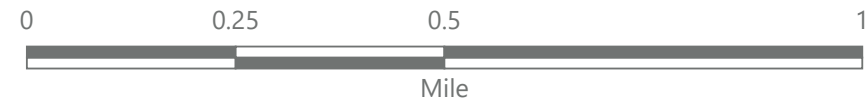
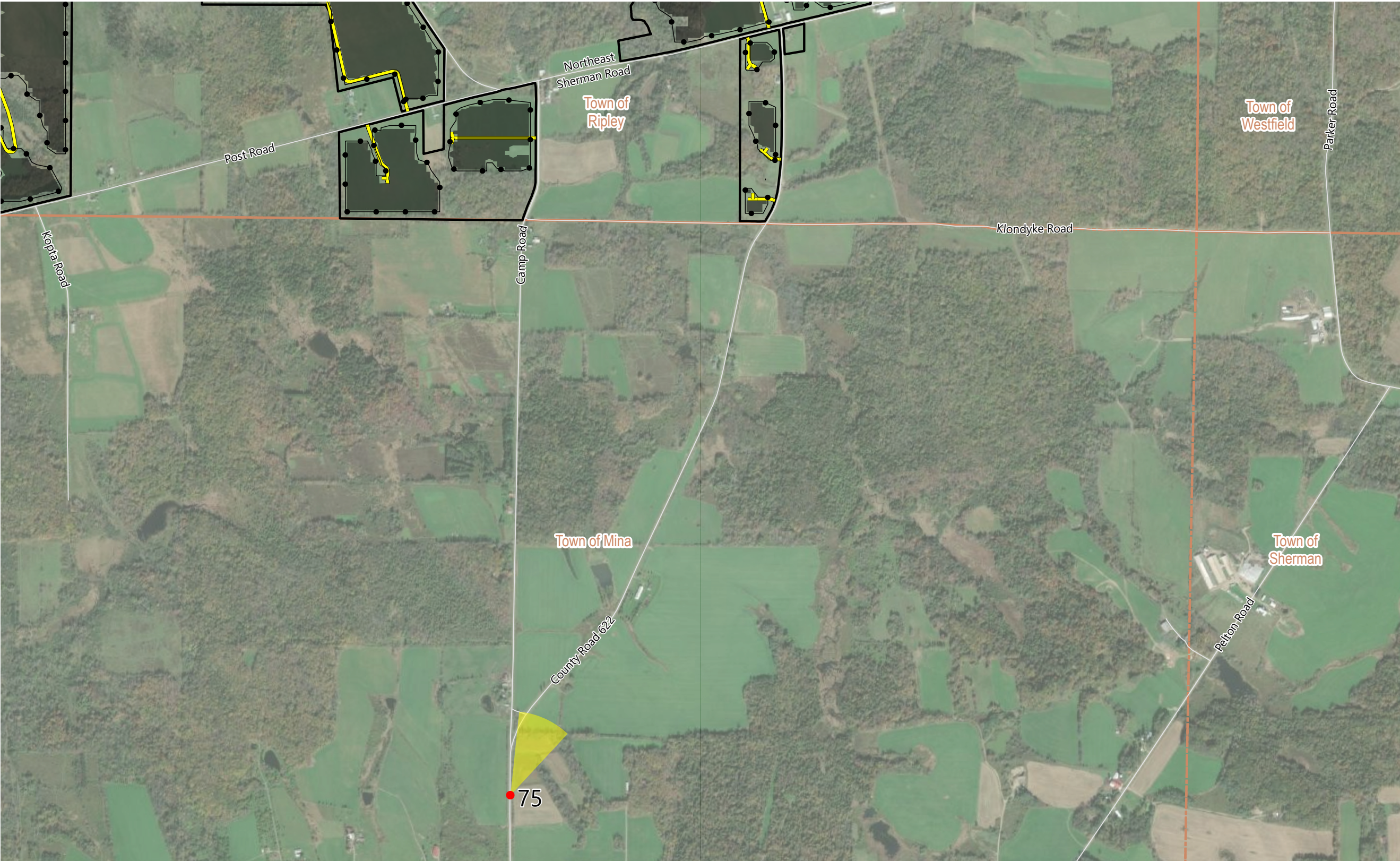


South Ripley Solar Project

Town of Ripley, Chautauqua County, New York

Viewpoint 75 | Camp Rd.
Viewpoint Location Map

DRAFT



- Selected Viewpoint Location
- Fenceline
- PV Panel Area
- Facility Site
- Access Road
- Cone of View
- Substation



South Ripley Solar Project

Town of Ripley, Chautauqua
County, New York

**Viewpoint 75 | Camp Rd.
Existing Conditions**

DRAFT



South Ripley Solar Project

Town of Ripley, Chautauqua
County, New York

Viewpoint 75 | Camp Rd.
Visual Simulation

DRAFT



5. Virtual Open House Slide Deck (1-28-2021)

South Ripley Solar Project Public Information Meeting

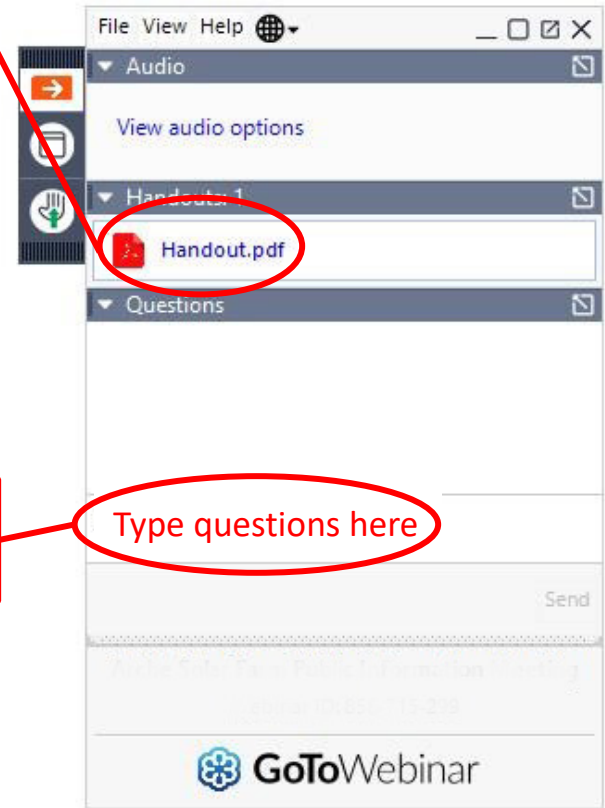


Connecting Power, Projects, and People

Welcome!

Technological Housekeeping

- Technical assistance handout available in GoToWebinar access panel. If at any time you require IT support, please contact GoToWebinar:
 - URL: <https://support.goto.com/webinar?labelid=4a17cd95>
 - Chat Support: <https://support.goto.com/webinar#856-299>
 - Toll Free Phone: +1(833) 851-8340
- Presentation will be approximately 45 minutes with an additional 45-minute question and answer session at the end of the presentation.
- To post a question for the Q&A session, utilize the “Questions” section in your GoToWebinar panel at any time.
- If you’re unable to post a question using the GoToWebinar panel, please send questions to etauzer@edrdpc.com.
- Watch video recording of virtual presentation on project website and let us know of any additional questions.
- Contact information is on the bottom right of the screen throughout the presentation.



Introductions

Presenters:



Isaac Phillips

Project Developer
CONNECTGEN



James Muscato

Attorney
YOUNG SOMMER



Benjamin Brazell

*Principal, Environmental
Services*
EDR



Matthew Robinson

Project Manager, Visual
EDR



Ken Kaliski

Senior Director, Noise
RSG

Other Team Members and Experts Available:

Caton Fenz, **CEO, ConnectGen**

John Kuba, **Environmental Director, ConnectGen**

William Whipps, **Environmental Project Manager, EDR**

Nick Warner, **Founding Principal, Safety, ESRG**

Erin Szalkowski, **Principal, PR, Innovant**

Erica Tauzer, **Project Manager, Planning, EDR**

Sarah Kirsch, **Moderator, EDR**

Purpose

The purpose of today's virtual public information meeting:

- Provide an update on the work that has been completed on the project.
- Distribute information and guidance on the New York State permitting process.
- Ensure that the community is informed about next steps in project development and how you can get involved in the permitting process.
- Satisfy public engagement requirements of the 94-c permitting process.

Given the current COVID crisis, ConnectGen is not able to hold an in-person public open house for the safety of our team and the local community. This presentation will be recorded and posted on the materials section of the project website, www.southripleysolar.com/materials, and a transcript of Questions and Answers will also be documented and posted.

Presentation Agenda

- About ConnectGen
- Project Overview
- Project Benefits
- Public Engagement To-date
- New York State Regulatory Overview
 - Article 10
 - 94-c
 - Intervenor Funding
- Technical Topics
- Question and Answer Section

About ConnectGen



Founded in 2018, ConnectGen is an independent renewable energy company focused on the development of high-quality wind, solar, and energy storage projects across North America.

Based in Houston, Texas, our experienced team has developed, built, and operated thousands of megawatts of renewable energy projects.



ConnectGen is a subsidiary of 547 Energy, Quantum Energy Partners' clean energy platform company.



Founded in 1998, Quantum Energy Partners is a leading provider of private equity capital to the global energy industry, having managed together with its affiliates more than \$15 billion in equity commitments since inception.

Project Overview



South Ripley
SOLAR PROJECT

Project Owner:
ConnectGen Chautauqua
County LLC

Host Community:
South Ripley, within the
Ripley town boundaries

Renewable Resource:
Solar energy

Projected Capacity:
Up to 270 MWac

New York Homes Powered:
Over 60,000

Projected Project Footprint:
Up to approximately 1,500
acres

Projected Completion Date:
End of 2023

Point of Interconnection:
National Grid South Ripley
230 kV substation

Energy Storage:
20 MWac battery energy
storage component

Project Benefits

DIRECT BENEFITS



Up to **\$30 million dollars in payments to local landowners** in the form of solar leases, easement agreements, and good neighbor agreements through the life of the Project.



Over **\$16 million** in increased property tax revenue over the life of the project to the Town of Ripley and Chautauqua County, comprising over 40% of the Town of Ripley's annual property tax revenue.



Over **\$5 million** in increased revenue to the Sherman and Ripley school districts during the life of the Project.



Up to **220 jobs** anticipated during the peak of construction.

INDIRECT BENEFITS



Revenue to local shops, hotels, restaurants, service and construction material suppliers during construction and operation.



Partnerships with local community groups, local sponsorships, and donations.

Public Engagement to Date

ConnectGen has worked since late 2018 to introduce the Project to the local Ripley community and solicit feedback from interested parties.

- Attended nearly every Town of Ripley Board meeting since **March 5, 2019**
- Landowner meetings held on **April 4, 2019** and **August 15, 2019**
- Project benefit ads in the Dunkirk Observer and Jamestown Post Journal on **August 15, 18, and 22, 2019**
- Project website launched **October 2019**
- Public Involvement Plan (PIP) filed **October 2019**
- Public open houses held on **December 4, 2019**. Meeting notices ran in the local papers two weeks prior to the event and notification letters were mailed to the Stakeholder Notification List
- Project newsletter mailed to each person on the Stakeholder Notification List in **April 2020**; 50 additional copies mailed to the Ripley Town Hall
- Notices of Preliminary Scoping Statement (PSS) filing ran in the local papers **May 14-16, 2020**
- Notices of PSS filing mailed to each person on the Stakeholder Notification List on **May 14, 2020**
- PSS informational packet mailed to the Stakeholder Notification List in **June 2020**
- PSS Public comment and response period completed in **June 2020**
- A project Facebook page was created in **November 2020** to provide project updates and share information

Regulatory Overview: Existing Article 10 Process

- The New York State Article 10 process governs the development of all large-scale energy generating facilities larger than 25 MWs.
- Article 10 Regulations require a comprehensive review of potential project environmental and health impacts, with a focus on sensitive resources including wetlands, nearby residences, sensitive species, agricultural resources, and others.
- Decisions are made by the Board on Electric Generation Siting and the Environment (Siting Board).
- Includes a pre-application phase with a Public Involvement Program Plan (PIP) and Preliminary Scoping Statement (PSS).
 - ConnectGen filed a final PIP in October 2019.
 - ConnectGen filed a final PSS in May 2020.
 - ConnectGen completed the PSS public comment period in June 2020.
- The final Article 10 Application outlines all of the environmental and technical studies and surveys completed for a project and includes a project design that avoids or minimized potential impacts to the local community.

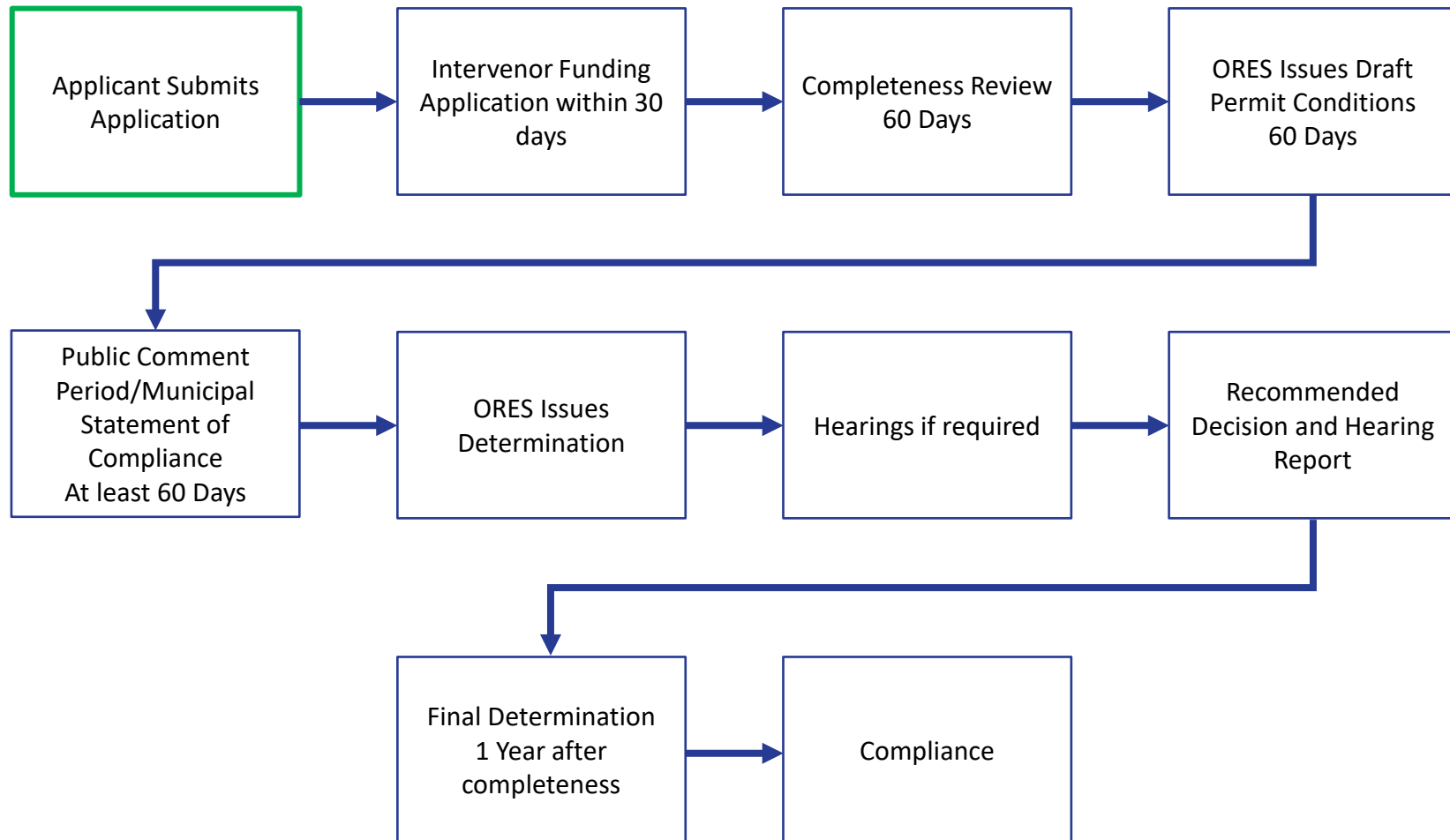
Regulatory Overview: New “Section 94-c” Siting Process

- In 2020, New York State introduced a new permitting process for large scale renewable energy projects, the “Section 94-c” process.
- Final Application is substantively similar to the Article 10 requirements, with many of the same surveys and studies required under both processes.
- Review and decision will be made by the Office of Renewable Energy Siting (ORES) within the Department of State – draft Regulations and Uniform Standards and Conditions (USC) were issued by ORES on September 16, 2020, with a public comment period through December 6, and are anticipated to be final before April 2021.
- Provides for election to transition into process for existing Article 10 Projects.
- Requires pre-application consultations with state agencies, host municipalities, and meetings with community members.
- Uniform Standards and Conditions (“USCs”) outline design requirements for large scale projects to standardize design expectations regarding setbacks and potentially sensitive resources. Site specific requirements will also augment the USCs.
- Projects must be designed to avoid or minimize, to the maximum extent practicable, potentially significant adverse environmental impacts.

