



WELCOME TO THE

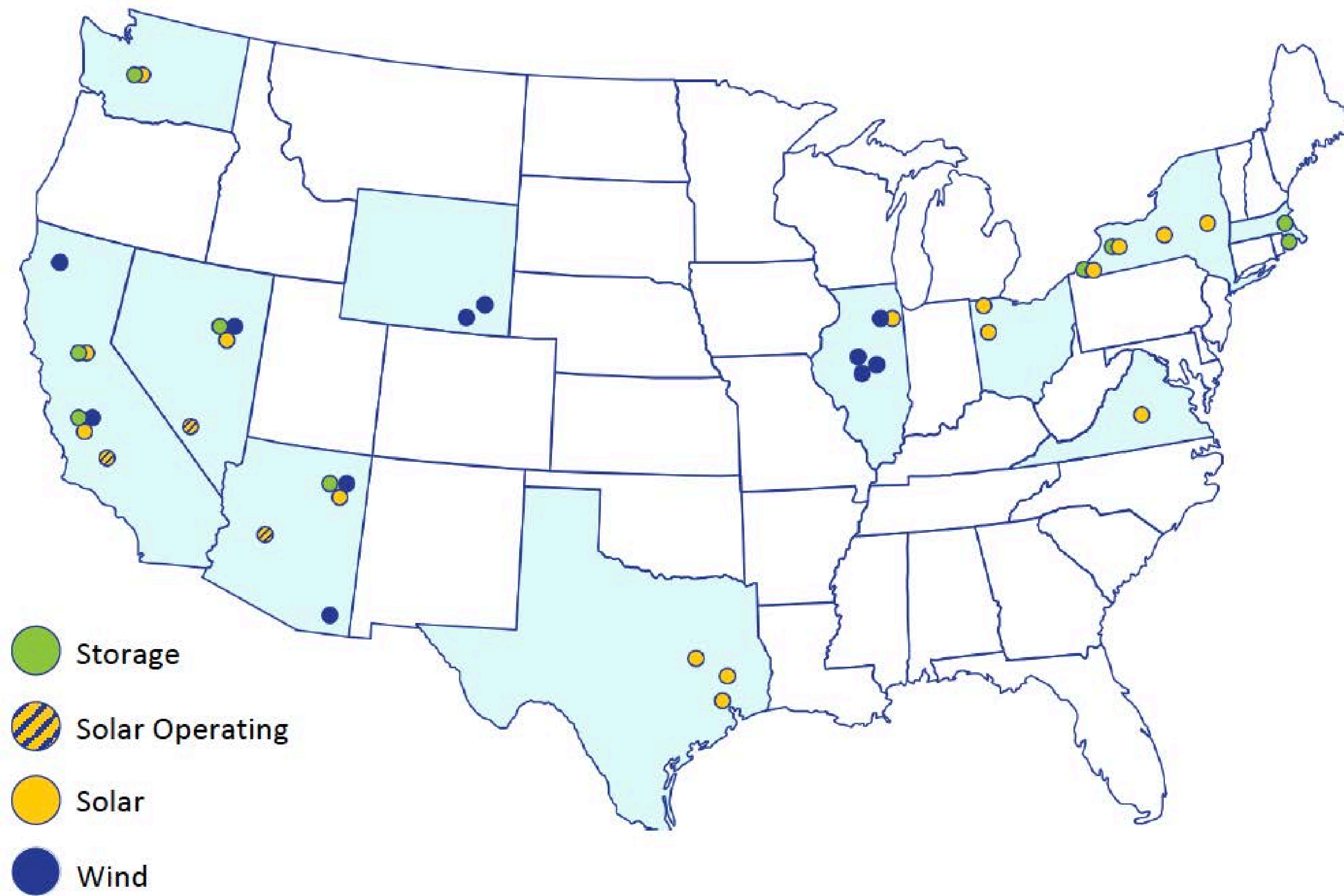
South Ripley Solar Project

COMMUNITY MEETING

—

PLEASE SIGN IN

About ConnectGen



ConnectGen is an independent renewable energy company developing large-scale wind, solar, and energy storage projects across North America.

ConnectGen has established a portfolio of over **8,500 MW** of wind, solar, and energy storage projects.

Our experienced team holds deep familiarity with transmission system analysis and market design/regulatory issues.

ConnectGen is backed by Quantum Energy Partners. 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 \$17 billion in equity commitments since inception.



