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CS Energy

Yellow Barn Solar Community Engagement Plan

Towns of Lansing and Groton, Tompkins County, New York

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Abbreviations

| | |
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| AC | Alternating Current |
| CEP | Community Engagement Plan |
| CES | Clean Energy Standard |
| CLCPA | Climate Leadership and Community Protection Act |
| DC | Direct Current |
| EPC | Engineering Procurement and Construction |
| FAA | Federal Aviation Administration |
| GIS | Geographic Information System |
| HCA | Host Community Agreement |
| GW | Gigawatt |
| kV | Kilovolt |
| MW | Megawatt |
| NYCRR | New York Codes, Rules, and Regulations |
| NYSDAM | New York State Department of Agriculture and Markets |
| NYISO | New York State Independent System Operator |
| NYPA | New York Power Authority |
| NYS | New York State |
| NYSDEC | New York State Department of Environmental Conservation |
| NYSERDA | New York State Energy Research and Development Authority |
| NYSOPRHP | New York State Parks Recreation & Historic Preservation |
| NYSHPO | New York State Historic Preservation Office |
| ORES | Office of Renewable Energy Siting |
| PILOT | Payment In Lieu Of Taxes |
| PV | Photovoltaic |
| REC | Renewable Energy Credits |
| RFP | Request For Proposals |
| USACE | United States Army Corps of Engineers |
| USDA | United States Department of Agriculture |

Introduction

Yellow Barn Solar, LLC, a wholly owned subsidiary of CS Energy, LLC (“CS Energy”) is proposing to construct and operate a 160 MW-ac photovoltaic single-axis tracking solar energy generation facility (the “project”) in the Towns of Lansing and Groton, in Tompkins County, New York. CS Energy has extensive experience developing, designing, and constructing solar energy generation facilities in New York and neighboring states.

This Community Engagement Plan (“Plan”) is intended to provide general guidelines that the project will follow in the development process for engagement with project stakeholders. It demonstrates the types of public outreach efforts CS Energy expects to undertake in order to both properly inform community stakeholders about the project and seek feedback that may be relevant as study and design decisions are made. Under the previous governing statutes, specific requirements were provided to ensure adequate public engagement was carried out by the project for the host community and other interested parties and project stakeholders. Under new governing regulations for large scale projects, specific requirements for public outreach and engagement are more limited, however, CS Energy is committed to engaging with host communities and meeting or going beyond minimum requirements for community engagement. CS Energy understands the importance of establishing relationships with host communities and addressing their concerns.

Company Background

Company Profile

CS Energy is a fully integrated solar and energy storage company, with over 1 GW of installed projects across 13 states. In addition to a robust solar resume, CS Energy is a highly bankable company, with over \$300 million in annual revenues and over \$200 million of bonding capacity. CS Energy provides end-to-end solutions for their projects, with in-house development, permitting, financing, engineering, construction, and operations expertise. CS Energy prides itself in its ability to perform all aspects of a solar project in-house. From the earliest phases of a project, including real estate negotiations and permitting, all the way through to financing, construction, and operations, CS Energy provides industry leading expertise to ensure projects are built safely, efficiently, and with minimal impacts.

American Securities, LLC, the majority owner of CS Energy, is a leading private equity firm with approximately \$25 billion in committed capital. Headquartered in New York, American Securities is a privately held firm with over 27 years of experience in private equity. Currently, American Securities has 25 investments and operates in over 45 countries, with a total revenue of \$29 billion. American Securities prioritizes environmental, social and governance matters, seeking to minimize adverse environmental or societal impacts on individuals’ communities or the planet.

Development Experience

CS Energy has established expertise in all aspects of the development, construction, and operation of greenfield solar projects. CS Energy understands the nuances associated with these projects and the complexities of the zoning and regulatory processes. Additionally, the company has a detailed understanding of all other aspects of solar project development in New York, including policy expertise, in depth knowledge of permitting requirements and the NYISO interconnection process, and deep

engineering and construction expertise. CS Energy has a significant experience in New York State with over 120 MW of solar installed, and a further 250MW of solar and 60MWh of energy storage under construction. To support its growth in New York, CS Energy opened a regional office in Albany in 2020, a testament to the company's commitment to the New York solar and energy storage markets. CS Energy employs over 30 full time salaried employees in New York State and is growing its in-state team monthly. Additionally, CS Energy employs a robust construction labor force both a permanent and temporary basis to support the construction of its projects in the field.

CS Energy's development team has experience across the country with a development pipeline of over 1.3GW of solar projects and 160MWh of energy storage projects. The development team's experience ranges between large utility-scale projects as well as smaller community solar and net metered projects.

The company's aim is to provide a truly turnkey development solution, which distinguishes CS Energy from others in the marketplace. CS Energy controls the entire process from early-stage development through construction and commercial operations. This means that project stakeholders have one point of contact throughout development of the project ensuring continuity and follow through on relationships with and obligations to the community.

Project Siting and Location

Siting a solar project is a complex endeavor which involves evaluating a myriad of factors to ensure a specific location will support a responsibly developed, low impact, and cost-effective project. Major factors in selecting a suitable site include adequate interconnection capacity on the local electrical transmission grid, low impacts to environmental and cultural resource constraints, availability of suitable land for the construction of solar panels, and reasonable compatibility with the local community.

Project Description

Project Summary

The Yellow Barn Solar Project is a proposed 160 MW-ac photovoltaic single-axis tracker solar power generation project. It is currently in early-stage development and is expected to enter construction in 2024. It will produce power for up to 40 years and is expected to generate enough electricity each year to meet the typical electrical consumption of approximately 32,000 New York homes.