New “Section 94-c” Siting Process (continued)

- ORES must make finding that the project, along with uniform and site-specific conditions, would comply with applicable laws and regulations.
- Only projects with “substantive and significant” issues require evidentiary hearings and briefing.
- Similar to Article 10, ORES can elect not to apply a local law that is unreasonably burdensome in view of CLCPA targets and environmental benefits of the project.
- Requires municipalities to submit a statement of compliance with local laws at least 60 days after issuance of the draft permit.
- Local community intervenors and host towns are able to seek intervenor funds (\$1,000/MW).
- 75% of funds reserved for municipalities.
- Must apply for funds within 30 days of application filing.
- Requires host community benefit.

Section 94-c Schedule Overview



Intervenor Funds

What is Intervenor Funding:

Intervenor funding is money that Applicants such as ConnectGen make available to qualified, locally affected parties and municipalities to offset certain expenses they incur in participating in the state permitting process. These funds were created to encourage early and effective public involvement in project development and permitting.

Article 10 PSS Intervenor Fund:

- In May 2020, ConnectGen made \$94,500.00 (\$350/MW) accessible for local community intervenors and the host town for the review of the project's PSS filing.
- The Town of Ripley and the Ripley Fire Department requested and were granted intervenor funds to assist with their review of project documents.

94-c Application Intervenor Fund:

- Upon the filing of a 94-c Application, ConnectGen will post an intervenor fund (\$1,000/MW) which can be sought by local community intervenors and host towns. 75% of funds are reserved for municipalities.
- Must apply for funds within 30 days of Application filing:

Applications for Intervenor Funds to:

19 NYCRR 900-5

New York State Office of Renewable Energy Siting

Attention: Request for Local Agency Account Funding

99 Washington Avenue

Albany, New York 12231-0001

Local Zoning Regulations

The Town of Ripley's existing zoning regulations provide guidance for solar energy development and construction. These regulations are currently under review by the Town Planning Board and regulations governing energy storage are also being considered.

Applicable Zoning Laws

Section 505: Visibility at Intersections

- Height limitations for vegetation hedges within 50 ft. from intersections.

Section 507: Topsoil Excavation

- Management of runoff to neighboring property and topsoil replenishment if necessary.

Section 610: Signs

- Requirements for new signage.

Section 618: Off-Street Parking

- Off-street access and size requirements.

Section 620: Solar and Wind Systems

- Property line setbacks for adjoining properties, zoning district allowances, operations and maintenance plan, decommissioning plan, height and setback requirements, lot size requirements, lot coverage requirements, and fencing requirements.

Compliance with Local Laws

ConnectGen is designing the project to comply with all existing zoning regulations and will continue to evaluate applicable laws if and when the Town updates specific standards for solar and energy storage.

Technical Topics: 94-c Siting Application

All Section 94-c Application Exhibits

- | | | |
|--|---|---|
| 1. General Requirements | 10. Geology, Seismology and Soils | 18. Socioeconomic Effects |
| 2. Overview and Public Involvement | 11. Terrestrial Ecology | 19. Environmental Justice |
| 3. Location of Facilities and Surrounding Land Use | 12. NYS Threatened or Endangered Species | 20. Effect on Communications |
| 4. Real Property | 13. Water Resources and Aquatic Ecology | 21. Electric System Effects and Interconnection |
| 5. Design Drawings | 14. Wetlands | 22. Electric and Magnetic Fields |
| 6. Public Health, Safety and Security | 15. Agricultural Resources | 23. Site Restoration and Decommissioning |
| 7. Noise and Vibration | 16. Effect on Transportation | 24. Local Laws and Ordinances |
| 8. Visual Impacts | 17. Consistency with Energy Planning Objectives | 25. Other Permits and Approvals |
| 9. Cultural Resources | | |

Overview of Technical Topics for Discussion

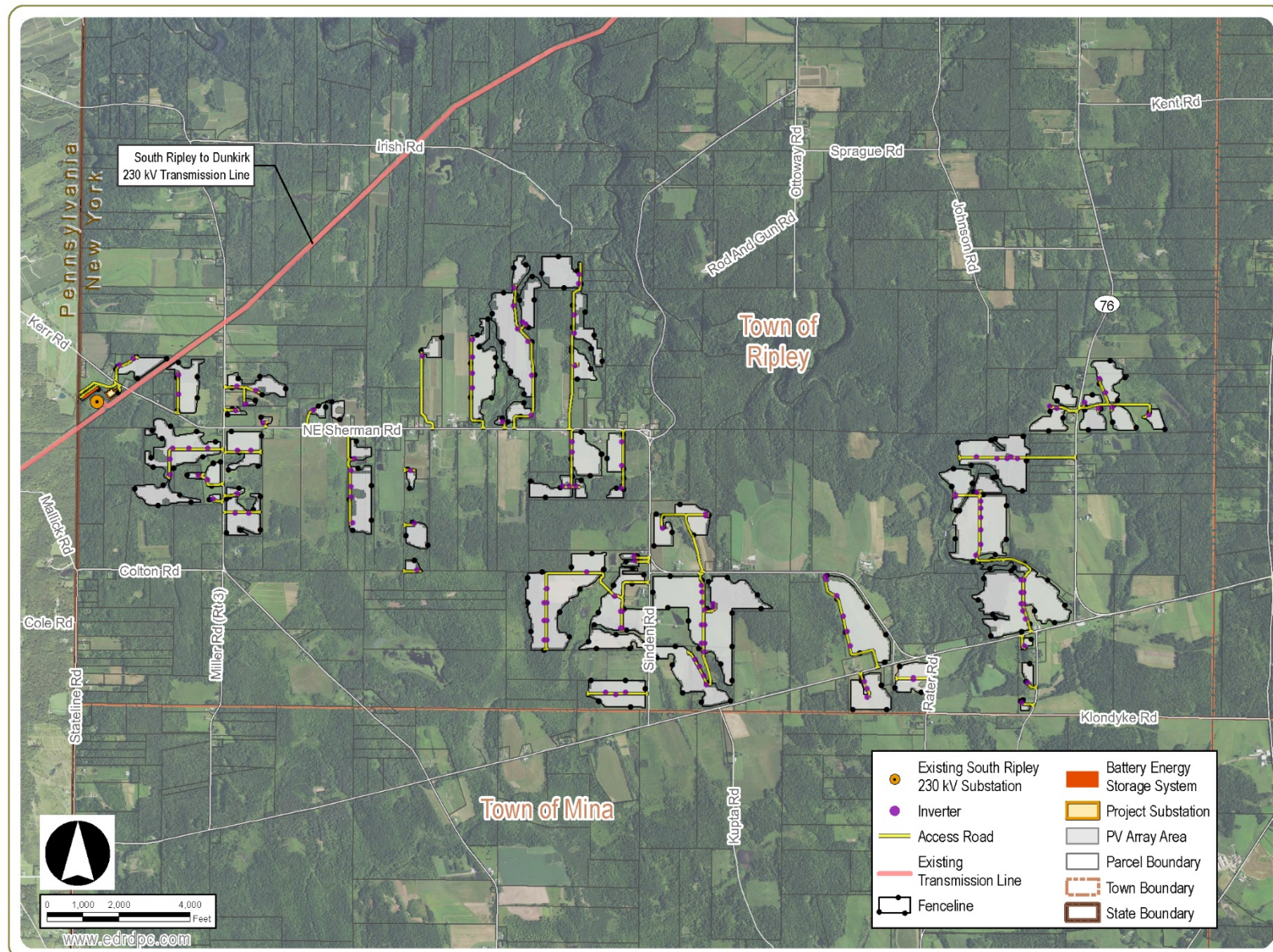
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|---------------------------------------|--|
| • Layout and Design | • Visual Impact |
| • Local Zoning Regulations | • Sound and Noise |
| • Stormwater and Groundwater | • Public Health, Safety, and Security |
| • Wetland and Stream Resources | • Decommissioning |
| • Avian Resources | |

Layout and Design

Solar Panel Locations and Project Layout

- The Project includes solar equipment, an electrical collection and interconnection system, battery energy storage, and access road locations, which are designed to avoid and mitigate potential impacts, incorporating a wide range of environmental, social, and technical considerations.
- The Project is being designed using New York State regulations, industry standards, and feedback from local community members to minimize potential impacts.
- Development of the project layout and design is an iterative process that considers various sensitive resources and endeavors to balance impacts to identified resources.

South Ripley Preliminary Solar Layout



Stormwater and Groundwater

Section 94-c ensures that renewable energy projects study potential stormwater and groundwater impacts from project development and design management plans to ensure that projects do not change the water runoff characteristics of a site through construction and operation. PV panels are designed to ensure no release or leakage of panel material into the surrounding environment.

A final 94-c Application will include:

- A Stormwater Pollution Prevention Plan (SWPPP) for the collection and management of stormwater discharges from the facility site during construction.
- A preliminary plan for post-construction stormwater management practices that will be used to manage stormwater runoff from the developed facility site. This plan will be finalized before construction as part of Compliance.
- Plans must be prepared in accordance with the applicable NYS Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity, the NYS Standards and Specifications for Erosion and Sediment Control, and NYS Stormwater Design Manual.
- ConnectGen will complete a local water well survey for properties within 1,000 feet of project boundaries to effectively site project equipment to avoid potential impacts during construction.
- The 94-c Application will also identify other groundwater resources, such as aquifers.

Wetland and Stream Resources

Resource Identification and Field Survey:

- Wetland and stream desktop approximations were completed in March 2020.
- On-site wetland and stream delineations were completed from June – Sept 2020.
- Boundaries of wetland and stream resources were identified within the study area.
- Results are being used to inform Project design through impact avoidance and minimization.
- A final wetland stream and delineation report will be included in the Section 94-c Application.

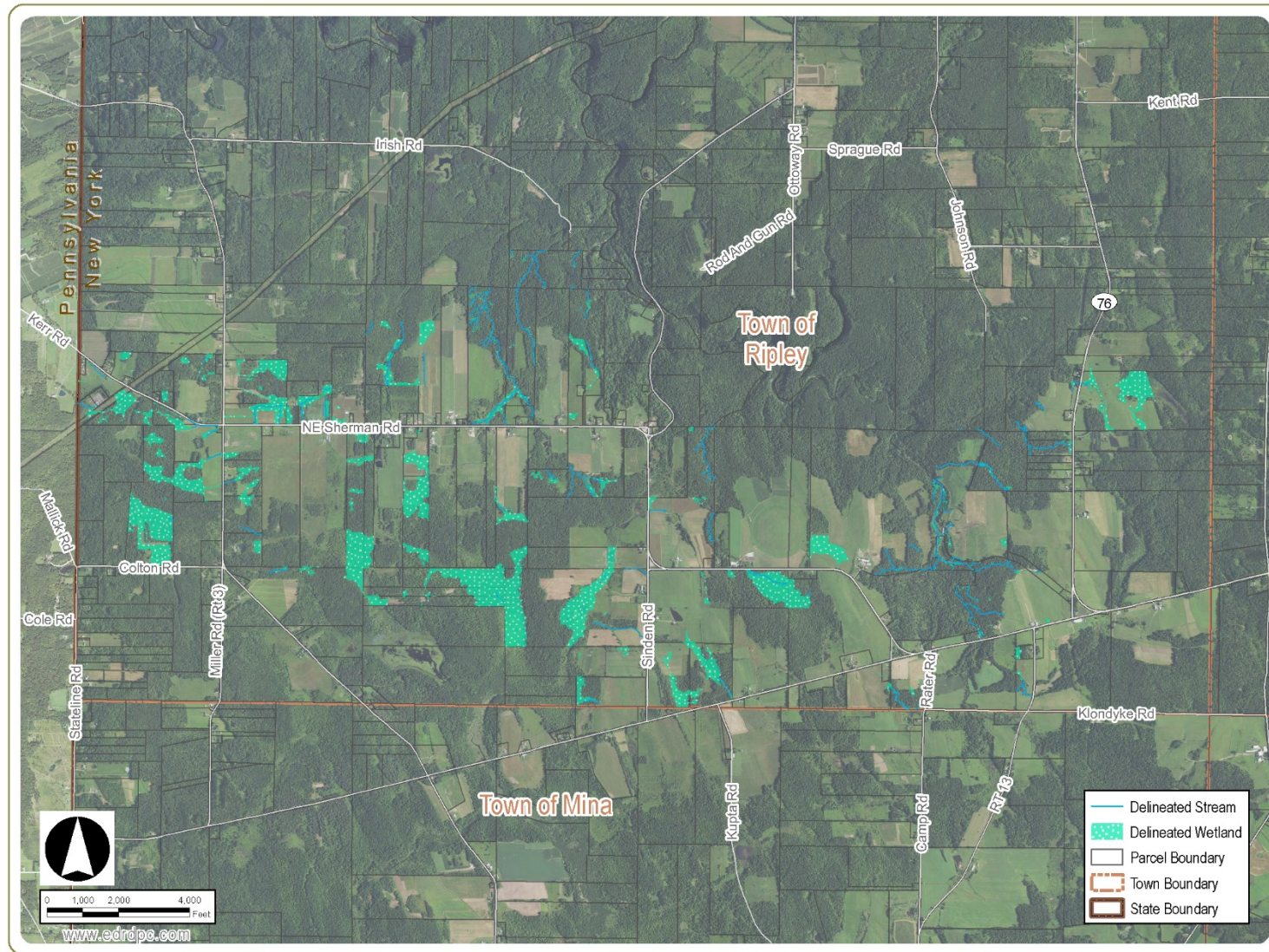


Mapped Wetland: South Ripley, 2020

ORES Consultation and Jurisdictional Determination:

- ORES was provided data from delineations and representatives conducted site review visits with EDR in November and December 2020.
- Based on delineation efforts and subsequent site visits, a draft wetland and stream delineation report was provided to ORES and NYSDEC in January 2021.
- ORES must issue final jurisdictional determination regarding state-regulated wetlands and streams within 60 days of receipt of the draft wetland delineation report.