Project Overview



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

Projected Project Footprint: ~1,200 acres

Projected Completion Date: End of 2023

Point of Interconnection: South Ripley 230 kV substation

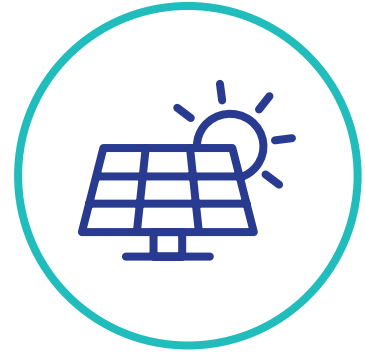




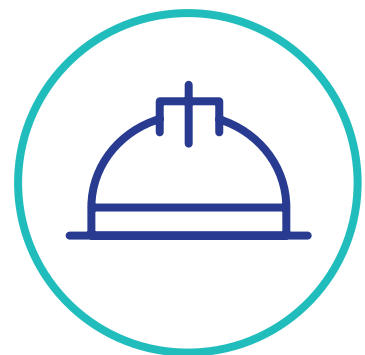


New York Homes Powered: Up to 60,000

Energy Storage: 20 MWac battery energy storage component

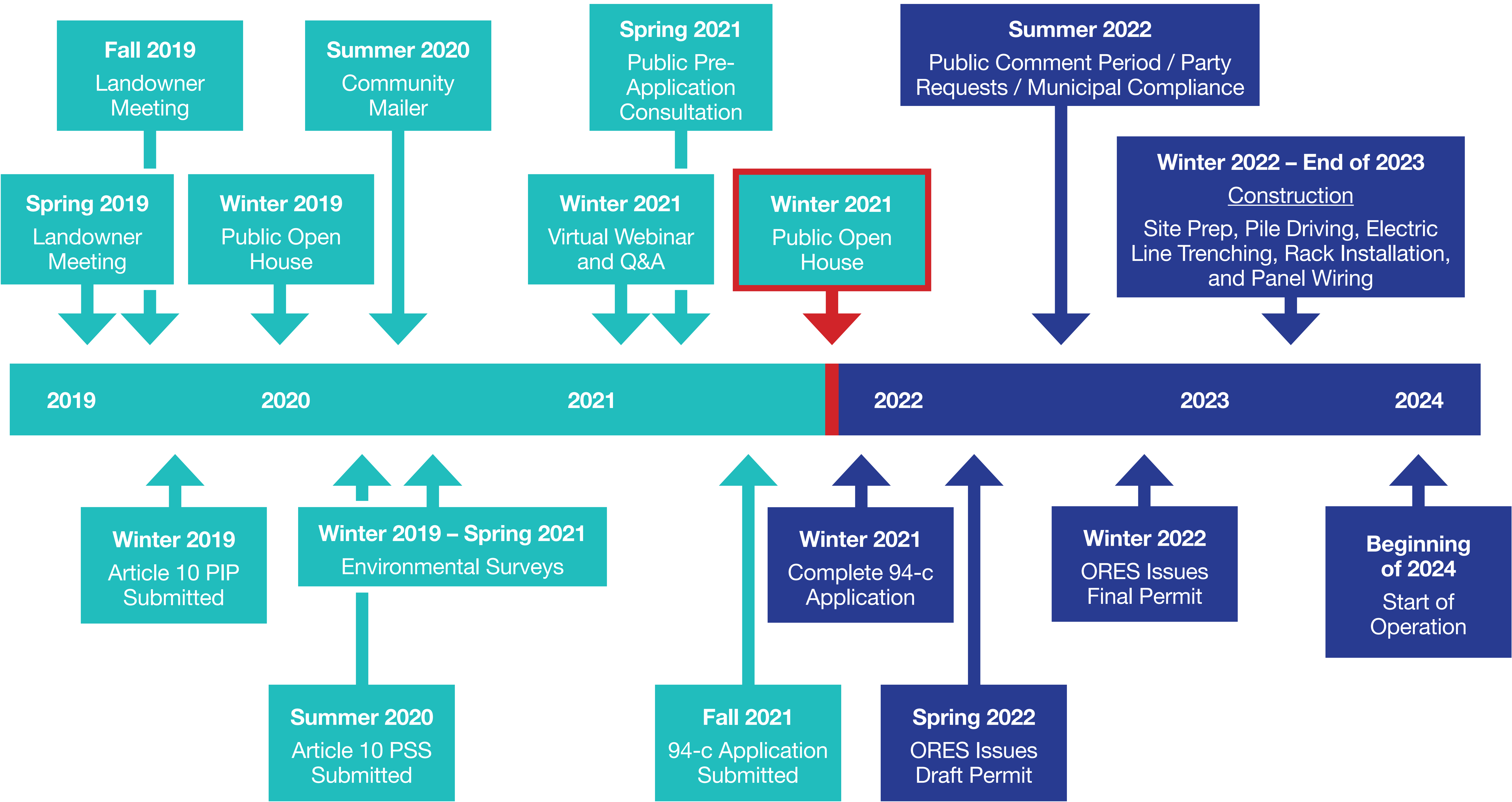


Local Benefits



-  Over **\$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 **\$800,000 dollars per year** in increased revenue to the Town of Ripley comprising approximately **100% of the Town of Ripley's annual property tax revenue**. New revenue to the Town of Ripley over the life of the project totals **more than \$26.8 million dollars**.
-  Over **\$380,000 dollars per year** in increased revenue to the Sherman and Ripley school districts. New revenue to the local school districts over the life of the project totals **more than \$15.5 million dollars**.
-  Over **\$190,000 dollars per year** in increased property tax revenue to Chautauqua County. New revenue to the county over the life of the project totals **more than \$7.8 million dollars**.
-  Expected to provide over **\$189,000 dollars per year** in increased property tax revenue to Ripley Volunteer Fire Department.
-  Up to **220 jobs** anticipated during the peak of construction.
-  Revenue to local shops, hotels, restaurants, service and construction material suppliers during construction and operation.
-  Partnerships with local community groups, local sponsorships, and donations.

Project Schedule Overview



Section 94-c Process and ORES



94-c Background, Application, and Issuance

- Introduced in late 2020 for large-scale renewable energy projects
- Establishes the Office of Renewable Energy Siting (ORES) to review projects and issue final permitting decisions
- Final Regulations and Uniformed Standards and Conditions (USCs) became effective March 3, 2021
- ORES must issue a final state permitting decision no later than one year after a Permit Application is deemed complete

USCs and Site-Specific Requirements

- Projects must be designed to avoid or minimize, to the maximum extent practicable, adverse environmental impacts
- USCs outline design requirements for large scale projects to standardize design expectations
- Site-specific requirements crafted by ORES can augment the USCs
- Mitigation programs are designed to offset potential adverse environmental impacts that cannot be avoided

Local Compliance and Permit Issuance

- ORES must make finding that the Project, along with permit conditions, would comply with applicable local laws and regulations
- ORES can elect not to apply a local law that is unreasonably burdensome in view of Climate Leadership and Community Protection Act (CLCPA) targets and the environmental benefits of the project
- Municipalities submit statements of compliance with local laws no later than 60 days after issuance of draft permit conditions

State Requirements and Local Zoning Regulations

ConnectGen has designed the project to adhere to the ORES Regulations and Uniform Standards and Conditions which govern solar development, construction, and operation. Additionally, the project adheres to many requirements within the Town of Ripley’s solar zoning regulations that exceed the state required standards.

APPLICABLE DESIGN REQUIREMENTS

Major Design Constraint	Specific Provision	Governing Regulation	Town Waiver Requested
Property Line Setbacks	100 ft from non-participating residential parcels, 50 ft from non-participating non-residential parcels	ORES Regulations	Yes
Occupied Residence Setbacks	250 ft	ORES Regulations	Yes
Lot Coverage and Size Restrictions	No lot coverage or lot size restrictions	–	Yes
Access Road Widths	20 ft width	NYS Fire Codes	Yes (Expected to meet Town Standards)
Noise and Sound Constraints	45 dBa at non-participating residences 55 dBa at participating residences 40 dBa at non-participating residence from the collector substation 55 dBa at non-participating property line	ORES USC	Yes (Expected to meet Town Standards)

OTHER RELEVANT TOWN 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

SECTION 610: Signs

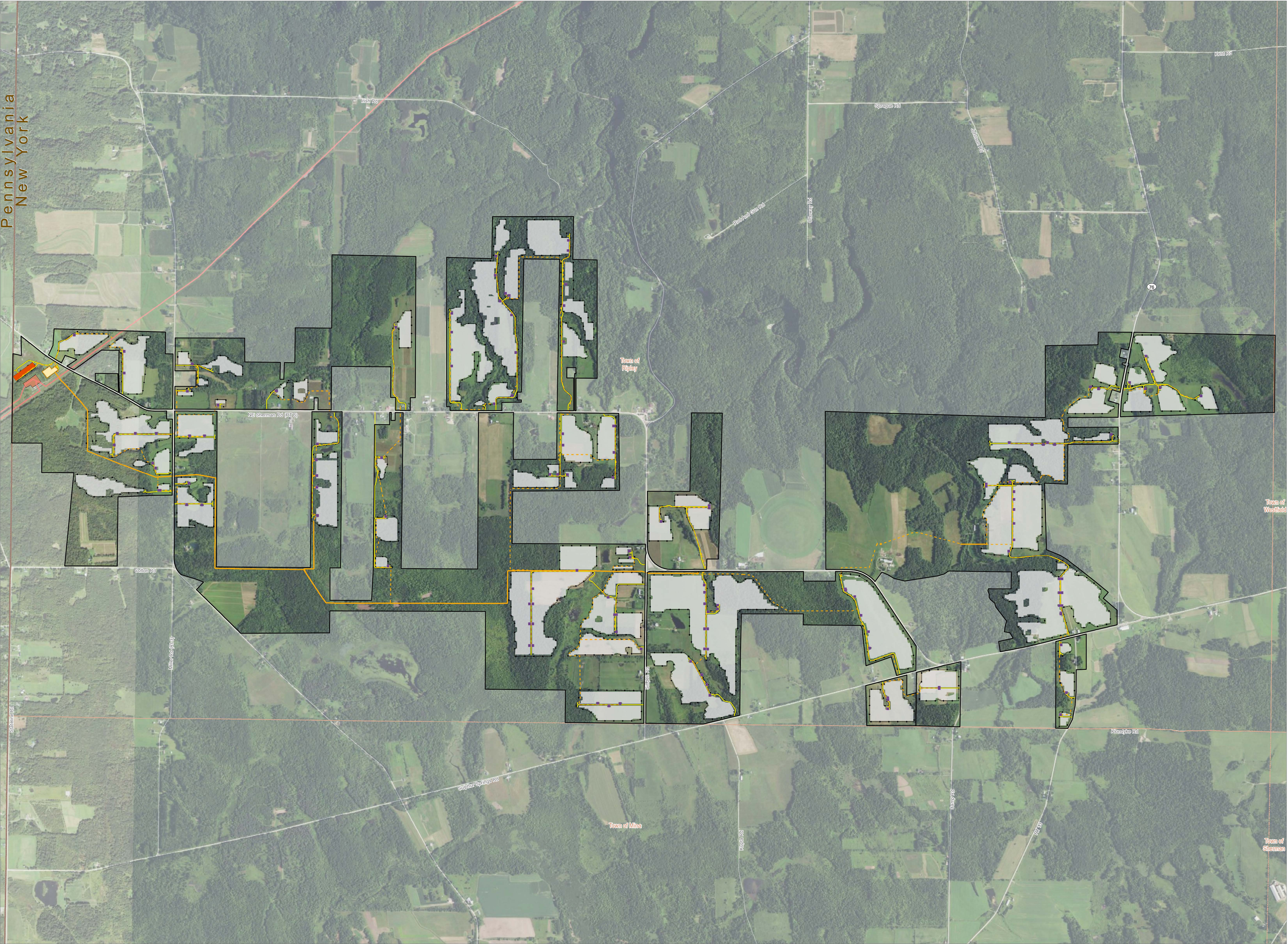
- Requirements for new signage.

