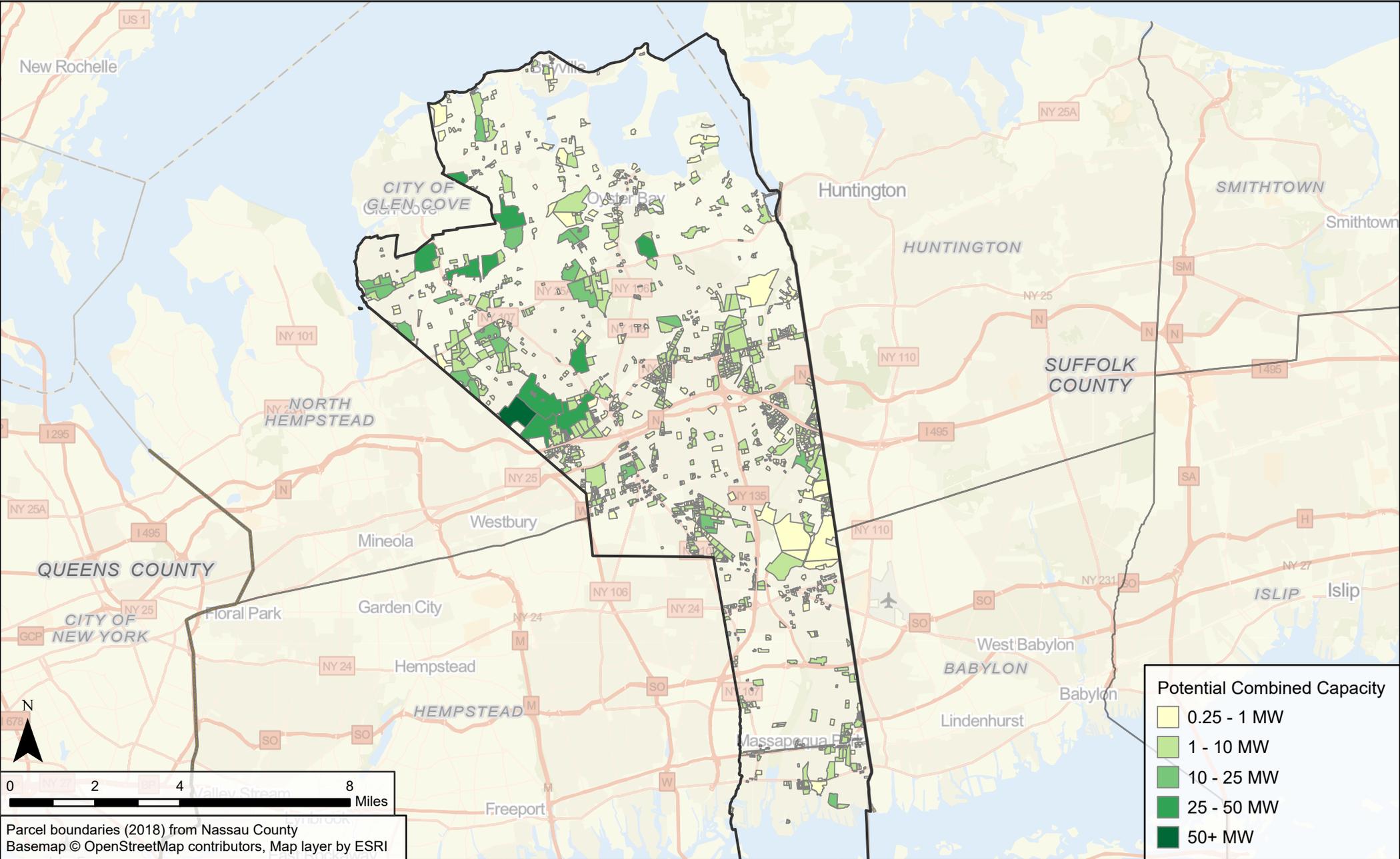
* Based on a total potential capacity of 1,921 MW for the Town of Oyster Bay

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.