Wetland and Stream Resources: Project Map



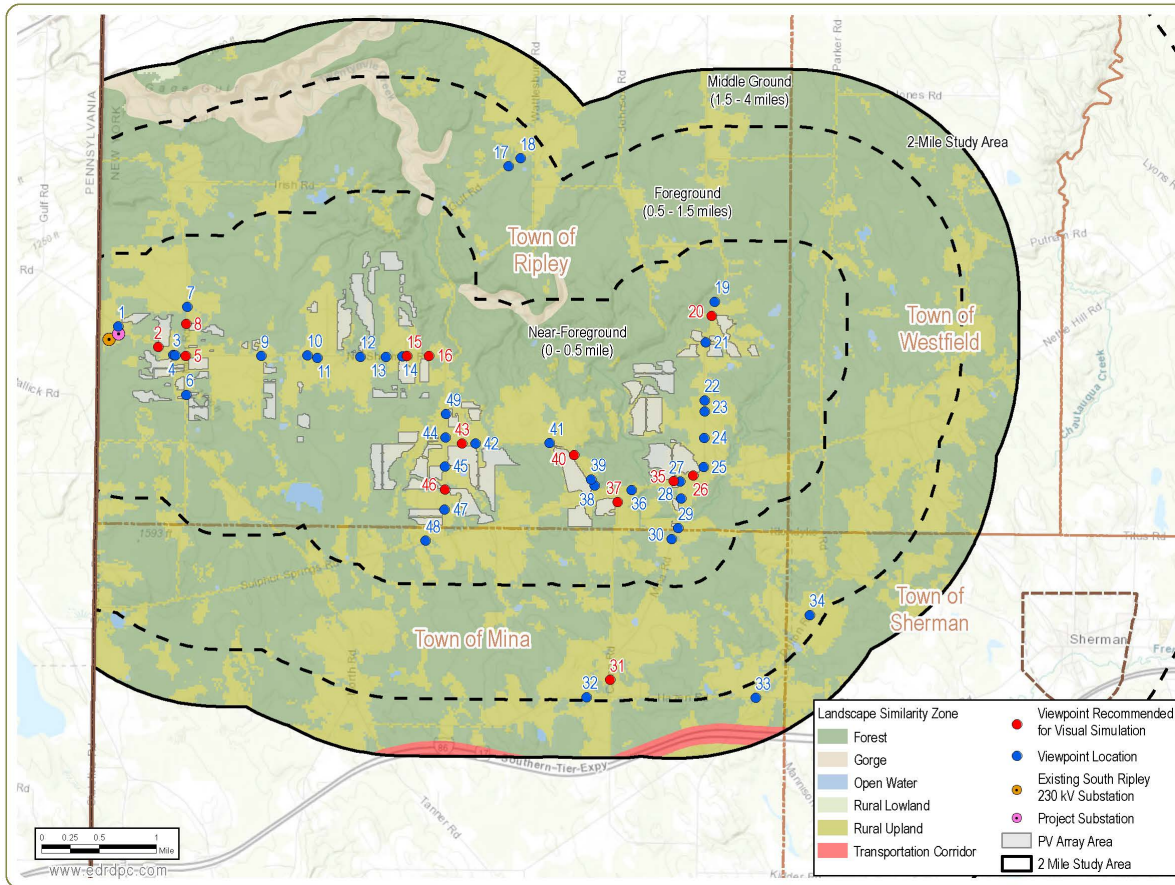
Avian Resources: Consultations and Surveys

- Consultation with state and federal resource agencies initiated in the summer of 2019, through initial review of databases maintained by the NYSDEC and the USFWS.
- Further consultation and records review with NYSDEC Central Office and Region 9 occurred in the fall of 2019.
- Based on the potential presence of rare grassland species, a winter raptor survey workplan was prepared and provided to NYSDEC in November 2019.
- A Winter Raptor Survey (WRS) took place from November 2019 – March 2020.
- A virtual meeting was held with NYSDEC in April 2020 to review survey results, and a complete WRS report was provided to NYSDEC in May 2020.
- Additionally, a spring Breeding Bird Survey (BBS) workplan was prepared for NYSDEC review in May 2020 and surveys conducted from May – July 2020.
- A complete BBS report was provided to NYSDEC in September 2020.
- The results of all avian surveys were discussed with ORES, and all reports were provided to ORES in October 2020.

Avian Resources: Results and Conclusions

- The WRS resulted in more than 5,600 survey minutes (over 93 survey hours).
- A total of 62 raptors were observed, most of which were common species such as red-tailed hawk and turkey vulture.
- The only state-listed threatened species observed were bald eagle (5) and northern harrier (7); however, no suspected roost locations or areas of concentrated activity were identified. No state-listed endangered species were observed.
- Of the more than 5,600 survey minutes, only 16 survey minutes included northern harrier and 16 survey minutes included bald eagle, totaling less than 1% of the entire survey effort.
- The BBS resulted in more than 4,680 survey minutes (over 78 survey hours).
- A total of 81 species were observed, most of which were common species such as song sparrow and red-winged blackbird.
- No state-listed threatened or endangered species were observed during the BBS.
- Based on the results of the WRS and the BBS, it was concluded that the Facility Area does not contain occupied habitat for wintering or breeding state-listed threatened or endangered avian species.

Visual Impacts



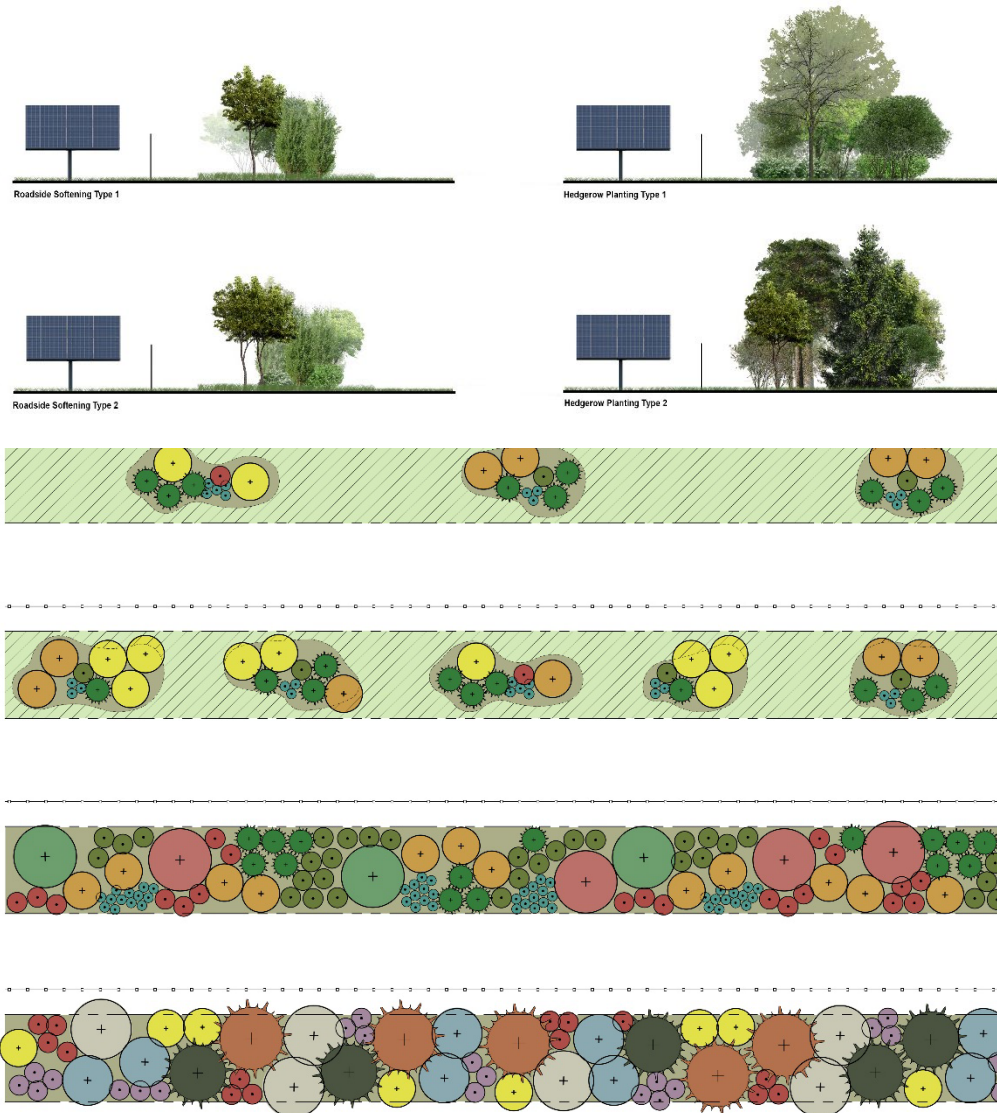
Define Affected Environment:

- Definition of a Visual Study Area (2 miles)
- Identification of Visually Sensitive Resources
 - Review of publicly available data
 - Consultation with state & local stakeholders
- Identification of Viewer Groups
- Landscape Similarity Zone mapping

Evaluate Potential Visibility:

- Viewshed Analysis Mapping
- Field Review and Assessment

Visual Impacts



Appearance of the Facility:

- Proposed Equipment
 - PV Panels and Racking
 - Inverters
 - Fencing
 - Substation
 - Above ground collection
 - Energy Storage System
- 3-Dimensional Model

Results and Conclusions:

- Visual Impact Analysis
 - Visual Simulations
 - Rating Panel Analysis
 - Visual Mitigation

Visual Simulations

Existing Conditions



Visual Simulations

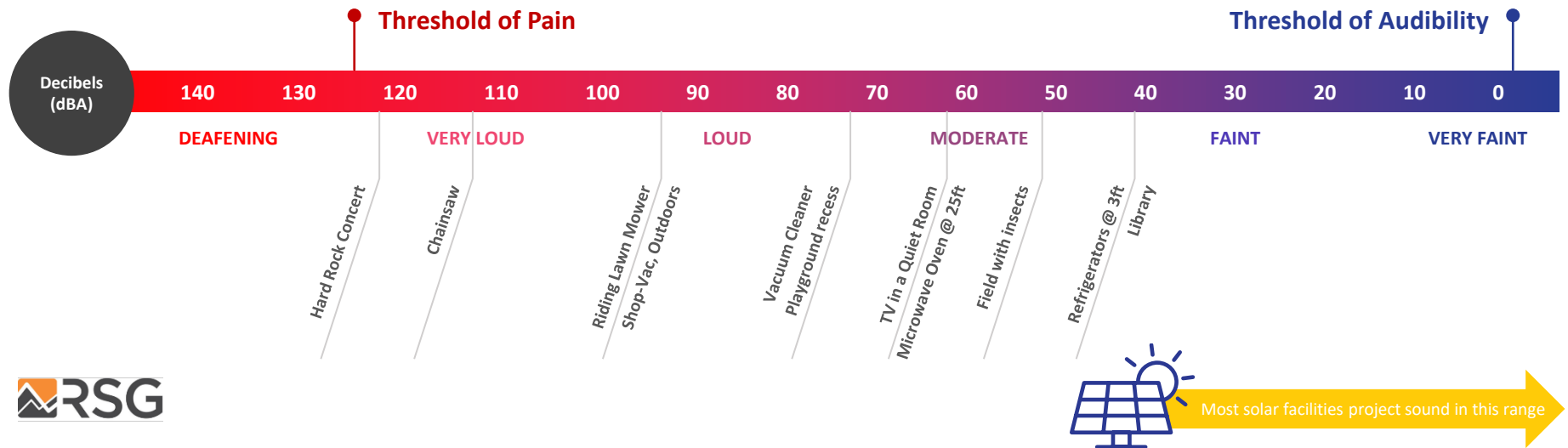


Visual Simulations

Visual Simulation – 5-7 years post installation



Sound and Noise Impact



The equipment anticipated to be used in the South Ripley Solar Project Include:

Solar Panels	Collect solar energy and transform into electricity	<i>Not expected to generate any sound</i>
Inverters	Convert DC to AC current	<i>Generate limited sound during the day</i>
Transformers	Increase the voltage for collection and distribution	<i>Generate limited sounds day and night</i>
Energy Storage	Stores and releases power as needed	<i>Generate sound mostly via the cooling systems</i>

Sound Level Monitoring and Analysis



Sound Monitoring Device in South Ripley (2020)

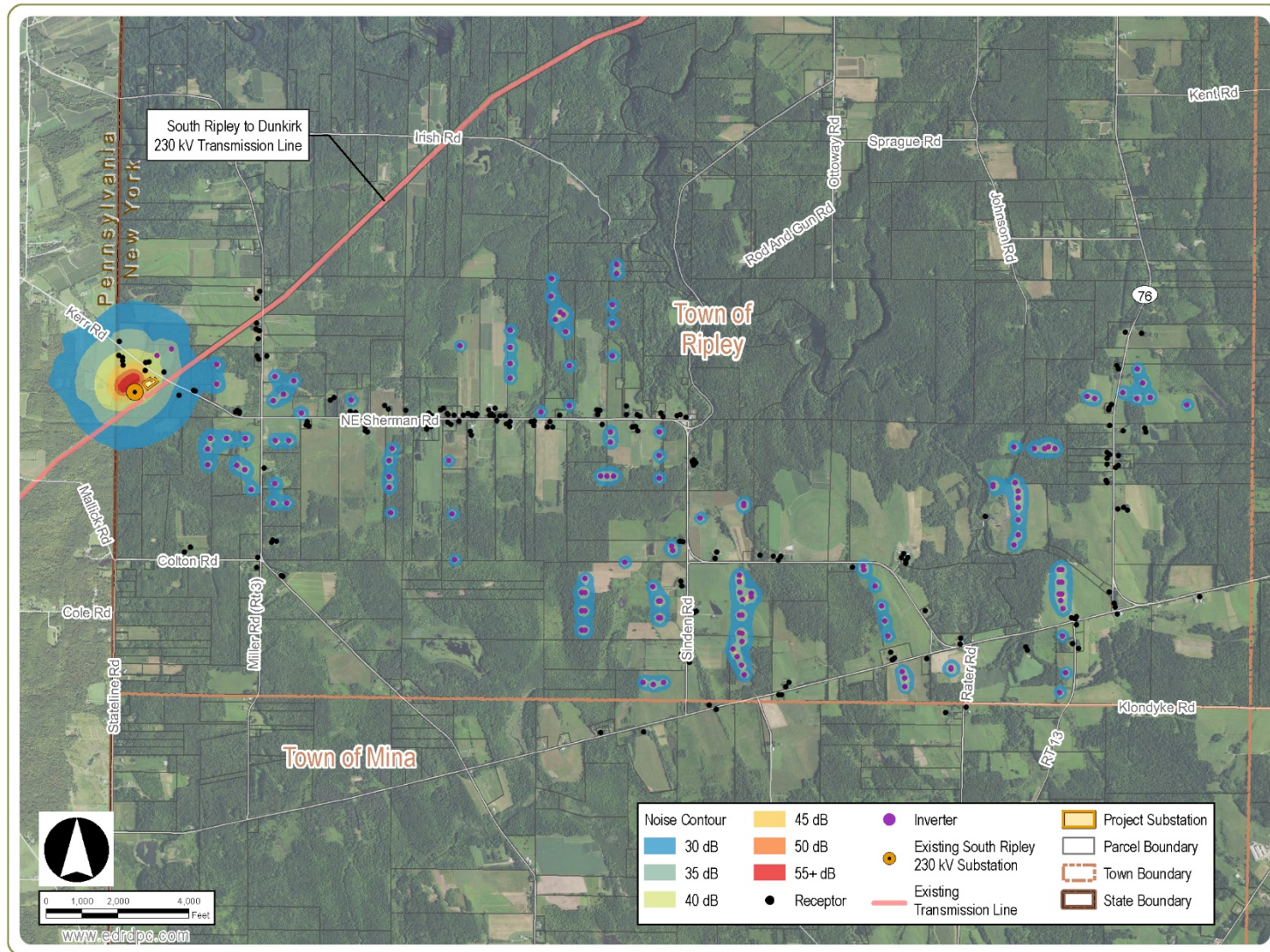
Sound Level Monitoring:

- ConnectGen completed on-site sound level monitoring in the project area during the 2020 winter and summer seasons.
- Average measured winter background sound in South Ripley is 37 dBA at night and 41 dBA during the day.

