

Suffolk County Industrial Development Agency (SCIDA)

Commercial Rooftop Solar & Renewable Energy Toolbox



COUNTY OF SUFFOLK



OFFICE OF THE COUNTY EXECUTIVE

Edward P. Romaine
COUNTY EXECUTIVE

January 8, 2025

Dear Interested, Renewable Energy Project Consumers,

Renewable energy is very important to Suffolk County, Long Island's economy and its communities. The installation of renewable energy sources such as Commercial Rooftop Solar and Commercial Geothermal HVAC offer many benefits and advantages for businesses such as a 30% Federal Tax Credit, accelerated depreciation over 5 years, and no Suffolk Sales Tax on commercial solar equipment.

The Commercial Rooftop Solar and Renewable Energy Toolbox is an interactive and informational center for project clients interested in renewable energy solutions. This toolbox will provide valuable information and will give business owners the necessary tools needed for researching commercial solar rooftop installations as well as Commercial Geothermal HVAC.

We hope that you find this toolbox helpful, and we look forward to our continued partnership.

Sincerely,

Edward P. Romaine
Suffolk County Executive

EPR:ms

Commercial Rooftop Solar & Renewable Energy Toolbox

SCIDA is proud to provide this Toolbox to promote Commercial Rooftop Solar and Renewable Energy installations and advance Suffolk County Executive Edward P. Romaine's Solar-Up Suffolk program.

The Toolbox contains information for property owners and businesses to:

- Identify solar developers,
- Locate financial incentives,
- Provide contact information for utilities, and
- Access Town guidelines, where available.



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Developers

Solar – Commercial Rooftop contractors can be obtained via the NYSERDA link below.

NYSERDA – Utilize vendor, upon opening enter Suffolk County to retrieve a list of local Commercial Solar Contractors.

[Residential & Small Commercial Solar Contractors – NYSERDA](#)

NYSERDA – Solar & Affordable Housing Incentives

[Affordable Solar and Storage Predevelopment and Technical Assistance – NYSERDA](#)

Geothermal HVAC – Available Contractor

[GEOTHERMAL LONG ISLAND - HOME](#)

[Geothermal Energy - PSEG Long Island](#)

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Financial Incentives & Resources

Production Tax Credits (PTC) & Investment Tax Credits (ITC)

U.S. Government Production tax Credit (PTC Credits) –

<https://www.energy.gov/eere/solar/federal-solar-tax-credits-businesses>

U.S. Government Investment Tax Credit (ITC Credits) –

- a. Domestic Content Bonus
- b. Energy Community Bonus
- c. Low-Income Community Bonus

<https://www.energy.gov/eere/solar/federal-solar-tax-credits-businesses>

New York State

<https://www.nyserda.ny.gov/All-Programs/Commercial-Property-Assessed-Clean-Energy-PACE-Financing-Resources>

[Energy Improvement Corporation - https://www.eicpace.org/](https://www.eicpace.org/)

PSEG LI, Battery Storage Incentives

[Battery Storage Rewards Program - PSEG Long Island](#)

USDA Rural Energy for America Program

Many, but not all, Suffolk County farms and small businesses from Long Island Expressway (LIE) Exit 68 East may be eligible for this funding

[Rural Energy For America Program \(REAP\) | Rural Development](#)

Suffolk County

No Sales Tax on Commercial Solar equipment

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Industry Resources

*Cornell Cooperative Extension –
Resource Center*

[Cornell Cooperative Extension | Solar
Energy](#)

*PSEG LI – Resources for
Developers*

[Community Solar - For Developers -
PSEG Long Island](#)

Solar Roadmap –

[Long Island Solar Roadmap – A
collaborative approach to finding
low-conflict sites for solar energy](#)

*Everybody Solar – Help
Nonprofits Obtain Solar*
[Nonprofit Solar Installation |
Everybody Solar](#)

PSEG Long Island

Installing Commercial
Rooftop Solar can be
challenging. Reach out to the
Implementation and
Renewable team with
questions and expert advise.

Bob Boerner

Manager, Program
Implementation & Renewable
Programs

Robert.Boerner@pseg.com



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Town Guidelines

Town	What does the Town Code say?	Additional Information
Brookhaven	- Allows for solar collections systems to be permitted as an accessory use on roof and/or ground mounted in all commercial, J Business, J Business 2, J Business 4, J Business 5, J Business 6, L Industrial 1, L Industrial 2, MF, PRC, PRCHC and NH-H Districts. - Includes incentives where the Zoning Board of Appeals can increase the FAR or can grant a relaxation in parking as outlined below: - Solar collection systems as an accessory use in commercial and industrial zones may increase the maximum permitted FAR by 20% by the Board of Appeals. - Solar collection system as an accessory use in commercial and industrial zones may reduce minimum required off- and on-street parking requirements by a maximum of 20%, provided that the applicant can demonstrate that adequate and safe parking will still be provided and that the site is a minimum of three acres. - In the Land Development section of the Code, it states that: - All buildings shall be oriented for rooftop solar energy installation to provide the best opportunities for photovoltaic energy production and passive solar.	Renewable Energy Systems Land Development Standards

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Town Guidelines

Town	What does the Town Code say?	Additional Information
Huntington	• All building permit applications for installation of solar energy panels on residential and non-residential buildings should be expedited. • The Building Department Fee for Solar Panels on Commercial Building is specified. For non-residential uses the solar panel installation fee is \$250.	SOLAR ENERGY SYSTEM FAST TRACK PERMIT PROCESS Building Permits
Riverhead	The Building Department Fee for Solar Panels which qualify for a tax credit or tax rebate on Commercial Building is specified. For non-residential uses the solar panel installation fee is \$150.	Administration and Enforcement of Uniform Code
Smithtown	• The installation of solar panels is not subject to Site Plan approval provided the installation complies with other building related requirements identified in Town Code Section 322-78B. • The Building Department Fee for Solar Panels on Commercial Buildings is specified. The Fee for roof-mounted solar panels is: \$13 per panel, not to exceed \$2,100	Site Plan Review
Southampton	• Roof mounted solar energy systems permitted in all Town zoning districts when the primary purpose is for producing electricity for on-site consumption. • In the Riverside Overlay District, under building height restricts there is an exception that allows solar collectors to extend above the maximum height restrictions.	Supplemental Use and Dimensional Regulations
Babylon Islip East Hampton Shelter Island Southold	• Town Codes include solar permitting regulations for residential homes. • Town Codes do not include specific language relating to industrial or commercial rooftop solar installation.	

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