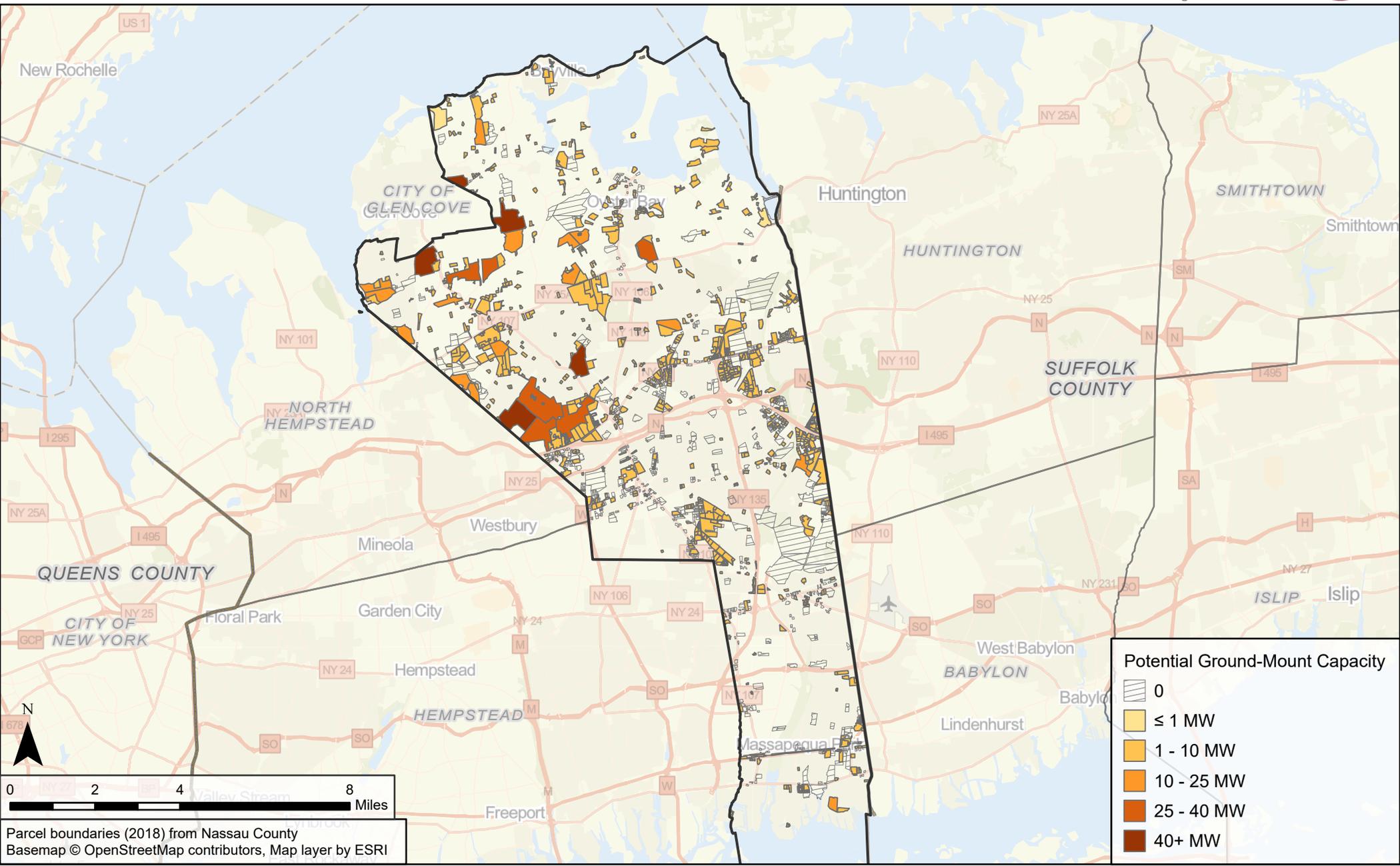
Town of Oyster Bay: Potential Combined Capacity



This map shows areas of opportunity for low-impact solar development in the Town of Oyster Bay 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.