Sound Level Modelling:

- International Standards Organization procedures (ISO 9613-2) are used.
- Equipment locations and their maximum sound power are entered in the model.
- Meteorological conditions for downwind or, equivalently, nighttime inversion are assumed.
- Output modeled for all homes and properties in the study area.

Preliminary Representative Noise Map



Noise Design Goals – Section 94-c

94-c Uniform Conditions and Standards for Sound:

- Non-participating residence = 45 dBA (8-Hour L_{eq})
- Participating residence = 55 dBA (8-Hour L_{eq})
- Non-participating residence = 40 dBA due to substation
- Non-participating property line = 55 dBA (8-Hour L_{eq})
- Separate limits on low frequency sound
- Penalty for audible prominent tones

Other 94-c Requirements:

- Sound propagation model parameter specifications
- Reporting requirements
- Complaint resolution plan

Public Health, Safety, and Security

Solar Panels and Electrical Equipment

- Solar panels must meet strict electrical safety standards.
- Solar panels are designed to ensure no release or leakage of panel material into the surrounding environment.
- Solar projects result in no water discharges.

Battery Energy Storage

- Battery storage systems meet strict local, state, and federal electrical and fire safety standards.
- Battery systems are designed to contain numerous redundant safety measures including 24/7 remote monitoring, internal heat sensors and electrical monitoring, built in exhaust and ventilation, and internal fire suppression systems.

A 94-c Application will include:

- A Safety Response Plan that outlines emergency response measures, descriptions of on-site protection equipment and compliance with New York Fire Code, a requirement to conduct training drills with local EMS once a year.
- A Site Security Plan that includes site plans and descriptions of fencing, gates, electronic security, lighting, and cyber security for the facility.

Decommissioning

94-c Requirements for Decommissioning:

An Application will include a Decommissioning and Site Restoration Plan which addresses:

- Commitments for equipment removal
- Safety
- Environmental impacts
- Aesthetics
- Recycling
- Potential future uses for the Site
- Financial aid commitments
- Schedule
- Estimated cost for decommission and allocation of funding to local municipalities

Question and Answer Session

- To post a question during the Q&A session, utilize the “Questions” section in your GoToWebinar panel.
- If you’re unable to post a question using the GoToWebinar panel, please send questions to etauzer@edrdpc.com.

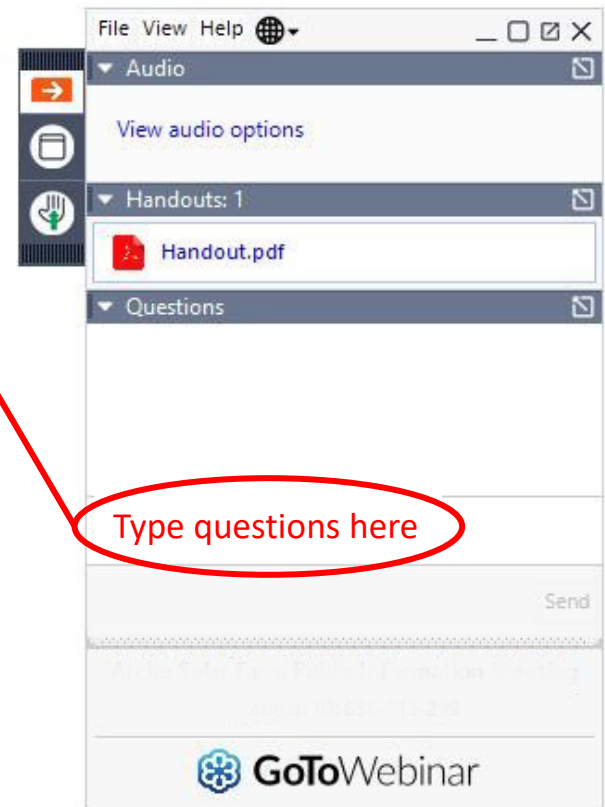
How to Contact Us After the Session:

Project Website: www.southripleysolar.com

Project Email: info@southripleysolar.com

Project Phone Number: 800-338-8905

Project Facebook Page: South Ripley Solar Project



6. Virtual Open House Q/A Transcript (1-28-2021)

Public Information Meeting Questions and Answers

South Ripley Solar Project

Ripley

Chautauqua County, New York

Prepared for:



ConnectGen
1001 McKinney St.
Suite 700
Houston, TX 77002
P: 346.998.2020
<https://www.connectgenllc.com/>

Prepared by:



Environmental Design & Research,
Landscape Architecture, Engineering & Environmental Services, D.P.C.
217 Montgomery Street, Suite 1000
Syracuse, NY 13202
P: 315.471.0688
www.edrdpc.com

January 2021

South Ripley Solar Project Public Information Meeting Live Q&A Session
January 28, 2021
6:00 PM – 8:15 PM

Moderator: Sarah Krisch; EDR

Panelists and Support: John Kuba, ConnectGen; Isaac Phillips, ConnectGen; Caton Fenz, ConnectGen; Ken Kaliski, RSG; Nick Warner, ESRG; Erin Szalkowski, Innovant; Jim Muscato, Young Sommer; Mathew Robinson, EDR; William Whipps, EDR; Laurie Stubenrauch, EDR; Ben Brazell, EDR; Samantha Morrone, EDR

This Q&A session was part of a series of public engagement events related to the South Ripley Solar Public Information Meeting. During this session, the project team, including the panelists listed above, delivered a presentation containing information about the South Ripley's Solar Project. Following the presentation, attendees were able to ask questions, which were answered by the panelists. The paraphrased questions and responses are listed below. The second half of this report includes questions that were asked but not answered due to time constraints during the public meeting, as well as questions that were sent via email during or after the public meeting. Answers to these questions are provided.

Live Q&A Session

Question 1

ConnectGen hasn't built a project to date. Why should we trust that you know what you're doing?

Answer: (Caton Fenz) ConnectGen has put together an experienced set of hands, not only at our senior management level, but throughout the organization that have built thousands of megawatts of projects across North America; wind, solar, and battery storage. We'll apply this expertise; although the ConnectGen is a relatively new company, we will apply this expertise to the South Ripley project. We did, last year, partner with another developer to construct the project that Isaac mentioned earlier in Arizona, California, and Nevada. We learned some valuable lessons there in terms of construction. And we'll look forward to applying that on this project.

Question 2

How many acres of forest will be cut to support this project? This includes lessor required removal to comply with ConnectGen required deforestation prior to the commencement of the project?

Answer: (Isaac Phillips) I'm not 100% sure on the second half of that question, what's being asked, but I can provide an answer more comprehensively. We don't have the exact numbers at this time and until we finalize the design, we're still not going to be able to provide them. However, this information will be included in the Application with the final design drawings and locations of any clearing. This question kind of had two parts, but for the second part, any clearing required for the project will be included in these calculations. So, that will all be included in the Application.

Question 3

How can ConnectGen submit an Application under Section 94c if ORES has not finalized and promulgated the regulations yet?

Answer: (Jim Muscato) With respect to the timing of the application, I think either Isaac or I stated in the presentation that the anticipated filing date is May 2021, and the regulations are required by statute to be promulgated by April. So, the regulations should be in place by time the application is filed. But also, the Section 94-c law explicitly states that the office can receive Applications prior to the promulgation of the regulations, and that those Applications must conform substantially to the requirements of Article 10.

Question 4

How much of ConnectGen's capital funding is coming from or being facilitated by the NYSERDA Green Bank?

Answer: (Isaac Phillips) ConnectGen is not funded by the Green Bank and all the development and construction of the solar project will be self-funded by ConnectGen and ConnectGen's investors. The project will receive compensation for production after the project has been constructed and has gone into operation. We'll receive compensation for energy production and renewable energy credit production, but there is no Green Bank funding being used for development or construction.

Question 5

ConnectGen Statement: "Solar Power is one of the cheapest new sources of electricity in most of the world due to declining equipment costs, improved technologies, and public policy supporting the procurement of renewable energy across the country". Given that the solar irradiance of the South Ripley area is the poorest in the nation, how does ConnectGen's business case justify this project? Can ConnectGen share this with the public?

Answer: (Isaac Phillips) I think it's important to note that solar projects are being installed all over the country in all 50 states. New York has been consistently in the top 10 solar markets and is projected to install over 4,300 megawatts within the next five years, all over the 40th parallel, all in similar irradiance zones. As technology has improved, solar production has improved significantly. With the introduction of bi-facial solar panels, we're seeing 11% more energy production than the standard panel, just due to the bi-faciality. In terms of the solar radiance of this location, we have had a resource monitoring device that measured over a year of on-site solar and weather data for the project area and used that data to generate the contract agreement that we signed with NYSERDA, which has binding megawatt hour commitments that we have to reach. When you ask about the production and our business case, as I mentioned in the previous question, we will be selling the output from this project via a power purchase agreement and REC contracts, and we have a contractual commitment through NYSERDA for a certain number of RECs. and that will be supporting the project. I think a long answer to that question, but we have established that this site can support the development of large-scale project like this with the income that we would generate from energy sales and rec sales with actually measured on-site weather and solar irradiance data.

Question 6

Given the Biden's Administration new emphasis and the tightening of "Buy America" standards, will ConnectGen be purchasing "Made in the USA" solar panels? If not, why?

Answer: (Isaac Phillips) As we have mentioned previously, we're still iterating on the design here, and final equipment selection has not yet been made. We are considering panels made in a variety of different countries, so the United States produced panels are in the mix. I can't commit to a specific manufacturer at this time.

Question 7

Will the solar panels be coated with Teflon?

Answer: (Isaac Phillips) I haven't heard of the crystalline silicon panels, this type, being coated with Teflon. However, I think that is a question that I would like to note that we will follow up with the written response on the website.

Written Response: We do not expect the panels used in South Ripley to be coated with Teflon.

Question 8

Your web page says that you will employ local people but there is no percentage or quota. Is your company willing to contractually sign only local people for the jobs?

Answer: (Isaac Phillips) We're working with local labor unions to develop these types of contracts and make sure that we will have a labor force that has the requisite experience and skills in establishing and constructing these types of projects. There will need to be several folks from outside the state, in terms of our engineering team, et cetera. But for the majority of laborers were looking for in-state commitments and working with the local labor unions in Chautauqua County, specifically to meet those needs. I don't have a percentage quota at this time, I think that will be determined

as we move into the construction stage, and you have a more defined timeline on construction to see how many people we do need and what the local labor force can support. We are working with the relevant groups in the county that will be supplying the labor and working to set up agreements with them.

Question 9

How many permanent jobs will be offered by your company to local people?

Answer: (Isaac Phillips) For a project of this size, solar does not require significant amount of O&M maintenance folks to work on the project. We would expect 2 to 4 full-time, long-term jobs. Typically, these would be from a New York-based entity or workers that could be near to the project sites because that's where they will be spending the majority of the time.

Question 10

Will those 60 thousand homes you estimate will be supplied be only in Ripley or Chautauqua County?

Answer: (Isaac Phillips) We will not have control over where the electricity goes on the grid. We will be transferring all the electricity from the project into the local grid. If there is a load need in Chautauqua County that can take the full output of the project, then it will all be used in the local area. When you think about these types of projects, we don't necessarily take a production of an Electron from our project and say we're going to ship this over, to Buffalo, or anything like that. The electricity goes where it's needed. You would expect it to be used on the local grid, the closest place where there is need.

Question 11

The estimates for the Ripley Fire Department is listed as 1.5 million but if there are only 5 firefighters in the South Ripley crew how will adding more money compensate for the lack of humans hands?

Answer: (Caton Fenz) Just assume from the question that we're referring to the \$1.5 million dollars in expected local revenue that will be generated for the fire department over the 30-year life of the project. And if that's the case, that results in approximately \$50,000 per year that would end up at the Ripley Fire Department. And ultimately, it will be up to the leadership of that department to decide how to put that money best to work. Whether that's additional people, whether that's additional equipment, or other fire safety related issues, that will be up to the local department of what to do with those funds.

Question 12

If on average a tree takes in 48 pounds of CO2, a year how can you rationalize the cutting thousands of trees?

Answer: (John Kuba) I think if I understand the question, they're talking about the carbon sequestration benefits trees. I can't calculate and do the math just yet, but I will acknowledge that, yes, trees will be removed as part of the construction and long-term operation of the project. So, there will be some loss of that sequestration benefit from those trees. At the same time, though, that impact is mitigated by the sequestration benefits of the vegetation management practices on the solar facility itself. We will need to manage vegetation on the site long term. We will obviously be planting trees, as Isaac mentioned on the screening aspect. There will be tree replacement that occurs as well as replanting of grassland species within the panel array itself. Grassland species, especially deep-rooted perennials, provide a great carbon sequestration environmental service and we feel that's going to be a benefit here in mitigating some of the impact of loss of trees.

Question 13

How much money do you expect to make and then leave the situation?

Answer: (Caton Fenz) ConnectGen is in the business of owning projects for the entire life cycle. We're in the business of, and we were chartered to, develop, build, owned, and operate projects for the long term. And we expect to be in the South Ripley community for a very long time.

Question 14

Will your company be responsible for decommissioning the panels as the project ends, monetarily and physically?

Answer: (Isaac Phillips) As I mentioned in the slide deck, part of the state siting process requirement is that the decommissioning plan does outline our responsibilities. And specifically to your question, we are responsible for decommissioning both physically and economically. I know that the Town of Ripley does have a provision in their local law requiring a decommissioning plan. So, an added layer of protection there for residents. For all the landowners that have signed the lease agreements with our company, we have an additional provision in the lease requiring that. Three layers of protection there on the decommissioning side. And I know this is a question we have a few duplicates of, to be clear, we will be responsible for decommissioning and also including a decommissioning bond.