SECTION 618: Off-Street Parking

- Off-street access and size requirements.

SECTION 1501-1514: Solar Energy Zoning

- Governs the siting and approval of solar energy projects

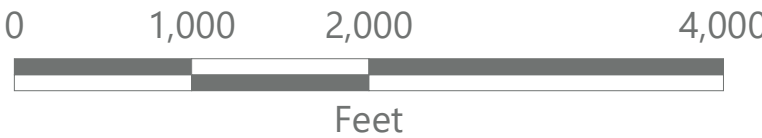


South Ripley Solar Project

Town of Ripley, Chautauqua County,
New York

Facility Components

- Access Road
- Overhead Collection Line
- Underground Collection Line
- Existing Transmission Line
- Inverter
- Battery Energy Storage System
- Existing South Ripley 230 kV Substation
- Project Substation
- Fenceline
- PV Panel Area
- Facility Site



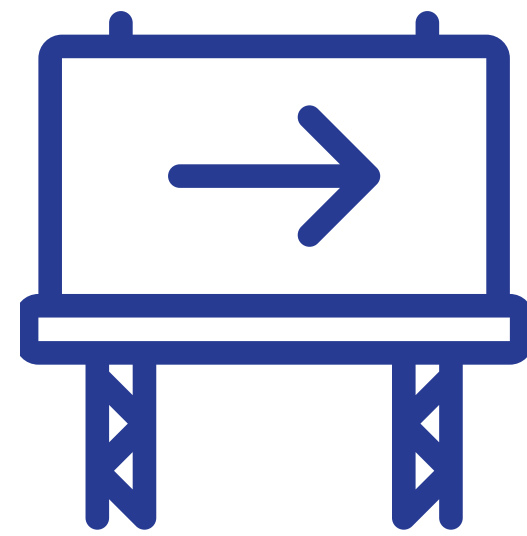
Prepared November 2, 2021
Basemap: USDA NAIP "2019 New York 60cm" orthoimagery map service.



Threatened and Endangered Species Review

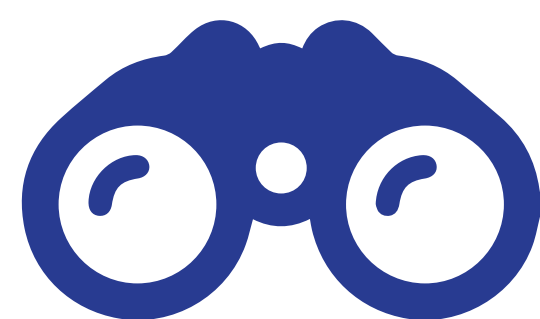
ConnectGen completed comprehensive habitat and presence/absence surveys from 2019 through 2020 in accordance with New York State Department of Environmental Conservation (NYSDEC) Guidelines. In March 2021, ORES determined that there is no threatened or endangered species occupied habitat within the Project Site.

Preliminary consultation with State and Federal Agencies



- Consultation with state and federal resource agencies initiated in early 2019, through initial review of databases maintained by the New York State Department of Environmental Conservation (NYSDEC) and the United States Fish and Wildlife Service (USFWS)
- Further consultation and records review with NYSDEC Central Office and Region 9 occurred in the fall of 2019

Surveys Conducted



- ConnectGen conducted two field surveys as recommended by ORES and in accordance with NYSDEC Guidelines
- Winter Raptor Surveys (Nov 2019 - April 2020)
- Breeding Bird Surveys (May 2020 - July 2020)
- ORES reviewed Study Plans and Results of each Survey

Consultation with ORES and other New York State Agencies



- ConnectGen provided ORES the required Wildlife Site Characterization report (February 2021)
- ConnectGen, ORES, and NYSDEC held Pre-Application meeting to review survey results (May 2021)

ConnectGen completed comprehensive cultural resource surveys evaluating the potential impact of development, construction, and operation of the project. Based on consultations with ORES and the New York State Historic Preservation Office (NYSHPO) and results of the on-site surveys, the project was determined by NYSHPO to have no adverse impact to nearby sensitive historical or archaeological resources.

Consultations Completed:

- Desktop review of local resources (NYSHPO, S/NRHP)
- Local stakeholder input (Town Historians, Town of Ripley, Local Stakeholders)
- Survey scope and survey methodology (NYSHPO)
- Survey results (ORES, NYSHPO, Indian Nations)

Surveys Conducted:

- Phase IA Historic Resources Survey (2020)
- Phase IA Archaeological Survey (2021)
- Historic Resources Survey (2021)
- Phase IB Archaeological Survey (2021)
- Supplemental Phase IB Archaeological Survey (2021)

Results:

- No previously recorded archaeological sites in the project area
- Over 6,600 shovel tests and 24 acres of pedestrian surveys identified no archaeological resources impacted by project development, construction, and operation
- 2 potential historical sites were identified within a 2-mile study buffer (the South Ripley Cemetery and the SawyerSwezey-Kehrli Farm Complex), SHPO determined that neither would experience impact with ConnectGen’s proposed setbacks and visual screening

Wetland and Stream Resources



ConnectGen completed on-site wetland delineations in coordination with the New York State Office of Renewable Energy Siting (ORES), the New York State Department of Environmental Conservation (NYSDEC), and the United States Army Corps of Engineers (USACE) to identify, avoid, and minimize impacts to aquatic resources located within the Project Site.



Groundwater Resources and Stormwater



Groundwater and Surface Water Assessments:

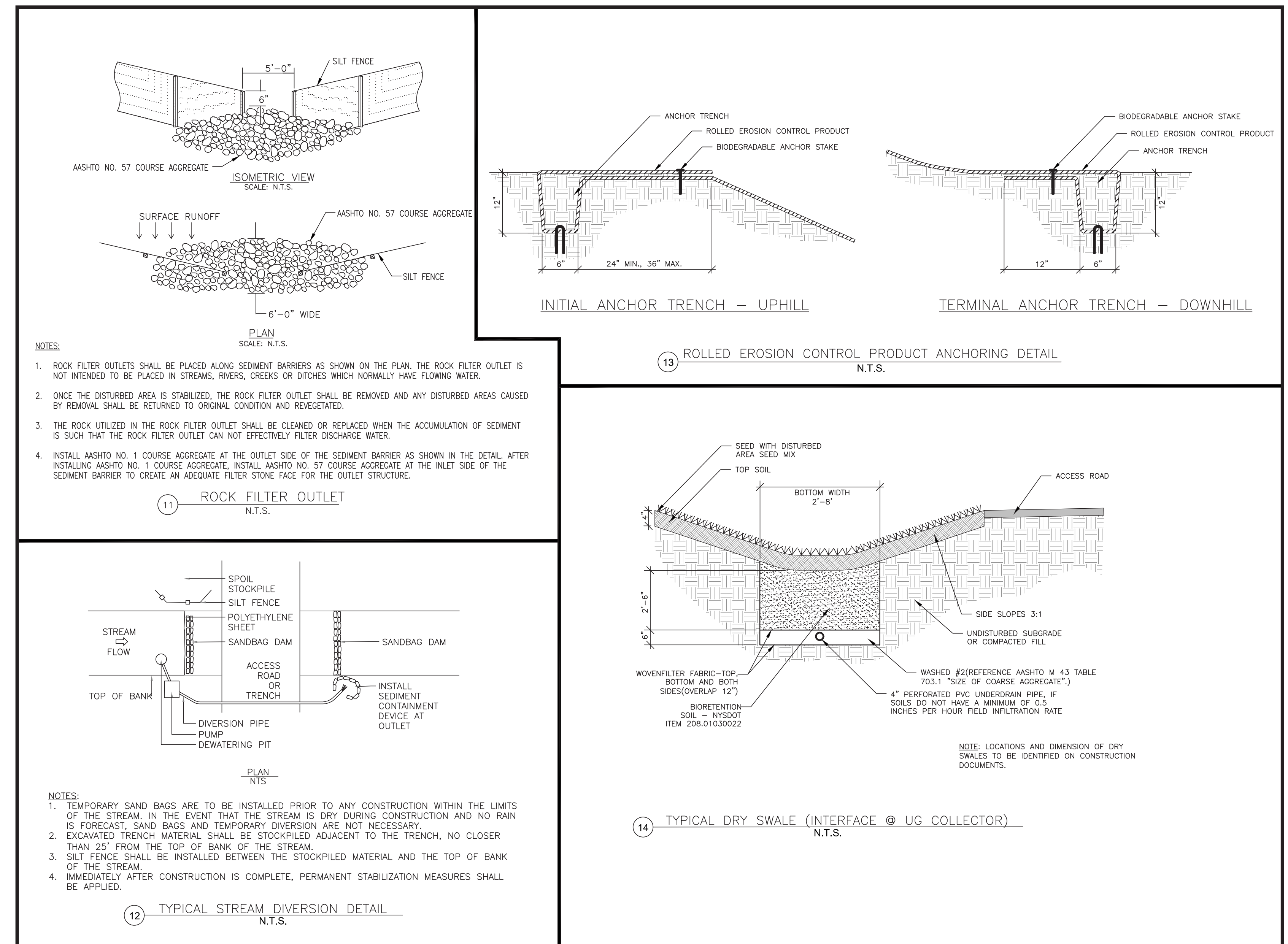
- Private well survey of landowners within 1,000 feet of the Project footprint
- Desktop Hydrology Review
- Well survey of local municipalities and state agencies