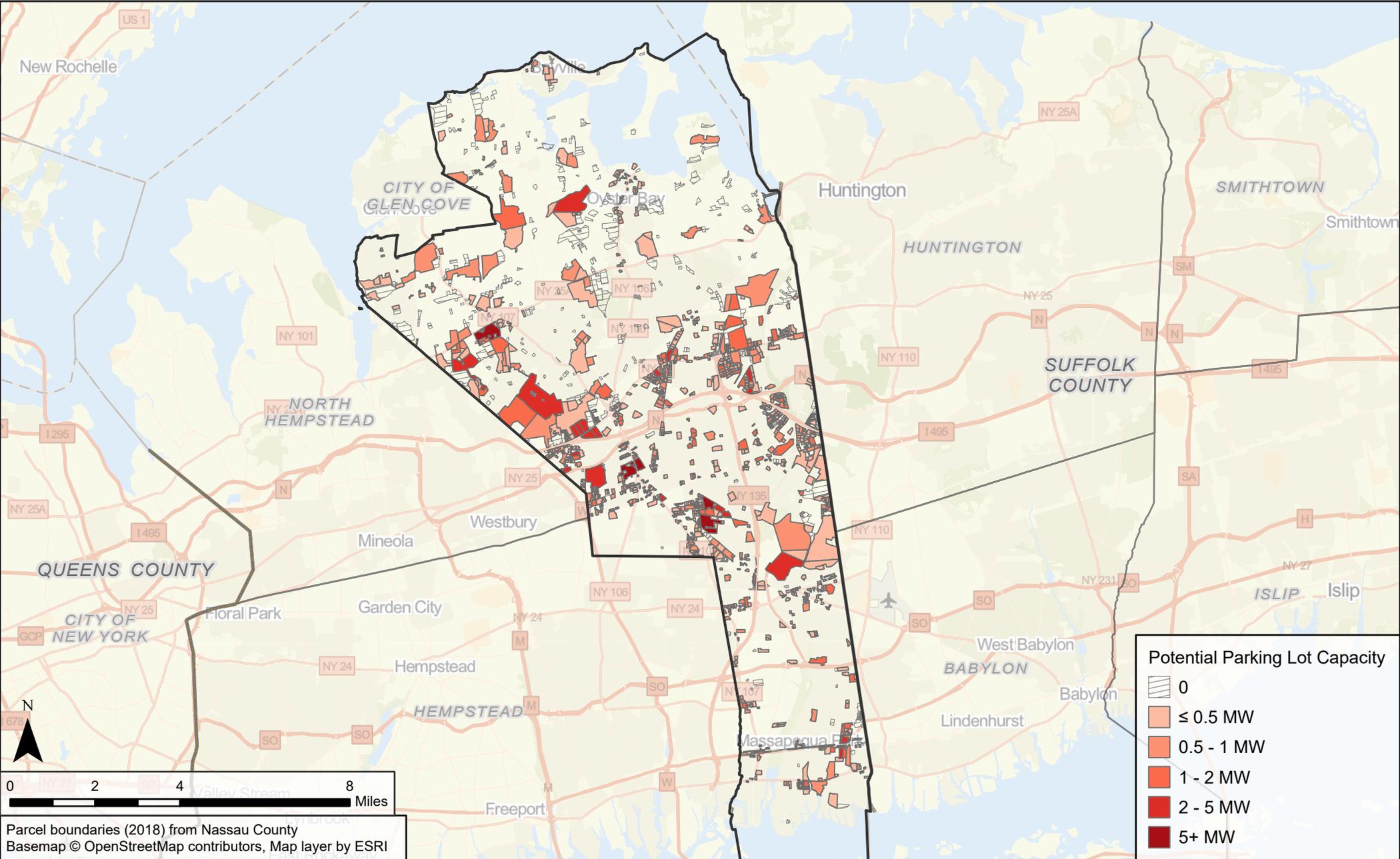
Town of Oyster Bay: Potential Ground-Mount Capacity