Question 15

Discharging at full capacity how many MWs of electricity and for how many minutes will the lithium battery storage system supply electricity?

Answer: (Isaac Phillips) The battery system is a planned 20-megawatt, four-hour system, so 20 megawatts for the four-hour duration, that is 240 minutes.

Question 16

Upstate and especially WNY has a severe transmission bottleneck that will realistically take at least a decade to alleviate. This project will likely be subject to curtailment. How will that affect the PPA with Jamestown BPU's REC procurement? Is the contract based on actual production or the projects rated MW capacity?

Answer: (Caton Fenz) We're very excited about the agreement with the Jamestown Board of Public Utilities, a relatively nearby provider of electricity. I can't speak to the specifics of the details of the PPA, due to a confidentiality provision in that agreement, but I can tell you that we expect our project to experience low curtailment and to be a strong provider of electricity to local load. So, we don't have any issues with BPU obligations under that contract.

Question 17

Have you decided if you will use fixed tilt or tracking solar panel array?

Answer: (Isaac Phillips) We have been designing the product with a fixed tilt system. There are several reasons for that: land use, wind load, snow loading, et cetera.

Question 18

How long is "the life of the project"?

Answer: (Isaac Phillips) We expect 30 to 35-year project life.

Question 19

I need a map of where EXACTLY locations of these farms and access routes will be. Do you have that to share?

Answer: (Isaac Phillips) So that will be part of the Application. You will have a comprehensive map of the project area. That will include fencing, the solar arrays, access roads, inverter locations, the battery energy storage system, and the product substation collection line. All of that will be included with significant engineering detail in the Application. As Jim said, we are looking at mid Q2 of this year to have the Application submitted to the state and publicly available. As of now, we're still working to iterate on the design and incorporate environmental data we collected on site and incorporate some feedback from the community. I would expect that information would be available later this year, in a couple of months here, and well in advance of construction. So, at least a year in advance.

Question 20

Do you understand there is opposition to the solar project? How do you plan on handling this opposition?

Answer: (Isaac Phillips) We have been committed since 2018, as I mentioned in the presentation, to engaging the community. We are available to answer questions. I attend board meetings, we have a website, a Facebook page,

phone number, so it can help address and answer questions. Additionally, as we move through the permitting process, there will be a significant amount of information on the Project available. Once we have the application prepared, I think a lot of questions that people have will be answered, and I'm hopeful that with continued engagement with the town, we're not going anywhere. So, we'll be around and able to answer questions. We'll hopefully be able to get everyone who has outstanding questions comfortable with the work that we're doing.

Question 21

Where do we get draft regulations?

Answer: (Jim Muscato) ORES already has a website, it is <https://ores.ny.gov/> and if you go to the website, there's a tab for regulations and they would be right there (<https://ores.ny.gov/regulations>).

Question 22

Wise energy policies are decided using the standard of Energy Returned on Energy Invested EROEI. Information documented in Forbes shows that solar falls below the "economically viable threshold". Solar is rated as a 4 compared to nuclear at 75 on a Forbes graph. Why would policy makers allow a project that uses more energy to build it than it can produce in its lifetime?

Answer: (Isaac Phillips) I'm not familiar with the Forbes economic viability threshold. All I can say is solar projects do not emit pollution. They produce no greenhouse gas emissions, and they don't use finite fossil fuel resources when they're producing power. A typical large-scale project relies only on the sun to generate power and repays its carbon footprint in roughly 12 months or less, providing decades of emission free energy. I would push back and say that within 12 months a project is getting to emission free energy.

Additional written follow up: EROEI is a common metric used in energy studies, despite being based on a very simple model that has a long history of methodological problems. Solar energy falls victim to many erroneous EROEI calculations due to the use of outdated information and inconsistent comparisons with traditional fossil fuel resources. For example, using a 10-year average for the rate of energy returned puts solar at a great disadvantage; it ignores the well-documented fact that solar PV efficiencies and environmental profiles have been steadily improving over the last decade.

Question 23

What is meant by host municipalities?

Answer: (Jim Muscato) Host municipalities is defined in the law to mean County, City, Town Village. So, in this case, it would be The Town of Ripley, and Chautauqua County.

Question 24

What will zoning change to? Can that ever go back to Residential or Agricultural?

Answer: (Jim Muscato) While the town controls the zoning, the zoning will not change as a result of the project. And presumably, after the project is decommissioned and restored after its useful life on the project, lands would be able to be returned to any number of uses that would be allowed under the zoning at the time, whatever the zoning may be.

Question 25

Is there EPA testing before, during, and after the solar project? If so how often and who receives the results?

Answer: (John Kuba) There's quite a bit of testing that occurs associated with the project. With regard to EPA testing, there's not a requirement for us to perform any sort of EPA-specific testing for the project whether that be soil or water, quality, et cetera. However, as developers when we develop a new site, we perform what's called Phase 1 Environmental Site Assessments, which involve going out to the site, interviewing landowners, determining whether there's any known spills in the area or recognized environmental concerns on the site. If those are identified from your previous activities prior to us, we would do specific soil or water testing to determine what type of contamination may occur. So that is one form of testing that that does occur separately. Another form of testing that is required of the project under the 94-c regulations is testing of water quality and sampling of existing water wells within the vicinity of

the project. So, under the regs there are protections put in place for water wells in the sense that construction effects, mostly concerns associated with vibration effects to water wells and affecting those water wells, typically when it comes to blasting, when blasting is required for a project, the project then goes out, tests the water wells prior to construction, take samples, and then following construction takes additional samples to determine whether there's any effect to that water well. So, that is a testing required under 94-c regulations, a testing that we will do depending on the final location of the site and where those activities may occur.

Question 26

Will the farms be expanded to additional land in future?

Answer: (Isaac Phillips) I think by this question, they're asking, will the solar farm be expanded to additional land in the future?. We have no plans to expand the project to any additional parcels that are not signed up in in this permitting process. Additionally, just to mention, for projects that would have a later phase, it would have to be re-permitted through whatever required permanent process for that size of the additional phase. So once we get the permit, it will be discussing the environmental studies and land that we have actually worked on to this point. Anything outside of the fence line on this project that has not been studied would not be covered under the siting process. In the future, if there's some type of additional phase, it would be a completely new project, a completely new process, it would not be something we could just add in. At this time, no, there's no expansion plans.

Question 27

Mr. Muscato referenced the 94-c consultation process a couple times. Has a consultation meeting been held with the Town of Ripley? If not, when?

Answer: (Jim Muscato) We had hoped to have it before today or tonight. Currently it's in process to have that scheduled and take place.

Question 28

What happens to raptors? Why the study?

Answer: (Ben Brazell) Certain rare species such as northern harrier and short eared owl use grassland habitat for some of their essential behaviors, such as breeding and foraging. Because solar projects are often located in open areas that could contain suitable habitat, studies are often conducted to determine if rare grassland raptor species are present. As I indicated earlier in my presentation, based on some of the early consultation done for this project, the potential existed for the species to be present at the South Ripley site. So, we conducted two separate seasons of surveys, one in the winter, one in the spring, specifically dedicated to rare grassland raptor species. As I also mentioned during the presentation after conducting the surveys and analyzing the data and the results, it's EDR's professional opinion that occupied habitat for these species is not present at the project site.

Question 29

Who did the bird surveys?

Answer: (Ben Brazell) The bird surveys were conducted by qualified biologists with EDR. It's worth noting, as I mentioned during the presentation, the work plans for the surveys, both surveys (Winter Raptor Survey and in the Spring Breeding Bird Survey) were specified, were detailed, and were provided to the Department of Environmental Conservation (DEC) for review and comment. The surveys themselves were then implemented in accordance with the work plans. It's also worth noting that the surveys followed a guidance document that the DEC issued in 2015 specific to conducting survey protocol for stateless and breeding grassland bird species.

Question 30

Is there any security for the facility if the project is completed?

Answer: (Isaac Phillips) As I mentioned in the presentation, there will be security covered under the Application. So that would be, security fencing, gating, any electronics security, and any cybersecurity measures. Yes, there will be security. The fencing will encompass the facility to ensure not only security of the facility, but also safety of the community.

Question 31

What is a transportation corridor? Only I-86 was listed when there are multiple other roads in the area.

Answer: (Mathew Robinson) The definition for our landscapes similarities zones, when we're talking about a transportation corridor, really is for a divided limited access highway. Which really is only that one road through there. The other roads, whether they're a state road that receives a fair amount of traffic or a local county road, will be divided into the other similarity zones, because those roads, rather than being a dominant feature in the landscape (like the divided single access, limited highway) those roads really are part of the landscape and part of what makes the character of those areas.

Question 32

Will they be local plants?

Answer: (John Kuba) In relation to the replanting effort we will seek to use local seed sources, local nurseries for plants, tree saplings, et cetera, to the extent that they're available. So that is a part of the effort in developing a landscape screening plan as well as a veg management plan. Identifying reclamation seed sources is it is an important component there.

Question 33

The tree roots would grow into the solar base panels, would this cause problems to the construction of the solar panels?

Answer: (John Kuba) The trees associated with the vegetation screening would be placed away from the panel development area, so there will be a buffer between where the trees are located and those panels. So there's no potential for the trees to impact the panels.

Question 34

I understand that you did not see any endangered species in your study. Are there plans to add grassland or prairie habitat around the panels such as native plantings to provide quality habitat for species in the future? Grassland?

Answer: (John Kuba) Absolutely, absolutely agree with the commenter there. We're looking at alternative vegetation management practices, that has been something we've been looking at for quite a while on this project. We see there there's great opportunity at this location in this environment to manage grassland habitats within the project facility, and the lands that we control under the lease agreements. I mentioned earlier using native seed sources, planting with perennials seed mixes that provide multiple benefits, including water absorption for stormwater runoff, habitats for grassland birds, for small game small mammals, as well as habitat for pollinators. So, definitely something that we have been looking to incorporate into our vegetation management practice for the site.

Question 35

What is threshold sound for energy transfer?

Answer: (Ken Kaliski) So under the current Draft 94-c Regulations, there's no specific noise standard for energy storage. If the final regulations still do not have noise limits for energy storage, we would use the same limits as the rest of the facility. So, 45 decibels at homes and 55 at property lines. The same low frequency noise limits and tonal penalties that are applied.

Question 36

Where does the power come from to for the cooling systems?

Answer: (Nick Warner) For the cooling itself, it can come from a couple of different sources. Sometimes the circuitry is wired from within the container and runs as part of the battery. Other times, it has its own auxiliary powered circuit and is run that way. So, if there's any disruption, the operation of the battery will continue to operate, but there isn't an industry standard for that right now. In fact, a lot of systems are moving away from traditional HVAC to a water-cooled system, even more energy efficient, and almost always runs off of the battery alone.

Question 37

If the internet goes out in the area, what will happen to the cooling system and electronic security?

Answer: (Caton Fenz) We are required to have a multiple path communication with the substation facility that allows us to communicate with both the plant and the energy storage facility and related equipment through multiple channels. We will have a primary channel as well as a backup channel to address that issue.

Question 38

Will there be fences around the panels or just the inverters and substation? About how many acres of the 1500 will be fenced in?

Answer: (Isaac Phillips) The substation will have fencing, the battery energy storage will have its fencing, and the inverters and solar arrays will also be fenced. That's to maintain both the security of the system and the safety of the community. In terms of the acreage that is going to be fenced, it would be all of the major panel areas. We do not fence the underground collection lines, just to make sure that there are nature breaks and the ability for local wildlife to cross through the project area. I don't have a number off the top of my head for the number of acres within a fence line, but that's something that we provide in the Application.

Question 39

Have you created a safety plan yet? And if you have, why haven't you shared it with the fire department yet? It would be a great help in calming a lot of fears?

Answer: (Isaac Phillips) The safety plan is going to be required in the section 94-c Application. We are working to develop it, but several things feed into it that we're still working on. Namely, access roads, making sure that we've designed turnaround locations for fire engines and first responder vehicles. Once that information is complete, we can really finalize that and get that out to local stakeholders. We understand the concern and it's something that we're trying to work on to make sure that we get it out to everyone. It is dependent on a number of the facility design components that we want to make sure we get finalized so that we can answer all questions that come in once we send it off. We are working on it, but we don't have anything completed, and that's why it hasn't been shared at this time.

Question 40

Solar panels covering ground (which keeps sun away from soil) destroys ecosystem. All agriculture will be spoiled. How do you react to this?

Answer: (John Kuba) First, I think there's a couple of things we need to parse out. I'm not quite sure what the commenter was focusing on - either agriculture being impacted at the onset of development, versus agriculture being impacted in the long term after the project has been decommissioned. So, I'll address both topics. So, first and foremost, the company must address potential impacts to Ag resources, as part of the development of the project and as part of its application to ORES, we will have to show how we're doing that. So, there will be the development of an agriculture plan that shows how we're avoiding minimizing or mitigating impacts to agriculture resources within the project area. That will include things like preserving topsoil, decompaction of topsoil in areas that are compacted, as well as avoiding certain agricultural features that could be important to the landscape or important to farm practices. Separately, to address the potential impacts on agriculture after the decommissioning of the project ends, the project will apply its decommissioning plan and the specific measures there, which will focus on things like reclaiming topsoil and making sure that we're not leaving the project site in the preexisting farmland in a state where it can't be arable and farmable anymore. There are specific measures in there that we'll have to apply. The point there is after decommissioning takes place, the site can continue to be farmed or be brought back into farmland. Separately, thinking about how a solar site operates on agriculture land for the 35 plus years of its useful life, there's not resources being taken out of the ground to grow crops. So, in essence, our management of the site for grasslands and keeping cover on the ground helps preserve the soil, rebuilds the soil long-term and ultimately results in a preservation of topsoil and a preservation of farmland long term.

Question 41

Are there any forests in the project area that may be impacted and if yes how much?

Answer: (John Kuba) There are forests in the project area, obviously folks familiar with the area know it is very forested, especially around some of the creeks and riparian areas along with scattered farmlands, hay, pastureland, et cetera. There are forested areas that are being considered as part of the area being developed for the project. I don't know the exact calculation of how many acres that is. But that will be calculated based on the final design and provided in the Application.

Question 42

Are you a publicly traded company?

Answer: (Caton Fenz) The answer is no. We're not a publicly traded company.

Question 43

What other storage methods have been considered? Have a study been done on the different options vs their environmental impact? Considering it's a hilly area with different elevations and wetlands with a dam lake nearby and a lake below, has pumped hydro been considered? Also, wouldn't pumped hydro have way less environmental impact, longer life with less fire/ explosion hazard and the possibility of release of toxic gases in the air and aquifer leaks, less sound impact?

Answer: (Caton Fenz) As a developer of projects that use energy storage around the country, we're constantly evaluating and paying attention to the available storage technologies in the market, whether that is lithium-ion technology, whether that is flow battery technology, or potentially pumped hydro. In the case of this particular project, we've determined that the right technology selection is the lithium-ion selection for cost of energy reasons, as well as safety and suitability reasons for this particular application.

Question 44

How many acres of wetlands or 100 ft check zone lands are included in the project sites?