94-c Application includes:

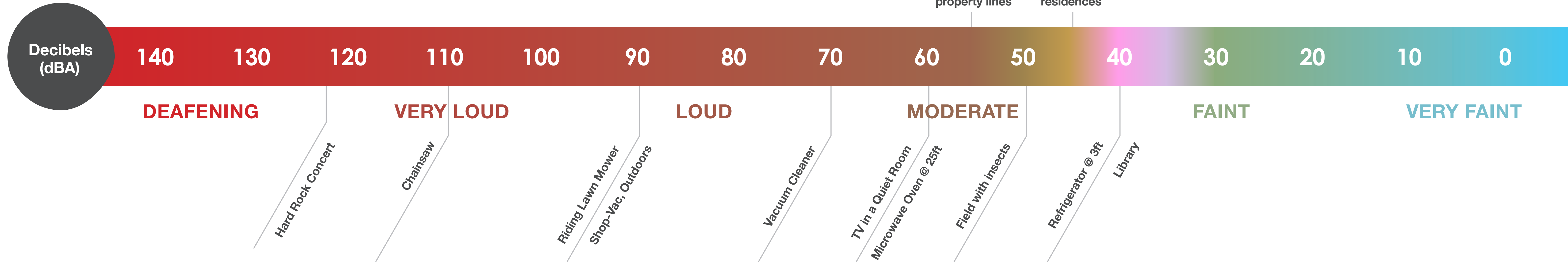
- Information on wells, groundwater, and aquifer protection zones
- Analysis of potential impacts from construction and operation of the facility on drinking water supplies and groundwater quality
- Stormwater Pollution Prevention Plan (SWPPP) outlining stormwater runoff management during construction
- Description of construction and operation stormwater management methods

Stormwater Runoff Design and Mitigation:

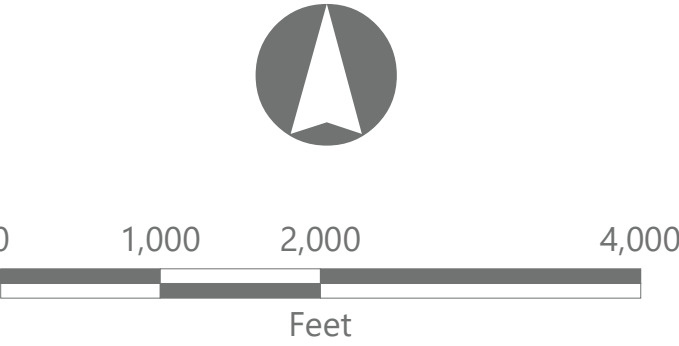
- PV panels are designed to ensure no release or leakage of panel material into environment
- ConnectGen has designed the Project to address stormwater runoff on and off-site during construction and operation of the Project



Sound and Noise Impact



- Receptor
- Participating Receptor
 - Non-Participating Receptor
- Noise Contours (dBA)
- 30-35 dBA
 - 35-40 dBA
 - 40-45 dBA
 - 45-50 dBA
 - 50-55 dBA
 - 55+ dBA
- Facility Components
- Access Road
 - Overhead Collection Line
 - Underground Collection Line
 - Existing Transmission Line
 - Inverter
 - Battery Energy Storage System
 - Existing South Ripley 230 kV Substation
 - Project Substation
 - Fenceline
 - PV Panel Area
 - Facility Site



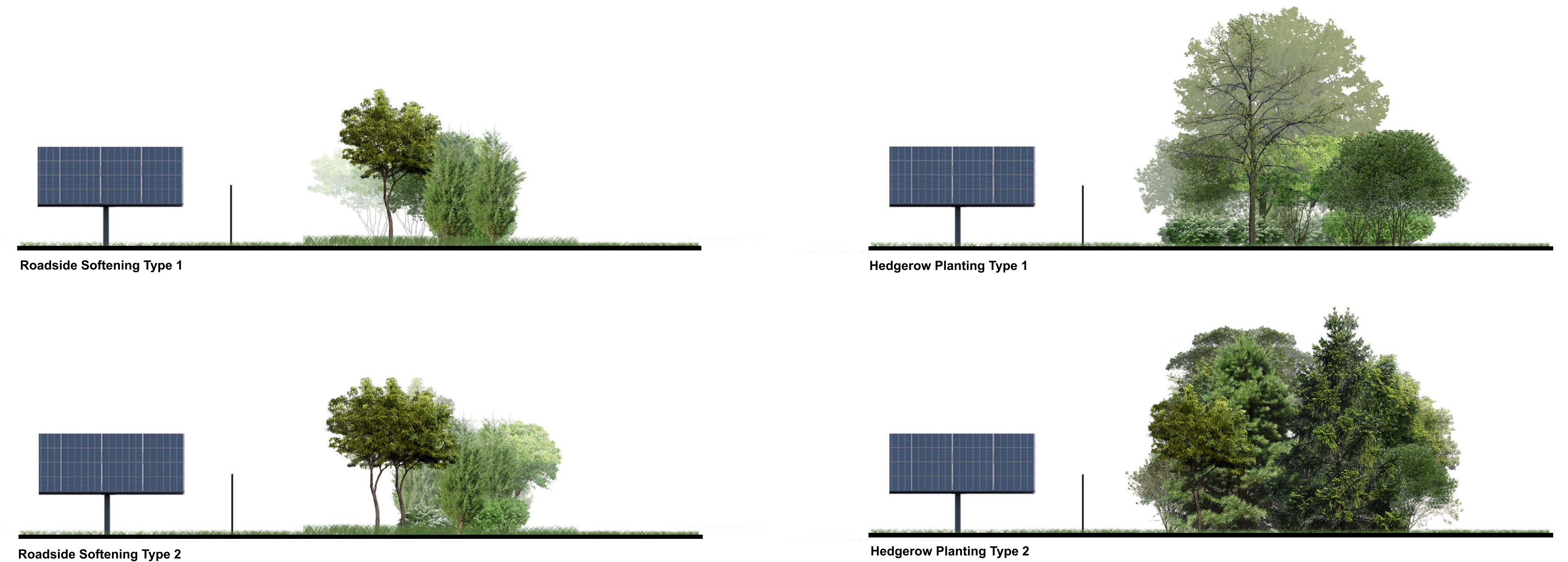
Prepared November 2, 2021
Basemap: USDA NAIP "2019 New York 60cm" orthoimagery map service.



