



Solar Spotlight

Ley Creek Land Salina, NY



Acreage: 20.6

Zoning: I-1, Industrial. This property is suitable for solar development. Ground-mounted solar systems are not an identified use in Salina's zoning ordinance. However, the Planning & Development Department has stated in 2022 that it would encourage such a use at this Property. Refer to the Town's zoning ordinance for more detail.

Property Description: Ley Creek flows through a highly urbanized and commercial area in the Town of Salina, just north of the City of Syracuse. The narrow, mostly vacant property is wedged by Interstate 90 (New York State Thruway) and Factory Avenue and is zoned for industrial use. The property formerly was owned by GM but was never developed.

Marketing Brochure:
<https://bit.ly/SalinaMktgBrochure>

Electric Provider:
<https://ngrid.com/3xQ9ISu>

Potential Customers/Partners: The Salina Industrial Powerpark, a multi-tenant industrial park, is immediately adjacent to the Property.

The industrial park was formerly the GM Inland Fisher Guide manufacturing facility. The property is in a generally industrialized area, and New York State has incentives available to help achieve the state's renewable energy goals.

New York Solar at a Glance: Clean Energy Standard goal of 70% of electricity coming from renewable energy by 2030. As of April 2022, projects that would produce more than 60% of the state's electricity were under contract or in development.

Incentives for Industrial/Commercial Consumers, Developers:

- Commercial and industrial state sales tax exemption: 100%
- Megawatt Block Incentive provides \$0.20 to \$0.50 per watt rebate for commercial and residential solar panel systems
- Incentives vary throughout the state. Most areas are eligible for a 15-year state tax exemption on renewable energy systems.
- New York solar tax credit of the lesser of \$5,000 or 25% of total solar energy expenses.

Net Metering & Interconnection Policies:

High system capacity limit of 2 MW for non-residential systems.

Additional Resources:

NYS DEC: <https://www.dec.ny.gov/60.html>

New York State Energy Research & Development Authority: bit.ly/nyserda

Public Service Commission RPS:
bit.ly/pscrps