Answer: (Ben Brazell) I interpret this question as partially being related to state versus federal jurisdiction. As mentioned earlier, part of the pre application process is for ORES to determine which wetlands among those that were delineated within the project site are state jurisdictional. State-regulated wetlands also have a regulated 100-foot upland buffer area. So once that's determined, all those wetlands also have this regulated upland area, and any impacts to those features will be quantified and explained in the 94-c application. Now, during the delineations, a total of approximately 380 acres of wetlands within the study area were identified. Some of those are going to be state regulated. Some of those are going to be federally regulated. All of those are a sensitive resource that are considered, as I mentioned earlier, during iterative design process and the impacts are balanced with impacts to other potential sensitive resources, and that process is ongoing.

Question 45

Our family property borders Twenty Mile Creek, so we will be concerned with topsoil excavation in the plateau above us. To what degree can we observe the development of the wetland survey? Or is it just a matter of waiting for the 94-c report?

Answer: (Ben Brazell) It's kind of a two-part question. So, the first part with respect to excavation above this commenters land. As I mentioned, there will be a Stormwater Pollution Prevention Plan implemented for this project during construction. Some of the details associated with that plan will be in the 94-c application, it ultimately is going to include sediment and erosion control measures that essentially require that any siltation, any sedimentation, any soil must remain on site, it can't go off site. Therefore, it couldn't get to an adjacent properties land. With respect to observing the wetland survey, if I interpreted that correctly, the wetland work is done. As I mentioned during the presentation, the results are complete. There was a map in the presentation which will be available on the website. Anybody can access that map and look at the results of the delineation effort. And then there's going to be a lot more detail as well on the application itself.

Question 46

How far from non-participating properties will the solar panels be? Is there a buffer zone from equipment to my property line? I heard rumors of 200ft.

Answer: (Isaac Phillips) I can't address rumors. I know that the town is considering their zoning regulations. So, there may be changes in the future. I do not know what anticipated changes are planning to be made or have been suggested. But I will say that the current zoning law has a maximum setback in the southerly direction of 100 feet, and so we've been applying that from every direction just to make sure that we're adhering to the maximum of the current zoning law that's in place for the Town of Ripley. For your question, you would expect the panels to be 100 feet from property boundaries. That is assuming that a neighboring property is completely developable, so we will also be avoiding wetlands and avoiding other environmental impacts. Even if there are properties on an adjacent property to you, and you're not participating, that doesn't necessarily mean solar panels will be up to the 100-foot setback boundary. But at a minimum, 100 feet for solar panels.

Question 47

Will this project commit to using local labor to the extent possible? Will this project be required to pay NYS prevailing wages?

Answer: (Isaac Phillips) Yeah, I think I talked about the first part of that question earlier with our coordination with the local labor unions in Chautauqua County. We will be paying New York State prevailing wages as a requirement of our renewable energy contract with NYSERDA.

Question 48

What are the potential impacts from toxic chemicals leaching to the land if the panels are damaged in something like a hailstorm? Is there a regular inspection schedule of the panels?

Answer: (Isaac Phillips) As I mentioned, the studies done to this type of panel have shown that they do not present a danger of toxicity to the general community. Now, this is an interesting question because I think that the other parts are something we haven't discussed yet. But should a panel be damaged in some type of hail event; I know that South Ripley had a pretty gnarly hailstorm a couple of years ago when I was up there, but should panels be damaged, the good thing about solar panels are they are very modular. So, you can remove individual panels or even a block of damaged panels that can be replaced immediately. We will have a full-time operation and maintenance folks monitoring the project area. So, it's not going to be a situation in which they are damaged and then they are just left out there because no one's around. We will have people actively monitoring the project area and for weather events, reviewing and checking in on all the solar equipment, and making repairs or replacement as needed. I think the answer would be a very frequent review to ensure that there's no damage that gets left out there. As I mentioned earlier in the presentation, this type of panel has been studied and does not show the potential of toxicity to the general community.

Question 49

I'm a former farmer who sadly sold because of a declining rural farm economy. I would have loved a project like this to add a passive income stream to our farm and keep the family on the land. Can you speak to how solar projects can work collaboratively with rural farm economies and save farms? There is certainly fear about solar taking farmland. Excited to support project.

Answer: (Isaac Phillips) I think the good part about this type of project is that we are working with landowners that voluntarily signed up and we have done a significant amount of work with landowners to determine what part of properties they want to use. So, we have a couple of farms that I can think of off the top of my head that want to continue to maintain part of their property for farming and use the additional revenue stream for something that won't be impacted by varying prices or a bad year of weather. They use this to help support their farm and continue to make improvements on their farm. We're committed to working with folks, it's not an all or nothing on property situation. If someone wants to lease a smaller amount of property to help support the rest, we have been happy to entertain that and we're committed to working with the farmers that want to sign up. If folks do not want to sign up and continue farming nearby, that's completely fine with us and we're letting them continue to do so. And it's a completely voluntary project. I think it creates a great opportunity for the farmers that are interested like yourself, and it's going to be a huge

boom to the community of Ripley in landowner payments, as I mentioned, \$30 million over the course of the project. Many of those folks live in the project area and will spend money in the project area.

Question 50

How can you say that a solar farm will not affect property value if the NREI in-depth? The national renewable energy laboratory?

Answer: (Isaac Phillips) It sounds like they were trying to reference a specific study that I'm not familiar with. If they want to resubmit the question with the study, we can get a written response afterwards. But, you know, in terms of property values we have a few property values studies. I believe they're available on our website in the FAQ section. They have been conducted across the country and they've consistently shown that proximity to large-scale solar projects does not measurably impact property values or deter the sale of properties. These projects are 12-to-14-feet high with minimal noise emitted. They're designed in accordance with strict electrical safety standards. We will be implementing a comprehensive vegetation management plan to help screen them. The impacts on neighboring properties is really limited. The data that has been collected has shown that there's not been a measurable impact on property values. That is what we can say. Something we do offer for neighbors is good neighbor agreements, which for folks that are adjacent to the property that's being developed, that will provide them with an annual benefit. That is another opportunity for folks to get some benefit out of the project, even if they're not participating. Feel free to submit an additional question with the survey or the study that you're trying to reference. And I we can get you a written response.

Question 51
How many acres of pasture/hay will be occupied by the project?

Answer: (John Kuba) This is like a few others that we received like the forest response. The project design is still being finalized and that will ultimately determine the exact number of acres for each type of land use associated with the project area. I can say the project area is made up of pastureland and hay land, very minimal cropland and then some forest land. Those are generally the land use categories that are going to be in the project area.

Question 52

Am I to understand correctly that the net greenhouse gas/CO2 sequestration of the project has not been computed? Not even a first approximation?

Answer: (John Kuba) I think that's a follow up to a question and answer that we received earlier on. I think that was focused on the impacts of removing a tree single tree and its carbon sequestration benefits, versus, the overall impact on the project. And my response was focused on benefit – they're associated with managing grasslands within the larger project area and in place of those forest areas that are removed. In that response, no, we have not run that calculation specifically. I think that's maybe where the commenter was getting, is that the overall impacts of the project on net carbon impact. In this case there's a lot of studies out there that review utility-scale solar projects from birth, through life, and the data there shows after about 12 months of the projects operating as a non-thermal generating source, it repays its carbon footprint in that first 12 months. So, all in all a solar project provides net carbon sequestration benefits by managing the long term but also there's no carbon impact associated with the actual material and design and construction of the project.

Question 53

Could made in USA panels be part of contract?

Answer: (Caton Fenz) I'm willing to assume that the question is about the contract that the project has with NYSERDA to purchase the renewable energy credits that Isaac discussed earlier. In that case, that contract does not contain any provision requiring the purchase of equipment from any geography. Also, as Isaac referred to earlier, were still in fairly early days from an equipment selection standpoint, for this project. So, when it comes time to do that, we're going to evaluate suppliers for the equipment globally, and then make the best decision for the project.

Question 54

Will you be recycling the panels in the same process of computers?

Answer: (Caton Fenz) So, I'm going to assume that the question that was getting at is what would happen to the panel at the end of the project's life. So, going back to this response earlier, we're assuming a 30 to 35-year project life. How to recycle the solar project equipment, whether it's the panels, whether it be piles or other equipment, is a decision we got a little while to figure out. As we get to year 25, 26, 27 we will evaluate the best way to recycle the panels at that time. And if the last 30 to 35 years have been any indication, we're going to see a lot of evolution in the world, over the next three decades. Ask me that question again in about 25 years.

Question 55

What will be done along borders, so I am not looking at solar panels out my back door that used to consist of a nice woodlot view?

Answer: (Isaac Phillips) Yeah, I think this goes back to a couple responses we've made, the first being my response about the setbacks from property lines in the Town of Ripley, having a 100-foot setback. But that doesn't necessarily ensure that there would be any infrastructure within 100 feet because we must look at each individual property and the environmental features on each. Without looking at a map and knowing who asked this, just more generally looking around the project area, we had a couple slides on visual screening and visual viewpoints. And so, for folks that are concerned about specific viewpoints this is something that we're looking at through our visual analysis and putting together a plan for visual screening. There was a planting plan that was demonstrated in those two slides and you can see what the area looks like now, what it will look like with panels and what it will look like with screening, I think that will give you a better idea of our plan to try to shield this from visually sensitive areas. I think it's something that, if you have areas that you want to be considered, we had already coordinated a bit with some of the community on identifying these areas, including The Town of Ripley, but feel free to follow up via e-mail with specific questions about specific properties.

Question 56

Has ConnectGen consulted US Energy Department online solar energy "time to break-even" calculators for this project?

Answer: (Isaac Phillips) Not that I know of.

Question 57

How is the NYS DEC involved in this and what are they examining?

Answer: (John Kuba) The NYSDEC is the state regulating agency overseeing the public trust resources such as wildlife, waters, wetlands, et cetera. And so we work with them in multiple ways, they know the resources, they know where sensitive species may occur. They have longstanding records and documentation of that. They can also provide us early information on a project site to help us inform development, inform design, and inform siting. So, we've worked with DEC, starting back in early 2019, identifying resources, gathering data, getting their input on the site. So that's one way that they're involved. Another way is in the regulatory and environmental permitting process. So, under the old Article 10, they were heavily involved as a kind of a permitting body, and under the 94-c process, they are also involved in requiring coordination with developers on various species or natural resource considerations and ultimately providing feedback on design parameters, avoidance minimization, and mitigation measures. As Ben mentioned, a lot of our wildlife study design was coordinated with the DEC to get their feedback and make sure it meets their methodology standards. And then ultimately those study results are reviewed by DEC for their determination of what the potential impacts could be. And then lastly, on waters and wetlands, for any water and wetland crossings of the project, we will need to permit those crossings with the DEC if those crossings are associated with state-jurisdictional waters. So they also have a permitting process that is associated and similar to the 94-c process.

Question 58

Are landowners able to hunt on their property or neighboring property with the solar project in place?

Answer: (Isaac Phillips) The solar equipment should be treated as, there are plenty of residents in Ripley that people hunt around, so treated with the same respect you treat someone else's property. You can hunt on your adjacent property and just take the normal precautions that you would take with your property lines and direction of fire, et cetera. We will not be limiting hunting on any adjacent properties and if there are properties that do have solar panels in place, that are large enough to also support a hunting area, that is permitted as long as it is not taking place within the solar panel area.

Question 59

Any vineyards with active grape production proposed for solar arrays?

Answer: (Isaac Phillips) For the South Ripley Solar Project there are no vineyards with active grape production within the proposed area to be included at all.

Question 60

Is this meeting recorded and available?

Answer: (Isaac Phillips) Yes, this meeting is recorded, and it will be available on our website on materials section. It might take us a week to get everything put together, but it will go on the website, and we'll put up a news bulletin as well, so it's easy to find. It will be available on the website as a video that you can watch. And I think there was another question about availability of Maps. And I just wanted to be clear that final maps will be available with the Application, but this presentation, which included a few maps, is going to be on the recording.

Question 61

Will subcontractors hired by connectgen also be required to pay the New York State prevailing wage for any work performed?

Answer: (Isaac Phillips) I believe so. I will need to do a written follow-up on that just to confirm.

Written follow up: Yes, subcontractors will also be required to pay the prevailing wage.

Question 62

Is money set aside for cleanup in the event in 30 yrs. you don't have the income to pay for proper cleanup?

Answer: (Isaac Phillips) It goes back to the decommissioning bond and decommissioning plan that will be put in place. So, yes, financial aid commitments will be made early in the project life, specifically for this reason. And I think that's included under the state process and we're going to be outlining the specifics of that in the Application. Bear with us until the Application is prepared. But, yes, there will be protections for the community, down the road.

Question 63

Is there a Deadline for Property owners to sign up for the Solar Project?

Answer: (Isaac Phillips) There's not a deadline, but frankly we pretty much completed the majority of the work on the land side. I understand who wants to participate, and who doesn't. So, No, I don't think that there's an official deadline for anyone, but we are kind of finalizing the project plans as we speak.

Question 64

What is decommissioning? Isn't this a permanent endeavor?

Answer: (Isaac Phillips) For projects like a solar facility, a 30-year life does feel like a permanent endeavor. However, the equipment and the construction required to implement a solar facility is pretty low impact. So, piles are driven into the ground with limited use of concrete and most of the equipment can be removed quite easily on a large scale. And once these projects are complete and have reached the end of project life, it's the responsibility of the company to remove the project equipment. So that involves taking down the panels, removing the piles, removing some underground infrastructure, including collection lines, anything that's running underground and fences. That is what we

talk about when we talk about the decommissioning. We're not developing a building with a concrete base structure, that kind of takes a permanent impact on to the property. A lot of this equipment can be removed, and the land can be restored quite easily. And so that's why we've been talking about the burden of decommissioning being on the company because we are going to be removing the equipment and returning the land to as it was previously.

Question 65

Have the results of the bird surveys been compared with any open source or other corroborating data source? If so, what were the results of this comparison?

Answer: (Ben Brazell) Yes. I mean, the bird surveys themselves are standalone survey efforts. As I mentioned earlier, they're very specific to some specific types of species grassland species. There are specific protocols put into place to implement those surveys. It's the result of the on-site surveys that become the written report. That will be appended to the 94C application. However, the regulations also require a pre-application phase of the regulations that requires the preparation of what's known as a wildlife site characterization report, which requires obtaining a lot of data and information from various publicly available sources such as Ebird in the Audubon Christmas bird counts, USGS breeding bird survey routes, things of that nature. And so, the wildlife site characterization is also another document that essentially provides another tool for the analysis of wildlife at the facility site.

Question 66

Will you be using broad scale herbicides at the facility?

Answer: (Ben Brazell) To answer that directly, no the plan is not to use broadscale herbicide applications across the site. Now, I want to clarify that we will have a veg management plan that describes how we will manage vegetation long term on the site. And our approach to veg management is one that integrates or incorporates components of integrated veg management, which is a system that uses different techniques depending on the target of your management regime. So, in this case, we want to maintain grassland habitat across the project site and within our veg management zones. We'll use different best management practices, and it can be mechanical, herbicide, or even physical hand plucking of certain plants out right. So, we may use herbicides on the site, but we're not anticipating using them widespread as a broad scale application.

Question 67

What happens to the water-cooling system when the air is well below freezing, like tonight?