Analysis of Visual Impacts

Step One: Define Affected Environment

- Visual Study Area (2 miles)
- Identify Visually Sensitive Resources
- Local Consultation
- Identify Viewer Groups
- Landscape Similarity Zones



Examples of different landscape screening techniques at different stages of maturation

Step Two: Evaluate Potential Visibility

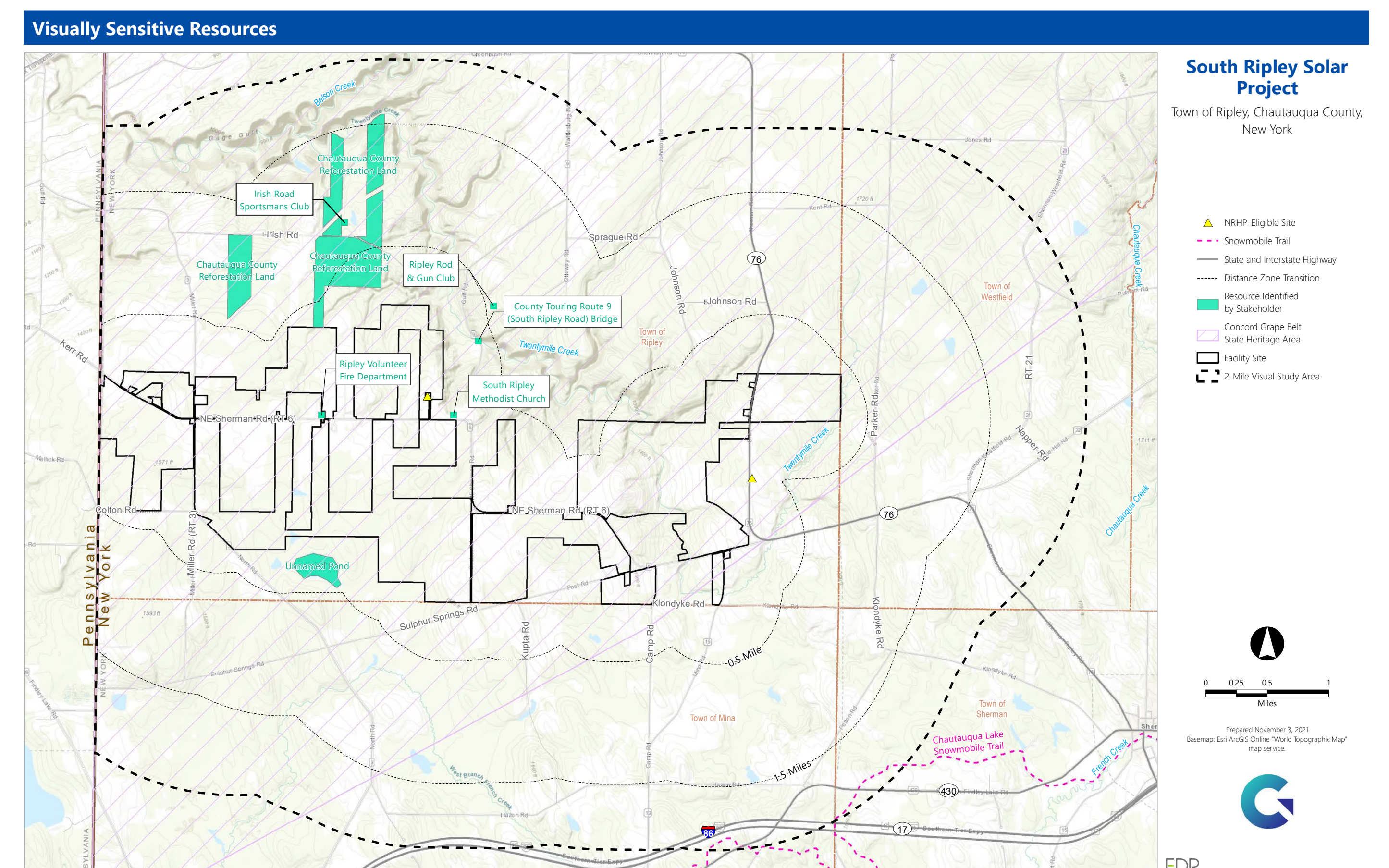
- Viewshed Analysis Mapping
- Site Visit and Confirmatory Assessment of Visibility

Step Three: Replicate the Appearance of the Facility

- Develop a 3-D Model of the Proposed Facility
- Proposed Project Components
- Landscape Similarity Zones

Step Four: Visual Impact Analysis

- Photosimulations
- Rating Panel Evaluation
- Visual Mitigation



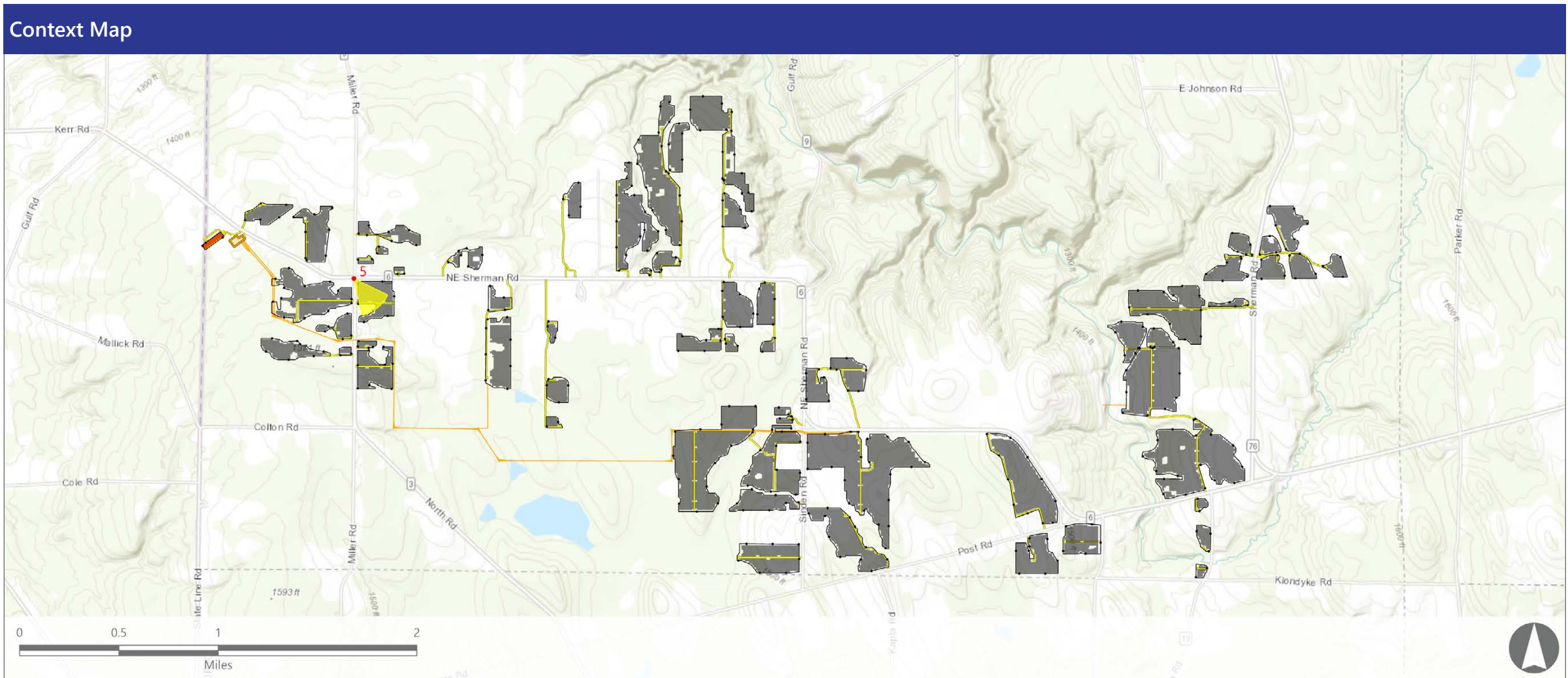
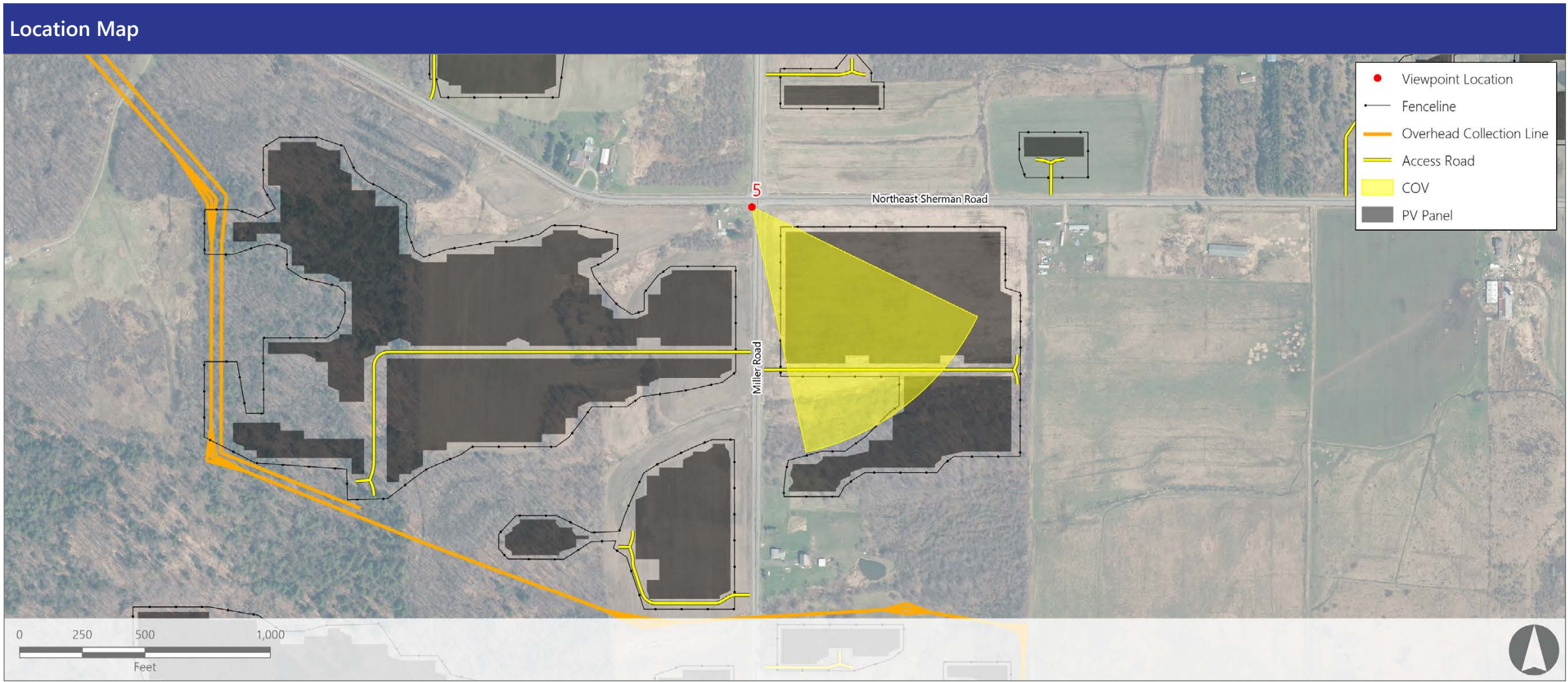
Simulation with Mitigation 5-7 Year Post Install