This map shows areas of opportunity for low-impact solar development in the Town of Oyster Bay 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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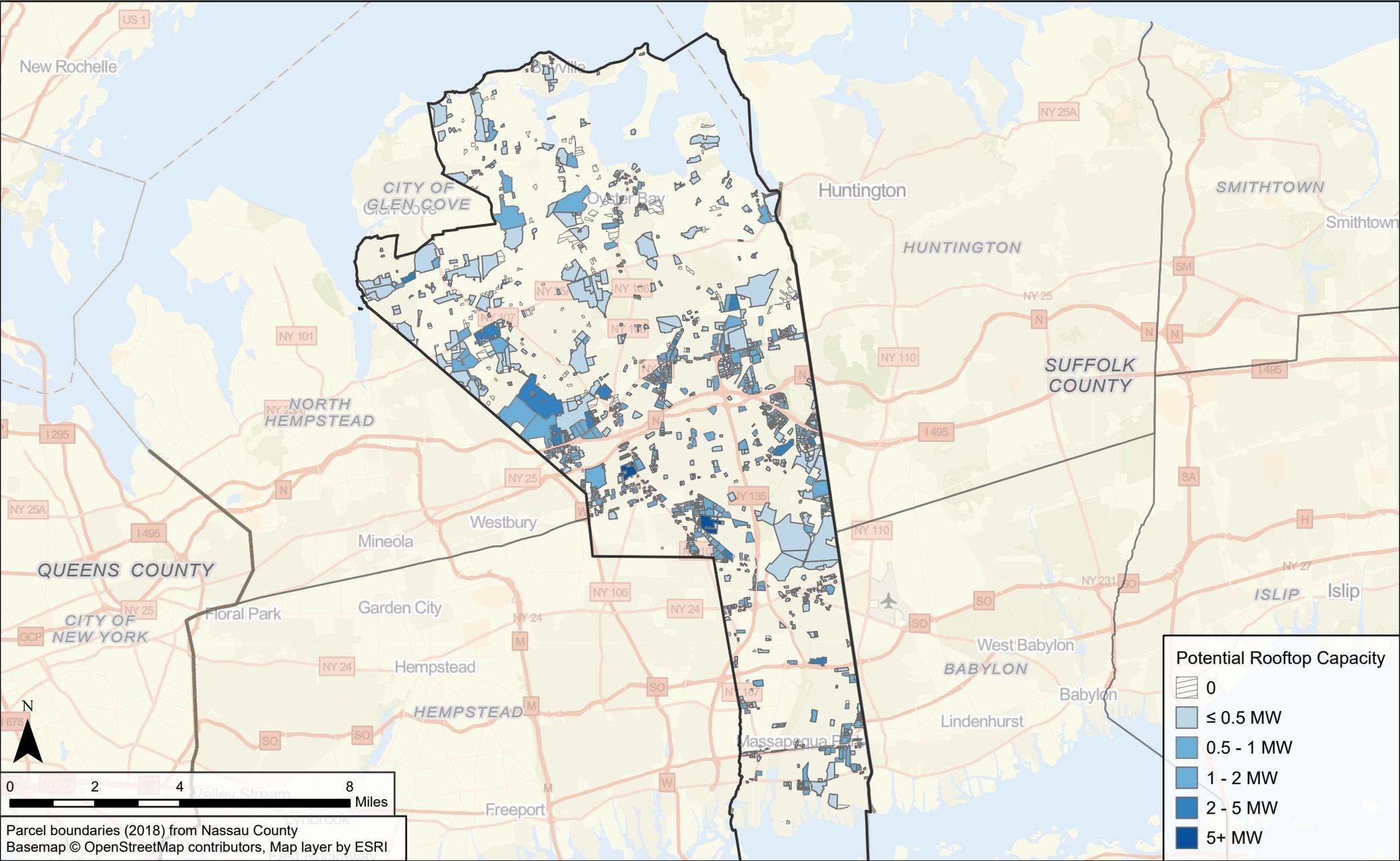
Town of Oyster Bay: Potential Parking Lot Capacity



This map shows areas of opportunity for low-impact solar development in the Town of Oyster Bay 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 Oyster Bay: Potential Rooftop Capacity



This map shows areas of opportunity for low-impact solar development in the Town of Oyster Bay 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.