Answer: (Nick) Yeah, so it depends on the environment where the system is installed, out in the desert or in the US south, where the weather never gets below freezing, that's just a purely a cooling loop. In environments where it gets a little cooler, they look more closely at the estimated battery time, as well as the anticipated battery use cycle, and a lot of cases, battery just being used to generate enough heat that they don't need to do anything. But for an environment like New York, where they can reasonably expect there may be issues of freezing, they can just put basic anti-freeze in there like what would be in your car. That's the most common. In some cases, some lithium-ion battery performance can be degraded by cold temperatures if the battery isn't being used regularly. Sometimes they will go as far to put an electric heater/cooler loop so they can work to keep the batteries at temperature. But depends on the use case, depends on the manufacturer, a lot of different answers to them.

Question 68

My biggest concern is sound. if I'm sitting on my deck at night.... will I hear buzzing or this type of sound?

Answer: (Ken) We don't do an audibility analysis because everybody's hearing is different and the background sound level changes over time, so I couldn't guarantee that you wouldn't hear anything at night, but it depends on where you are and how close you are, to the energy storage as opposed to the rest of the array. So, what we'll do in the application is describe what the range of the background sound is, and the range of the project sound is, both around the energy storage facility and around the rest of the solar facility. And then also describe what it will sound like and we'll do that for both the daytime and nighttime. Generally, the nighttime impacts, especially in that the main part of the solar facility is relatively low, the inverters generally off and the transformers are relatively quiet. We'll address all that in the sound report.

Question 69

If you put fences around the sites how will the local animals migrate through and use the areas underneath the panels?

Answer: (John Kuba) I want to say back to the map that we showed earlier on the screen, and if you recall, the panel placement areas are aligned in different blocks, kind of spread out and not in one big, lumped area. So, this is done for multiple reasons. There are certain properties that are participating, and so we have the ability to site panels there. But also, more importantly, we sited around certain environmental sensitivities such as riparian corridors, streams, wetlands, et cetera. So, what happens is, the project inherently becomes a patchwork, and in-between that patchwork there are what one could consider riparian or wildlife corridors. So, wildlife can continue to move through the larger project area, unencumbered. To address a couple of specifics, I think the questioner mentioned migration, regarding avian migration, which obviously occurs in this area. There should be no impact there from the project regarding potential short distance migration associated with large mammals out here. Probably the only mammals that are associated with this area with the white-tailed deer and black bear. Those species can move through the project area unencumbered through those existing corridors. Fences are also put up for security reasons. That's an industry best practice that we will apply here. Those fences only occur around those panel box, not around things like collection lines, or access roads, et cetera. So, there's really a limitation on which areas will be affected by fences.

Question 70

How many solar panels will be in the total project?

Answer: (Isaac Phillips) This is one that will be answered in the Application. You know, as I mentioned that the detailed design is still ongoing. That number is still in flux, but it's one of the requirements of the 94-c Application.

Question 71

What can those of us in the local construction industry do to help push this along. What is the next step? How do we help? We are in favor of this going forward.

Answer: (Isaac Phillips) This project is entering a critical phase with the state permitting process. It's always great to hear folks are in support of the project and for any local businesses or local organizations, we'd love to get you involved. On our website we have a couple options. We have a show your support tab where you can sign a support letter for the project that will be sent to local stakeholders. We also have a local business opportunity section, so if you do own a local business that you think could provide a service to us, such as vegetation management, or I've had a few people that own agriculture, or do trucking, feel free to submit your information on our website because we love to keep a database of local entities that can provide these services. So that when we do contract to work out, we can try to bring benefit locally. I think those are the two items that would be great help, especially support letters. As we move through this process, there will be plenty of public meetings. There will be opportunities at The Town of Ripley to speak your mind and say that you're in support of the project and we always value folks doing that. Please check out our website for opportunities there and send an e-mail or your information to our info and we'll be happy to get in touch with you. Once this COVID situation is wrapped up, I'm back to traveling and happy to meet folks in person, as well.

Additional Questions

The following questions were asked during the Live Q&A session, but they were not answered because of time constraints.

Additional Question 1a

Isn't it premature to switch to 94-c /ORES when the 94-c draft regs. have not been adopted or approved?

Written response: DUPLICATE SEE QUESTION 3

Additional Question 1b

How are we having a 94C meeting when they have not been adopted yet? Have you had your meeting with the town first?

Written response: DUPLICATE SEE QUESTION 3

Additional Question 2a

How many jobs remain after construction is done?

Written response: DUPLICATE SEE QUESTION 9

Additional Question 2b

How many full-time workers will this employ?

Written response: DUPLICATE SEE QUESTION 9

Additional Question 3a

In 20 years+-, how are you going to ensure antiquated solar panels will be cleaned up?

Written response: DUPLICATE SEE QUESTION 14, 62, 64

Additional Question 3b

Will there be a decommissioning Bond?

Written response: DUPLICATE SEE QUESTION 14, 62, 64

Additional Question 4

What is a transportation corridor?

Written response: DUPLICATE SEE QUESTION 31

Additional Question 5

How does ConnectGen ""ensure"" Ripley Fire District will have the proper equipment and training to respond to any emergency at the project site?

Written response: The Section 94-c regulations will require the preparation of an Exhibit on Public Health, Safety and Security (Exhibit 6). The Exhibit requires the preparation of, among other things, a Site Security Plan and a Safety Response Plan. In addition, Exhibit 18 will include an analysis of whether emergency response contingency plans can be fulfilled by existing local emergency response capacity and identify any specific equipment or training deficiencies in local emergency response capacity. The Application will describe all on-site systems to prevent or handle fire emergencies and hazardous substance incidents in compliance with the New York State Fire Code. Also, the regulations require the operator to conduct training drills with emergency responders at least once per year.

In preparing these Exhibits, ConnectGen will be consulting with local first responders and the Ripley Fire District. Typically, in our experience, the operation of the Facility will not require new specialized equipment or specific purchases for the Facility. As mentioned in Question 11, the Project will generate significant annual revenue for the Fire Department through the Ripley Fire Protection District property tax, which the Facility will be subject to during its operation. Additionally, ConnectGen is committed to working with the Fire District on any necessary additional equipment purchases.

Additional Question 6

Since solar does not meet the Energy Returned on Energy Invested EROEI standard, why would policy makers allow a project that uses more energy to build it than it can produce in its lifetime?

Written response: DUPLICATE SEE QUESTION 22

Additional Question 7a

Are these panels made in China or any other Country outside of our own.

Written response: DUPLICATE SEE QUESTION 6

Additional Question 7b

Will you explain where the components will be built since construction materials from China are constructed using the most toxic methods of any form of energy?

Written response: DUPLICATE SEE QUESTION 6

Additional Question 8

Do you feel that solar farms are appropriate for residential zoning districts and why?

Written response: The South Ripley Solar Project will be located in the Rural/Agricultural Zoning district as defined by the Town of Ripley. No residential zoning districts (R-1 or R-2) are located in the facility site. Please see the Town of Ripley Zoning Map for a comprehensive map of Town Zoning Districts.

Additional Question 9

Will it be rezoned as industrial or commercial?

Written response: DUPLICATE. SEE QUESTION 24

Additional Question 10

Why can't we have map now? Isn't at time of application too late for change?

Written response: DUPLICATE. SEE QUESTION 19

Additional Question 12

Can't we vote on this? Just answering questions doesn't help.

Written response: The development of large-scale renewable energy generating facilities is required by State law to obtain a siting permit pursuant to Executive Law Section 94-c. Development of projects follows a strict process to minimize and mitigate local impacts and the final permit decision is made by the Office of Renewable Energy Siting. New York law does not permit projects through "referendums".

Additional Question 13

Is there a buffer zone from equipment to my property line? I heard rumors of 200ft.

Written response: DUPLICATE SEE QUESTION 46

Additional Question 14

What will this do to my property value?

Written response: DUPLICATE SEE QUESTION 50

Additional Question 15

What benefits are there for residents besides sales/leases of land? Will I experience a reduced electric bill?

Written response: There are many important environmental and energy resiliency benefits associated with solar powered electric generating projects. In sum, the 270 MWs of electricity generated by the South Ripley Solar Project is a substantial amount of clean, renewable electricity that will power modern life without the negative attributes of carbon generating electricity sources. This means that electricity can be generated without air, water, or other harmful emissions or pollution. This benefits the residents of Ripley and the regional generally.

From an economics standpoint, the South Ripley project will generate economic benefits in three ways: (1) direct payments annually to participating landowners and the ripple effect those payments will have when spent in the local economy; (2) good-paying and desired solar construction jobs and permanent operation jobs, which generate

secondary benefits in the local community during construction through the purchasing of local goods and services; and (3) direct payments to the taxing jurisdictions (Town, school districts, County) annually. All residents of the Town benefit by the increased school district revenue, which enables districts to spend money on additional programs, resources and sports. This, in turn, can raise property values and enhance the overall well-being and desirability of the community. Additionally, the direct payments to the Town are over 50% of the Town of Ripley's annual property tax levy (the amount needed to be raised by taxes), thereby creating an opportunity for the Town to spend on additional services, programs or, for example, reducing taxes, as the Town determines to be appropriate.

Additional Question 16

What makes a landowner a "good neighbor" how does that effect compensation?

Written response: Proximity to the facility site is among the determining factors of eligibility for a Good Neighbor Agreement. Please contact the project email, info@southripleysolar.com with requests for Good Neighbor Agreements.

Additional Question 17

Is receipt of the "good neighbor" payments in any way contingent on the recipient's agreement to not complain or criticize ConnectGen? Are any other strings attached?

Written response: The Good Neighbor Agreement (GNA) is voluntary agreement offered to non-participating adjacent landowners who live or own property in the project area. By signing a GNA, the signatory is committing to working with us directly on any issues that arise in the future. If you are considering whether a GNA would work for you, please contact us at info@connectgenllc.com and we can answer questions regarding the agreement.

Additional Question 18

Project life was mentioned early in the presentation. What exactly is the project life?

Written response: The expected project life is 30-35 years.

Additional Question 19

When you are out here? This seems like it could create a bias as they have said they like how they are being paid more by you. This could create bias when they respond to emergency calls.

Written response: Unfortunately, the meaning of this question is not clear. Please submit a clarification to info@southripleysolar.com and we will prepare a response.

Additional Question 20a

Is there a way to get a list of all the individuals that are attending this public meeting?

Written response: In the interests of the privacy of the individuals that attended the event, ConnectGen will not be providing a specific list of attendees, given we did not receive consent from attendees prior to the meeting to share personal information. The meeting received 75 separate registrations.

Additional Question 20b

Will the attendance list for this meeting be made available? Is there anyone from NY State or any NY agency in attendance? If so, who?

Written response: DUPLICATE. SEE ADDITIONAL QUESTION 20A

Additional Question 20c

Curious how many participants are on this call?

Written response: DUPLICATE. SEE ADDITIONAL QUESTION 20A

Additional Question 23

What if the solar panels are damaged in transport or through different storms that could help in a year?

Written response: DUPLICATE. SEE QUESTION 48

Additional Question 24

"So is the answer to the question (has a study been made for storage alternatives including environmental/ initial cost / running cost / longevity and efficiency?) Is yes and if so where we can find such study?"

Written response: ConnectGen did not utilize a publicly available study for the development of its preferred technology type. ConnectGen's project development process utilizes a wide range of factors including, but not limited to, environmental characteristics of sites, land use, equipment economics, and technical characteristics of different electricity producing and energy storing technologies to determine the siting of its projects.

While there are a number of energy storage technologies that have been utilized around the world, improvements in lithium-ion energy storage technology over the last decade have made it the best technical option with a limited site footprint. Environmental factors, cost, O&M, longevity, and efficiency are all built into our site and technology selection and project models.

7. Chautauqua County Pre-Application Consultation Meeting Slide Deck (1-26-2021)

South Ripley Solar Project Information Meeting



Connecting Power, Projects, and People

Project Overview



South Ripley
SOLAR PROJECT

Project Owner:
ConnectGen Chautauqua
County LLC

Host Community:
South Ripley, within the
Ripley town boundaries

Renewable Resource:
Solar energy

Projected Capacity:
Up to 270 MWac

New York Homes Powered:
Over 60,000

Projected Land Use:
1,200 to 1,500 acres

Projected Completion Date:
End of 2023

Point of Interconnection:
National Grid South Ripley
230 kV substation

Energy Storage:
20 MWac battery energy
storage component

Project Benefits

DIRECT BENEFITS



Over **\$16 million** in increased property tax revenue over the life of the project to the Town of Ripley and Chautauqua County, comprising over 50% of the Town of Ripley's annual property tax revenue.



Over **\$5 million** in increased revenue to the Sherman and Ripley school districts during the life of the Project.



Up to **220 jobs** anticipated during the peak of construction.



Up to **\$30 million dollars in payments to local landowners** in the form of solar leases, easement agreements, and good neighbor agreements through the life of the Project.

INDIRECT BENEFITS



Revenue to local shops, hotels, restaurants, service and construction material suppliers during construction and operation.



Partnerships with local community groups, local sponsorships, and donations.

Public Engagement to Date

ConnectGen has worked since late 2018 to introduce the Project to the local Ripley community and solicit feedback from interested parties.

- Attended nearly every Town of Ripley Board meeting since **March 5, 2019**
- Landowner meetings held on **April 4, 2019** and **August 15, 2019**
- Project benefit ads in the Dunkirk Observer and Jamestown Post Journal on **August 15, 18 and 22, 2019**
- Project website launched **October 2019**
- Public Involvement Plan (PIP) filed **October 2019**
- Public open houses held on **December 4, 2019**. Meeting notices ran in the local papers two weeks prior to the event and notification letters were mailed to the Stakeholder Notification List
- Project newsletter mailed to each person on the Stakeholder Notification List in **April 2020**; 50 additional copies mailed to the Ripley Town Hall
- Notices of Preliminary Scoping Statement (PSS) filing ran in the local papers **May 14-16, 2020**
- Notices of PSS filing mailed to each person on the Stakeholder Notification List on **May 14, 2020**
- PSS informational packet mailed to the Stakeholder Notification List in **June 2020**
- PSS Public comment and response period completed in **June 2020**
- A project Facebook page was created in **November 2020** to provide project updates and share information

Regulatory Overview: Existing Article 10

- The New York State Article 10 process governs the development of all large-scale energy generating facilities larger than 25 MWs.
- Article 10 Regulations require a comprehensive review of potential project environmental and health impacts, with a focus on sensitive resources including wetlands, nearby residences, sensitive species, agricultural resources, and others.
- Decisions are made by the Board on Electric Generation Siting and the Environment (Siting Board)
- Includes a pre-application phase with a Public Involvement Program Plan (PIP) and Preliminary Scoping Statement (PSS)
 - ConnectGen filed a final PIP in October 2019
 - ConnectGen filed a final PSS in May 2020
 - ConnectGen completed the PSS public comment period in June 2020
- The final Article 10 Application outlines all of the environmental and technical studies and surveys completed for the project and includes a project design that avoids or minimized potential impacts to the local community.