South Ripley Solar Project
Town of Ripley, Chautauqua County, New York



Viewpoint ID: 5
Location: Intersection of NE Sherman Rd. (Rt 6) and Miller Rd. (Rt 3)



Existing Conditions



Simulation without Mitigation



Simulation with Mitigation 5-7 Year Post Install (Leaf-off)



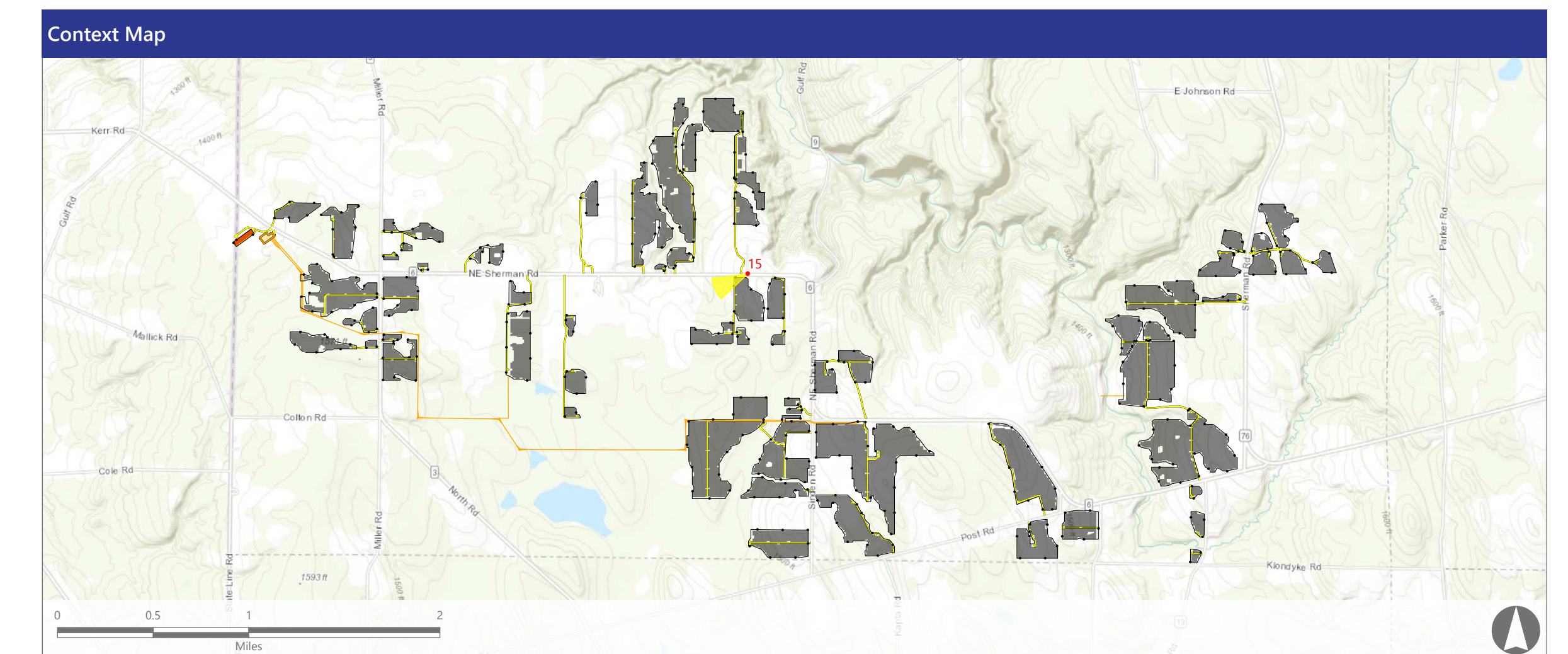
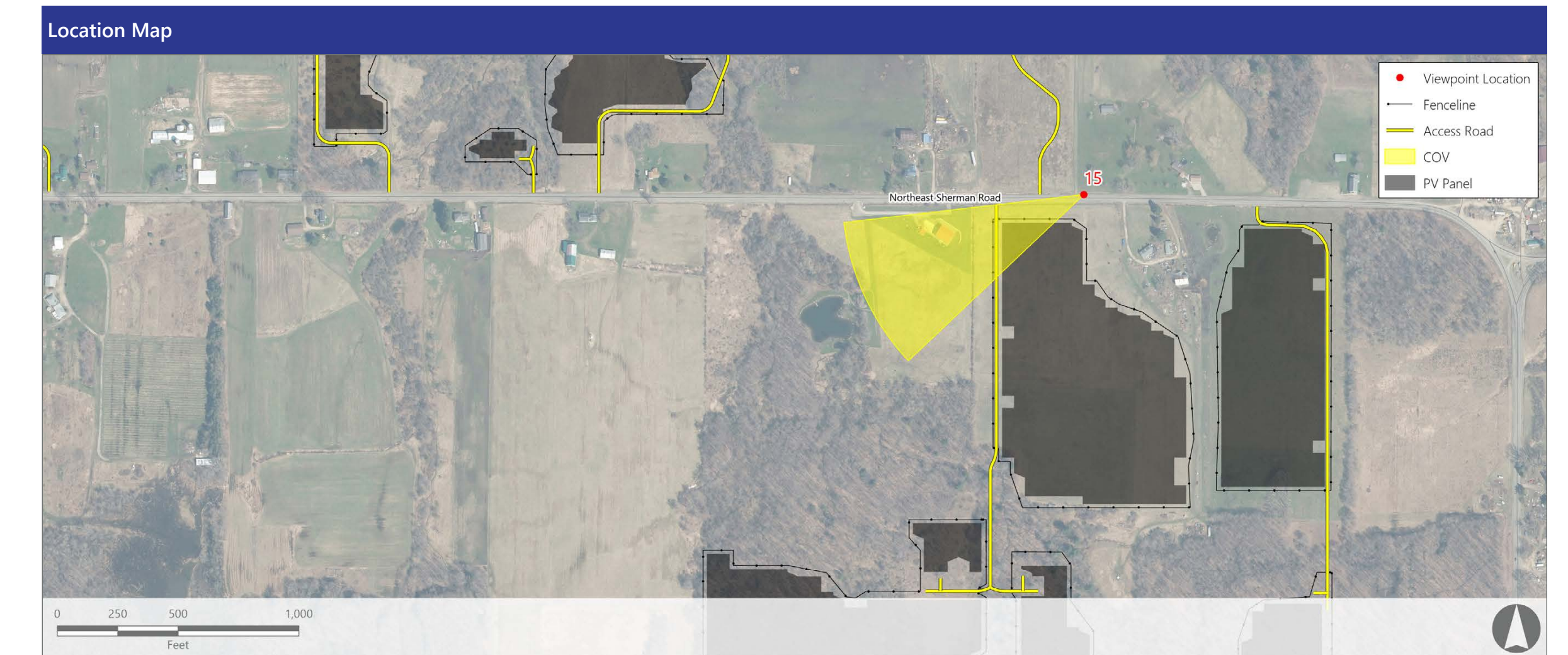