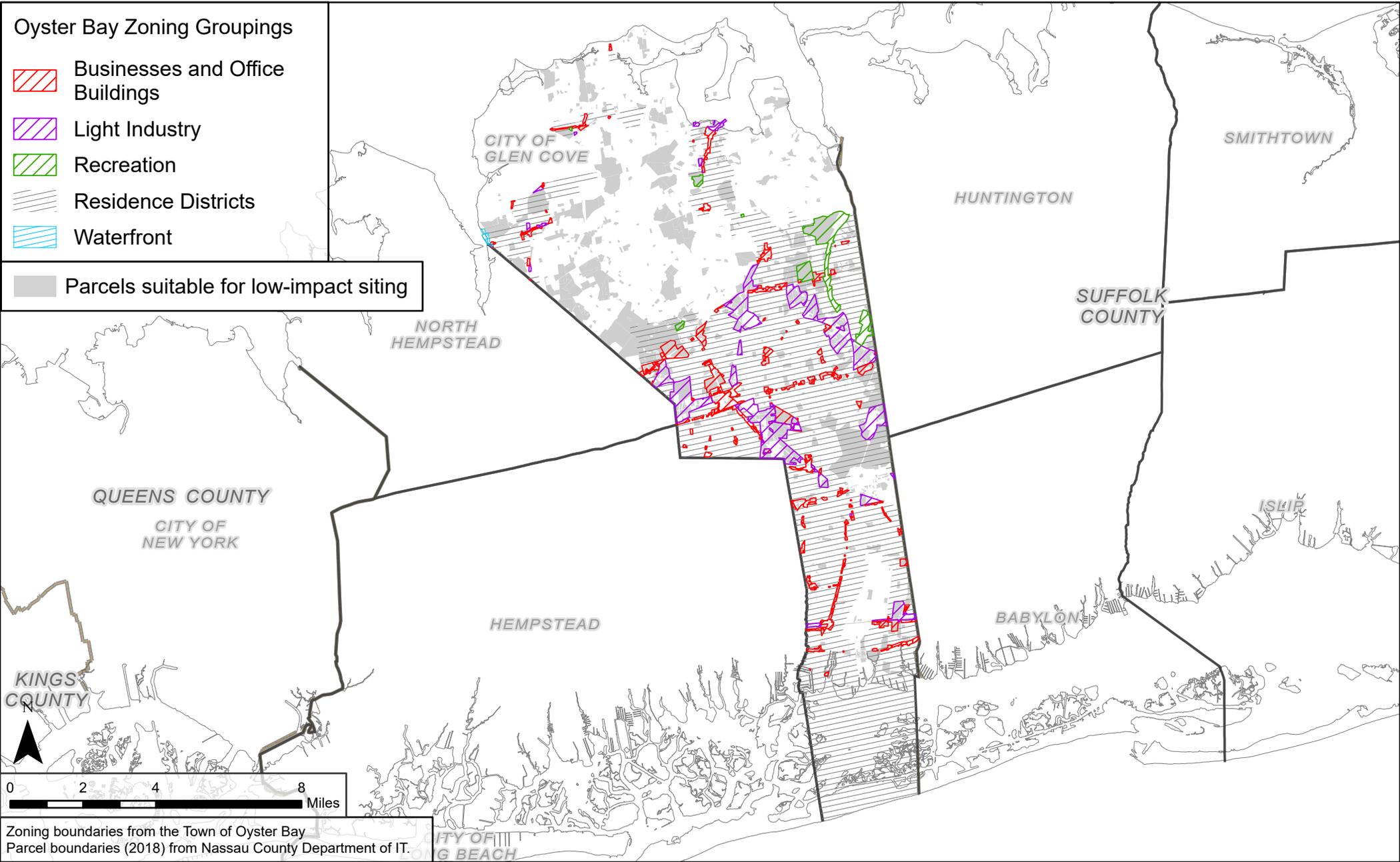
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Town of Oyster Bay: Zoning Overlay

Oyster Bay Zoning Groupings

-  Businesses and Office Buildings
-  Light Industry
-  Recreation
-  Residence Districts
-  Waterfront

 Parcels suitable for low-impact siting



Zoning boundaries from the Town of Oyster Bay
Parcel boundaries (2018) from Nassau County Department of IT.

This map shows areas of opportunity for low-impact solar development in the Town of Oyster Bay 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.