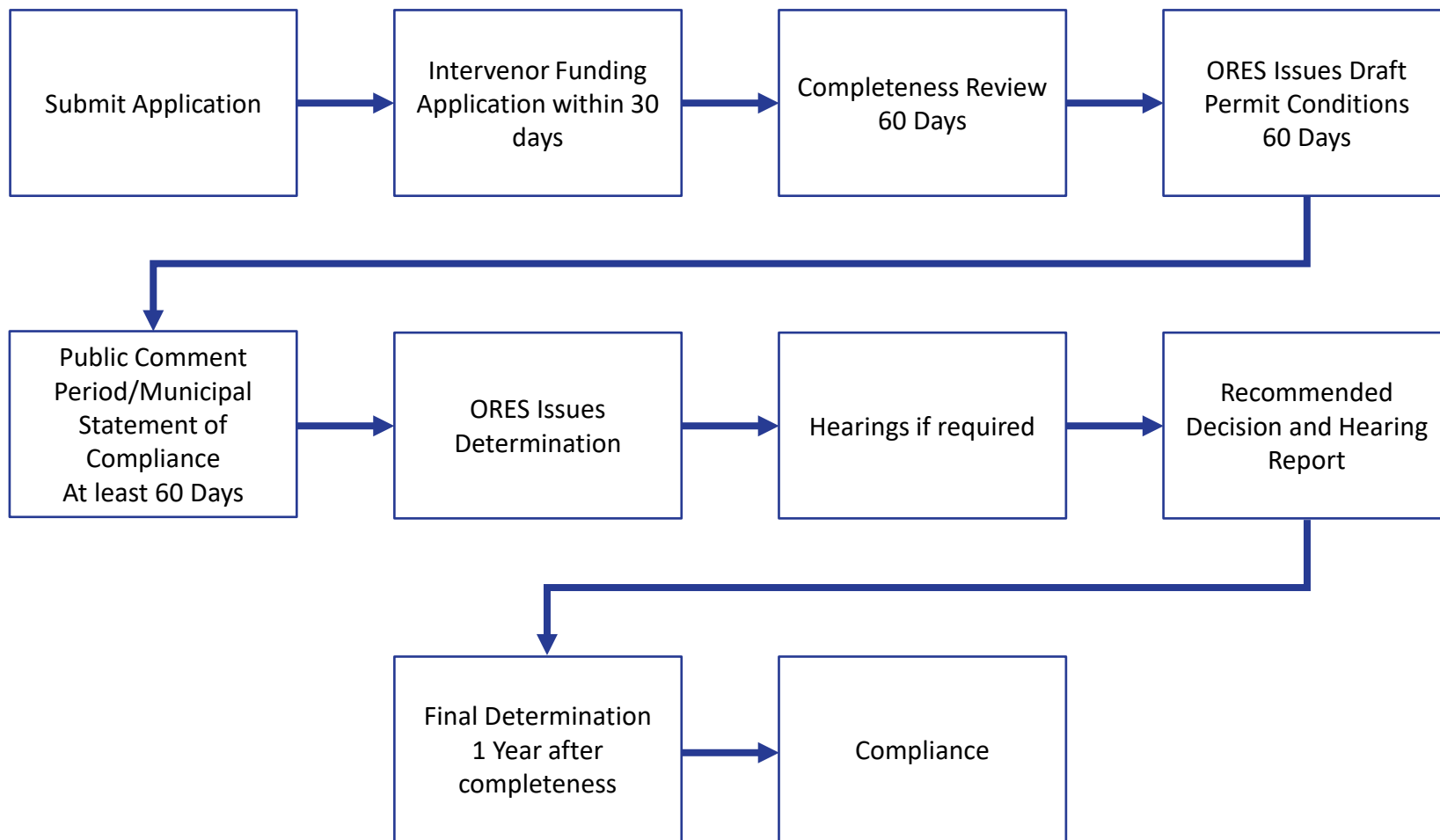
Regulatory Overview: New “Section 94-c” Siting Process

- In 2020, New York State introduced a new permitting process for large scale renewable energy projects, the “Section 94-c” process.
- Final Application is substantively similar to the Article 10 requirements, with many of the same surveys and studies required under both processes.
- Review and decision will be made by the Office of Renewable Energy Siting (ORES) within the Department of State – draft Regulations and Uniform Standards and Conditions (USC) were issued by ORES on September 16, 2020, with a public comment period through December 6, and are anticipated to be final before April 2021.
- Provides for election to transition into process for existing Article 10 Projects.
- Requires pre-application consultations with state agencies, host municipalities, and meetings with community members.
- Uniform Standards and Conditions (“USCs”) outline design requirements for large scale projects to standardize design expectations regarding setbacks and potentially sensitive resources. Site specific requirements will also augment the USCs.
- Projects must be designed to avoid or minimize, to the maximum extent practicable, potentially significant adverse environmental impacts.

New “Section 94-c” Siting Process (continued)

- ORES must make finding that the project, along with uniform and site-specific conditions, would comply with applicable laws and regulations.
- Only projects with “substantive and significant” issues require evidentiary hearings and briefing.
- Similar to Article 10, ORES can elect not to apply a local law that is unreasonably burdensome in view of CLCPA targets and environmental benefits of the project.
- Requires municipalities to submit a statement of compliance with local laws at least 60 days after issuance of the draft permit.
- Local community intervenors and host towns able to seek intervenor funds (\$1,000/MW).
- 75% of funds reserved for municipalities.
- Must apply for funds within 30 days of application filing.
- Requires host community benefit.

Section 94-c Schedule Overview



Intervenor Funds

What is Intervenor Funding:

Intervenor funding is money that Applicants such as ConnectGen make available to qualified, locally affected parties and municipalities to offset certain expenses they incur in participating in the state permitting process. These funds were created to encourage early and effective public involvement in project development and permitting.

Article 10 PSS Intervenor Fund:

- In May 2020, ConnectGen made \$94,500.00 (\$350/MW) accessible for local community intervenors and the host town for the review of the project's PSS filing.
- The Town of Ripley and the Ripley Fire Department requested and were granted intervenor funds to assist with their review of project documents.

94-c Application Intervenor Fund:

- Upon the filing of a 94-c Application, ConnectGen will post an intervenor fund (\$1,000/MW) which can be sought by local community intervenors and host towns. 75% of funds are reserved for municipalities.
- Must apply for funds within 30 days of application filing:

[Applications for Intervenor Funds to:](#)

19 NYCRR 900-5

New York State Office of Renewable Energy Siting

Attention: Request for Local Agency Account Funding

99 Washington Avenue

Albany, New York 12231-0001

Technical Topics: 94-c Siting Application

All Section 94-c Application Exhibits

- | | | |
|--|---|---|
| 1. General Requirements | 10. Geology, Seismology and Soils | 18. Socioeconomic Effects |
| 2. Overview and Public Involvement | 11. Terrestrial Ecology | 19. Environmental Justice |
| 3. Location of Facilities and Surrounding Land Use | 12. NYS Threatened or Endangered Species | 20. Effect on Communications |
| 4. Real Property | 13. Water Resources and Aquatic Ecology | 21. Electric System Effects and Interconnection |
| 5. Design Drawings | 14. Wetlands | 22. Electric and Magnetic Fields |
| 6. Public Health, Safety and Security | 15. Agricultural Resources | 23. Site Restoration and Decommissioning |
| 7. Noise and Vibration | 16. Effect on Transportation | 24. Local Laws and Ordinances |
| 8. Visual Impacts | 17. Consistency with Energy Planning Objectives | 25. Other Permits and Approvals |
| 9. Cultural Resources | | |

Overview of Technical Topics for Discussion

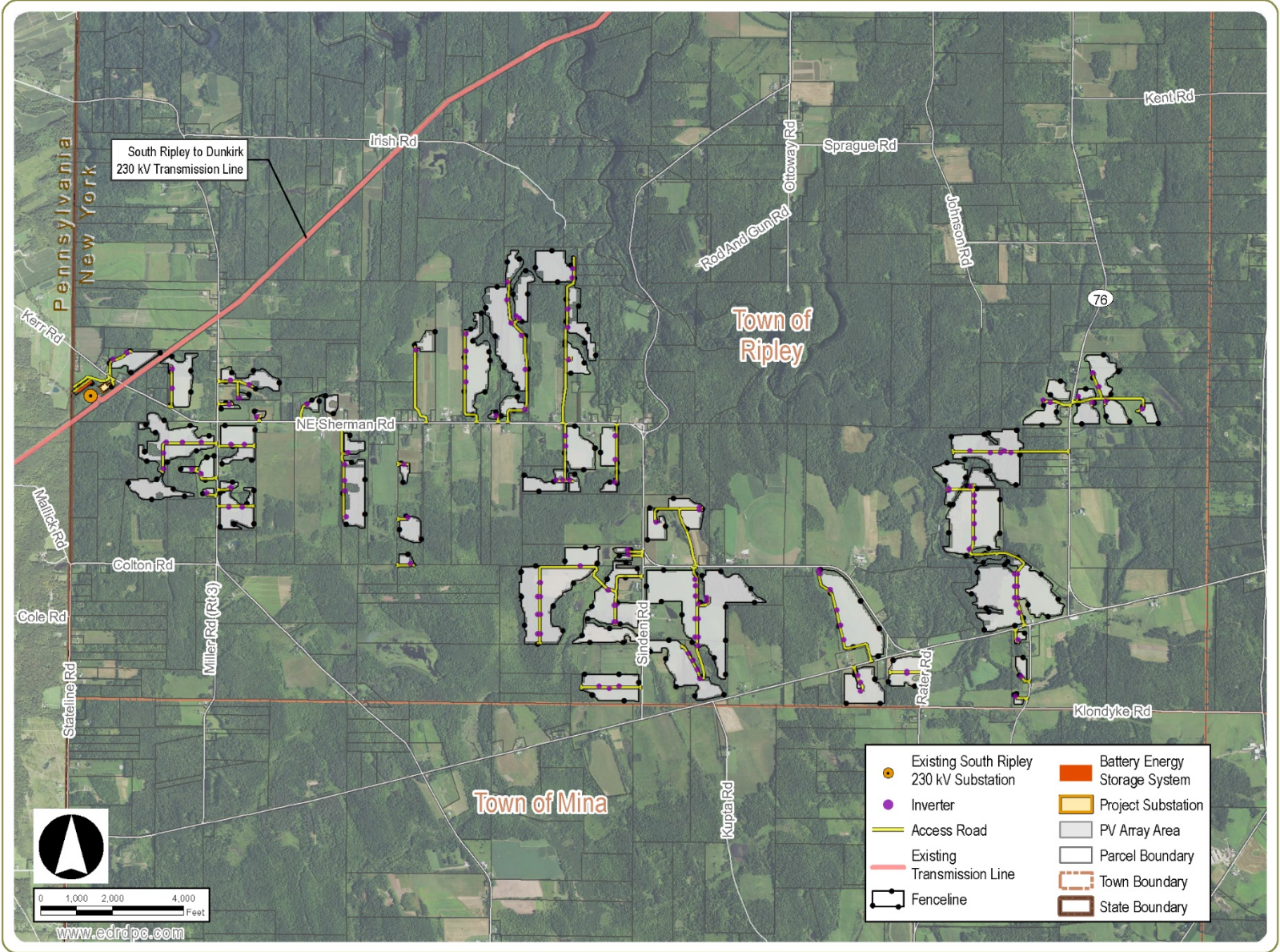
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|--|---------------------------------------|
| • Layout and Design | • Avian Resources |
| • Local Zoning Regulations | • Wetland and Stream Resources |
| • Public Health, Safety, and Security | • Sound and Noise |
| • Stormwater and Groundwater | • Decommissioning |
| • Visual Impact | |

Layout and Design

Solar Panel Locations and Project Layout

- The Project includes solar equipment, an electrical collection and interconnection system, battery energy storage, and access road locations, which are designed to avoid and mitigate potential impacts, incorporating a wide range of environmental, social, and technical considerations.
- The Project is being designed using New York State regulations, industry standards, and feedback from local community members to minimize potential impacts.
- Development of the project layout and design is an iterative process that considers various sensitive resources and endeavors to balance impacts to identified resources.

South Ripley Preliminary Solar Layout



Local Zoning Regulations

The Town of Ripley's existing zoning regulations provide guidance for solar energy development and construction. These regulations are currently under review by the Town Planning Board and regulations governing energy storage are also being considered.

Applicable Zoning Laws

Section 505: Visibility at Intersections

- Height limitations for vegetation hedges within 50 ft. from intersections

Section 507: Topsoil Excavation

- Management of runoff to neighboring property and topsoil replenishment if necessary

Section 610: Signs

- Requirements for new signage

Section 618: Off-Street Parking

- Off-street access and size requirements

Section 620: Solar and Wind Systems

- Property line setbacks for adjoining properties, zoning district allowances, operations and maintenance plan, decommission plan, height and setback requirements, lot size requirements, lot coverage requirements, and fencing requirements.

Compliance with Local Laws

ConnectGen is designing the project to comply with all existing zoning regulations and will continue to evaluate applicable laws if and when the Town updates specific standards for solar and energy storage.

Stormwater and Groundwater

Section 94-c ensures that renewable energy projects study potential stormwater and groundwater impacts from project development and design management plans to ensure that projects do not change the water runoff characteristics of a site through construction and operation. PV panels are designed to ensure no release or leakage of panel material into the surrounding environment.

A final 94-c Application will include:

- A Stormwater Pollution Prevention Plan (SWPPP) for the collection and management of stormwater discharges from the facility site during construction.
- A preliminary plan for post-construction stormwater management practices that will be used to manage stormwater runoff from the developed facility site. This plan will be finalized before construction as part of Compliance.
- Plans must be prepared in accordance with the applicable NYS Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity, the NYS Standards and Specifications for Erosion and Sediment Control, and NYS Stormwater Design Manual.
- ConnectGen will complete a local water well survey for properties within 1,000 feet of project boundaries to effectively site project equipment to avoid potential impacts during construction.
- The 94-c Application will also identify other groundwater resources, such as aquifers.

Avian Resources: Consultations and Surveys

- Consultation with state and federal resource agencies initiated in the summer of 2019, through initial review of databases maintained by the NYSDEC and the USFWS.
- Further consultation and records review with NYSDEC Central Office and Region 9 occurred in the fall of 2019.
- Based on the potential for rare grassland species to be present, a winter raptor survey workplan was prepared and provided to NYSDEC in November 2019.
- Winter Raptor Survey (WRS) took place from November 2019 – March 2020.
- A virtual meeting was held with NYSDEC in April 2020 to review survey results, and a complete WRS report was provided to NYSDEC in May 2020.
- Additionally, a spring Breeding Bird Survey (BBS) was conducted, including preparing a workplan for NYSDEC review in May 2020 and conducting surveys from May – July 2020.
- A complete BBS report was provided to NYSDEC in September 2020.
- The results of all avian surveys were discussed with ORES, and all reports were provided to ORES, in October 2020.

Avian Resources: Results and Conclusions

- The WRS resulted in more than 5,600 survey minutes (over 93 survey hours).
- A total of 62 raptors were observed, most of which were common species such as red-tailed hawk and turkey vulture.
- The only state-listed threatened species observed were bald eagle (5) and northern harrier (7); however, no suspected roost locations or areas of concentrated activity were identified. No state-listed endangered species were observed.
- Of the more than 5,600 survey minutes, only 16 survey minutes included northern harrier and 16 survey minutes included bald eagle, totaling less than 1% of the entire survey effort.
- The BBS resulted in more than 4,680 survey minutes (over 78 survey hours).
- A total of 81 species were observed, most of which were common species such as song sparrow and red-winged blackbird.
- No state-listed threatened or endangered species were observed during the BBS.
- Based on the results of the WRS and the BBS, it was concluded that the Facility Area does not contain occupied habitat for wintering or breeding state-listed threatened or endangered avian species.