South Ripley Solar Project

Town of Ripley, Chautauqua County, New York



Viewpoint ID: 15
Location: County Route 6



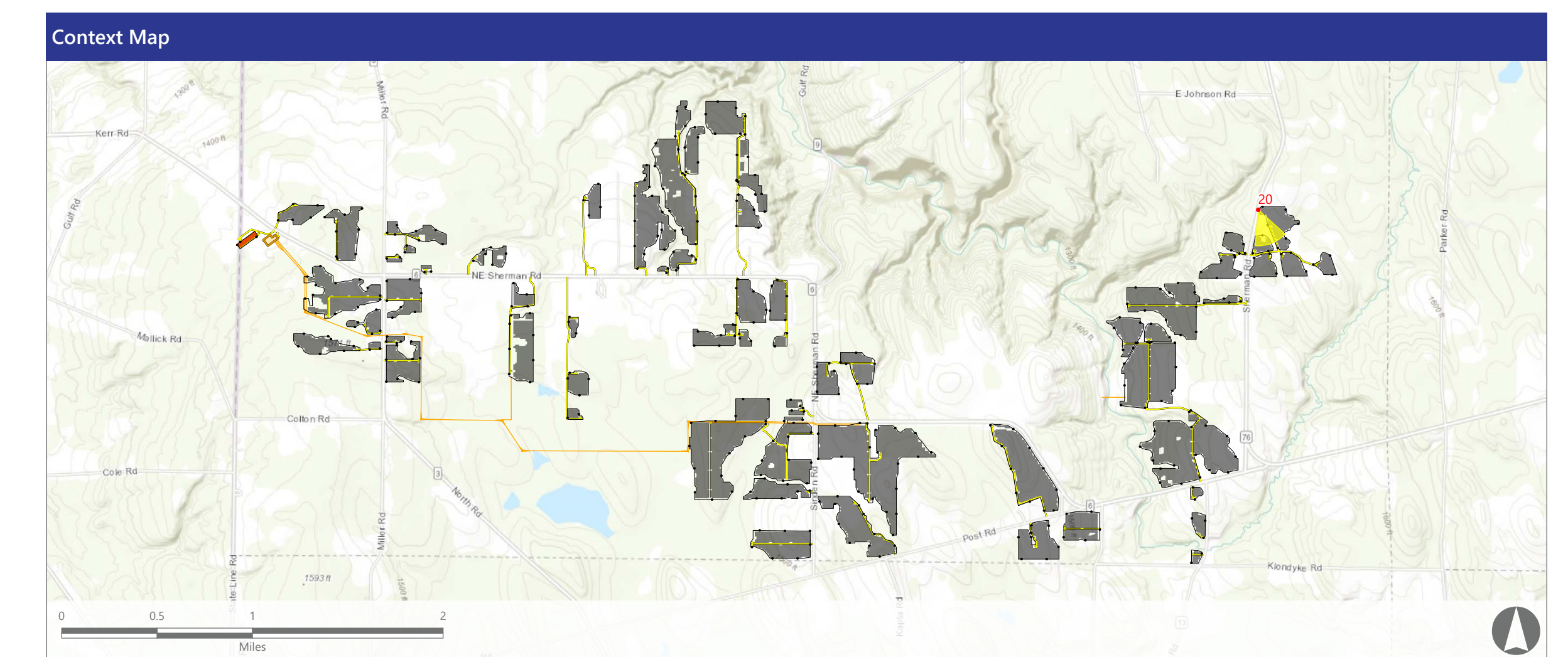


South Ripley Solar Project

Town of Ripley, Chautauqua County, New York



Viewpoint ID: 20
Location: NYS Route 76



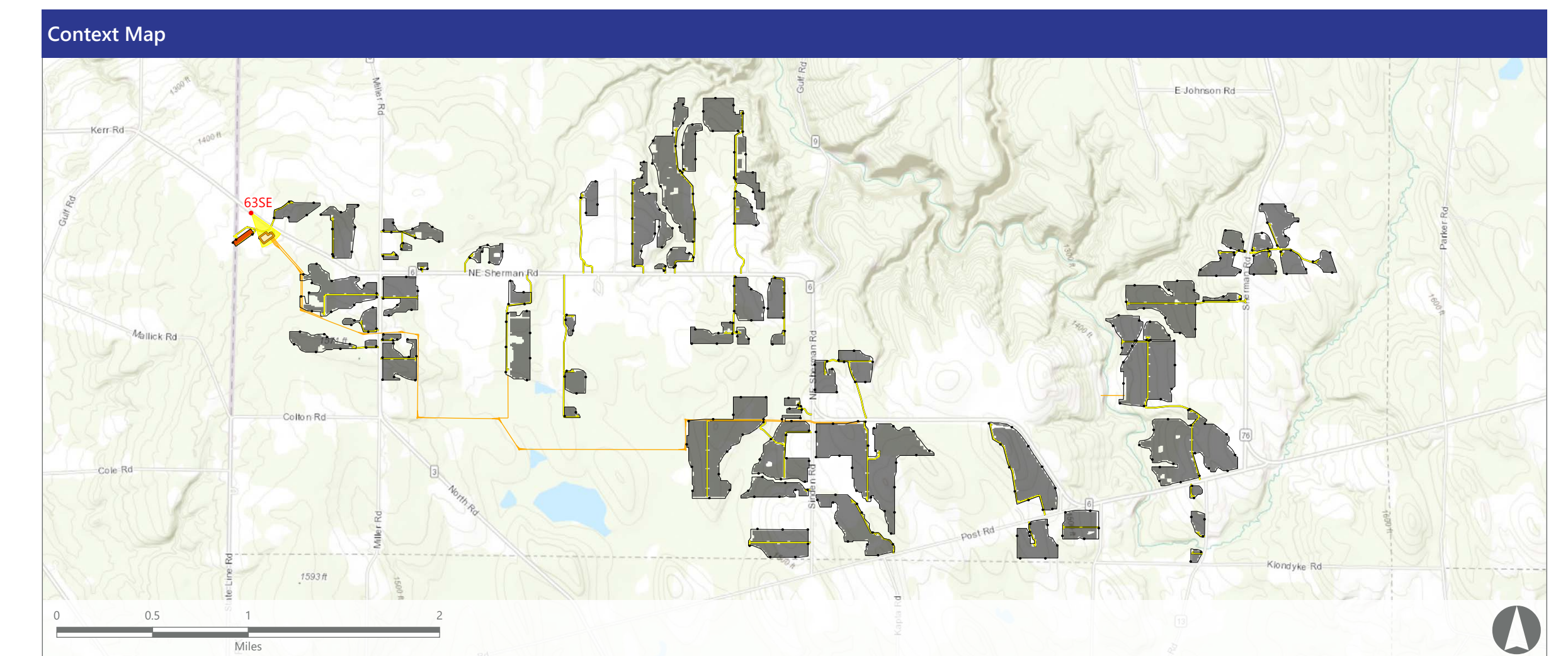
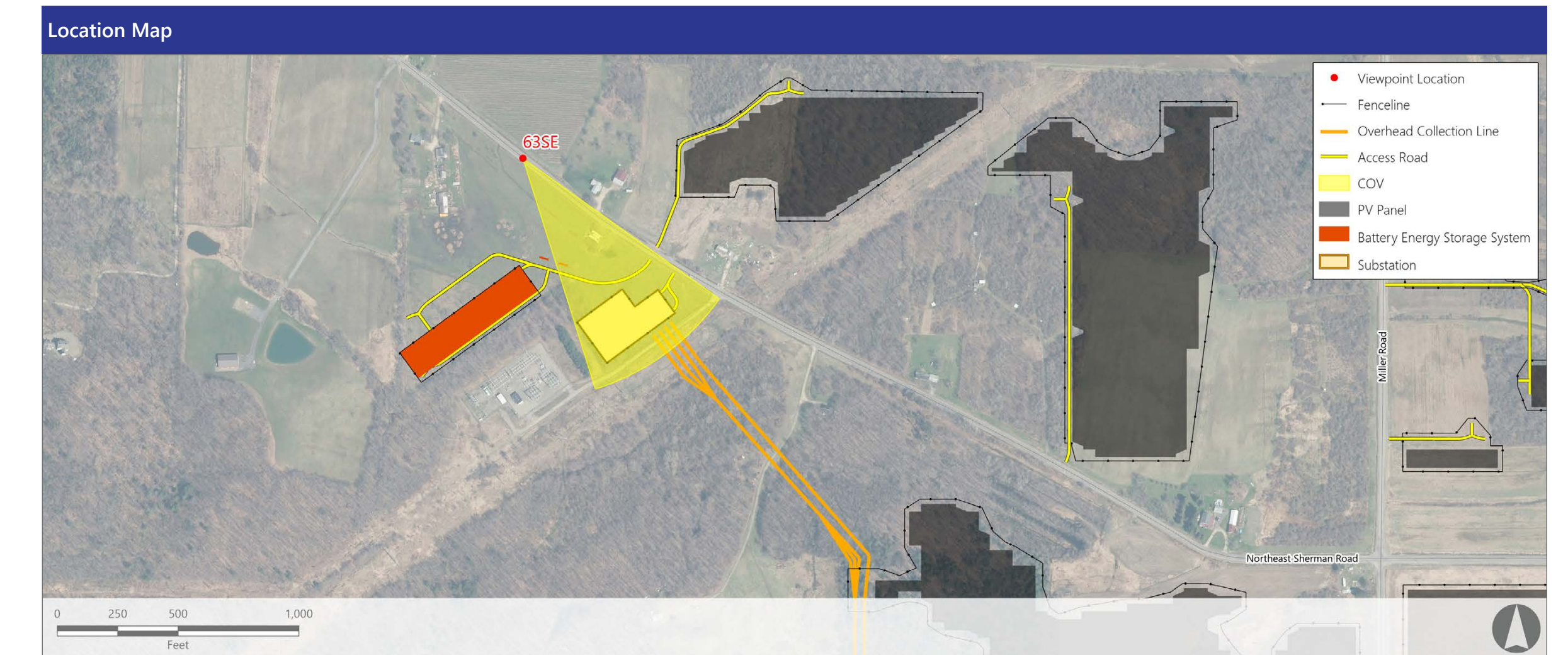


South Ripley Solar Project

Town of Ripley, Chautauqua County, New York



Viewpoint ID: 63SE (Substation)
 Location: County Route 6



Energy Storage

The Project is anticipated to include 20 megawatts (MW) of energy storage in the form of batteries near the South Ripley Substation.

WHAT BENEFITS DOES ENERGY STORAGE BRING?

- Energy storage allows the Project to save energy during low load times and discharge onto the grid when people need power

WHAT TECHNOLOGY IS USED?

- The Project will utilize lithium-ion batteries – the same technology used in electric vehicles and medical equipment
- Batteries are typically installed in 40 ft x 8 ft enclosures, similar to shipping containers

WHAT SAFETY MEASURES WILL BE PRESENT?

- The battery system will include 24/7 remote monitoring, internal gas, heat, and smoke detection, an internal fire suppression system, and access to on-site emergency water supply
- ConnectGen will provide any needed equipment and annual training to local emergency first responders



Aerial view of KCE NY 1 located in Saratoga County, NY. Photo courtesy of Key Capture Energy.

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
- All major electrical equipment will be accessible via 20 ft access roads throughout project site

Battery Energy Storage

- Battery storage systems meet strict local, state, and federal electrical and fire safety standards
- The battery system will include comprehensive fire and emergency prevention and protection mechanism:
 - 24/7 remote monitoring
 - Internal heat and smoke sensors
 - Internal electrical monitoring
 - Built in exhaust and ventilation
 - Internal fire suppression
 - Designated pond and dry hydrants for emergency response personnel
 - 360 degree access roads

Safety Commitments

- ConnectGen will provide any necessary training or equipment needed for local emergency responders to respond to any emergencies at the Project

The 94-c Application includes:

Safety Response Plan that outlines emergency response measures and procedures for potential emergency incidents, descriptions of on-site protection equipment and compliance with New York Fire Code, and a requirement to conduct training drills with local fire and emergency response once a year

Site Security Plan that includes site plans and descriptions of fencing, gates, electronic security, lighting, and cyber security for the facility

Construction

Site Preparation

- Clear and grade land as required
- Construct site entrances and access roads
- Create temporary laydown yards
- Install stormwater control measures

Pile/Foundation Installation

- Install steel H-frame piles to hold panel racking system with pile driver
- Pour concrete pads for inverters and high voltage equipment

Rack Assembly and PV Installation

- Mount panel racks on to the H-frame piles
- Fasten solar panels onto racking and connect strings of panels with low voltage wiring
- Install inverters on pads located near or in between racks of panel modules

Electrical Installation and Energization

- Trench and bore location of underground electric lines
- Install overhead poles and run overhead electric wire
- Construct electrical equipment at point of interconnection to the high voltage electric grid
- Install battery energy storage system

Conclusion of Construction

- Remove all construction equipment
- Clear laydown yards
- Restore disturbed soil and replant all construction areas
- Plant visual screening buffers



Decommissioning and Restoration

The 94-c application contains a Decommissioning and Site Restoration Plan and cost estimate that addresses:

- Removal of all facility components up to at least 3 feet below grade
- Safety
- Environmental restoration
- Aesthetics
- Recycling
- Potential future uses for the site
- Financial aid commitments
- Schedule
- Re-seeding and Re-grading

The Town of Ripley Solar Law provides the following requirements for the decommissioning of solar projects:

- Prior to construction, financial security shall be posted with the Town of Ripley to cover the cost of the removal of the facility and restoration of the underlying property
- Inactive solar facilities shall be removed at the owner's expense and site shall be restored within 12 months of removal

At Construction: ConnectGen will put in place a decommissioning plan and fund a decommissioning bond to cover the removal of the project in any instance

During Operation: Should the project not operate for a period of 12 months and ConnectGen not be in a position to fund the decommissioning, then the Town of Ripley can access the decommissioning funds to remove the project and restore the land

End of Project Life: ConnectGen will fully decommission the project and restore the land to as close to pre-construction as possible

DECOMMISSIONING
AND SITE
RESTORATION PLAN

POST FINANCIAL
SECURITY PRIOR
TO CONSTRUCTION

REMOVE
EQUIPMENT AT END
OF PROJECT LIFE

RESTORE
PROJECT LAND

RETURN LAND
TO AGRICULTURE
OR OTHER USE

How can you get involved?

South Ripley Solar Project Contact:

Isaac Phillips
Manager, Development
ConnectGen LLC

(800) 338-8905
www.SouthRipleySolar.com
info@southripleysolar.com

State DMM:

<https://documents.dps.ny.gov/public/MatterManagement/CaseMaster.aspx?MatterCaseNo=21-00750&CaseSearch=Search>

Matter Number: 21-00750

Local Document Repositories:



Ripley Town Clerk's Office

14 North State Street
Ripley, NY 14775



Ripley Library

64 Main Street
Ripley, New York 14775