The project is located in the Towns of Lansing and Groton, in Tompkins County, NY. The project will be sited on a mix of agricultural, forested, and shrubland to recognize and balance the competing concerns and interests specific to each cover type. Low density rural residential development and farms are interspersed throughout the project area. The project is located within the Rural Agriculture zoning district in both the Town of Lansing and Groton. The project is located in the vicinity of Buck and Van Ostrand roads in the Town of Lansing and in the vicinity of Cobb Street and Pleasant Valley Road in The Town of Groton, Tompkins County, NY. Current estimates show that approximately 1000 acres will be necessary for the project area. Of this, approximately 750 acres will be in Groton, with the remainder in Lansing. The following page includes an overview of the project location with respect to the state and county (**Figure 1**) and with respect to the local area (**Figure 2**).

The project is currently under study for generation interconnection by the NYISO and the affected Electrical Transmission Owner, NYSEG. Yellow Barn Solar proposes to connect to the 115 kV line that runs

through the project site between the Cayuga and Etna Substations. At the point of interconnection there will be a substation, including a pad-mounted switchgear, transformer, and breaker equipment. The project’s interconnection application was submitted on April 30th, 2020 and has been assigned the NYISO queue position of Q#1090. The project is awaiting the results of its system reliability impact study which it initiated with a deposit on August 25th,2020 and will enter into the 2022 class year study.

CS Energy will develop the project and, once the permitting and development is complete, will carry out construction of the facility. The facility will consist of PV modules on single axis tracking structures that follow the sun throughout the day, inverters which convert direct current to alternating current, electrical collection systems between the panel arrays, and a new substation to deliver power to the transmission line. Complimentary facility areas will include access roads, fencing, stormwater management systems, and temporary construction areas for equipment.

Figure 1: State and county location of Yellow Barn Project

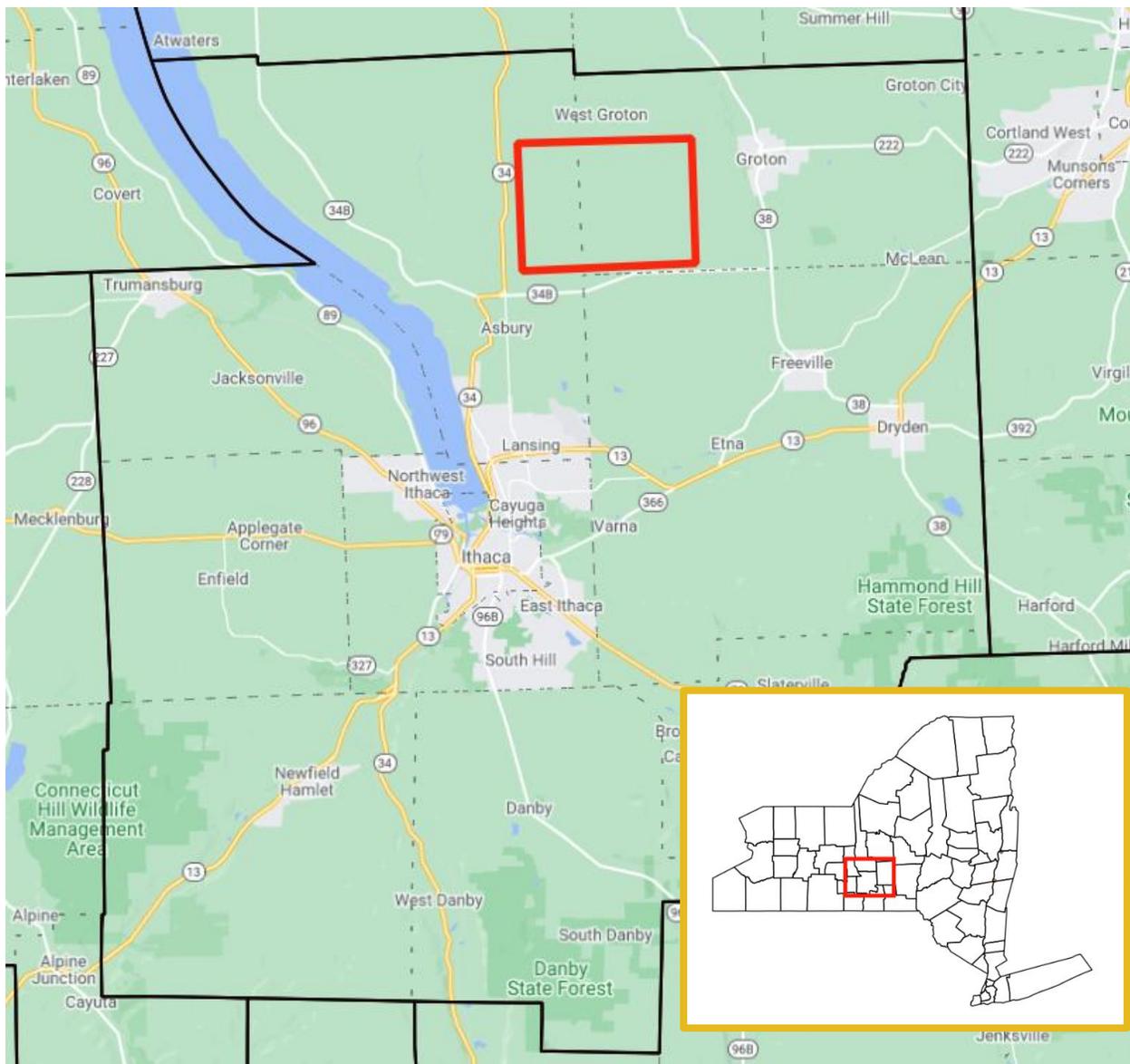
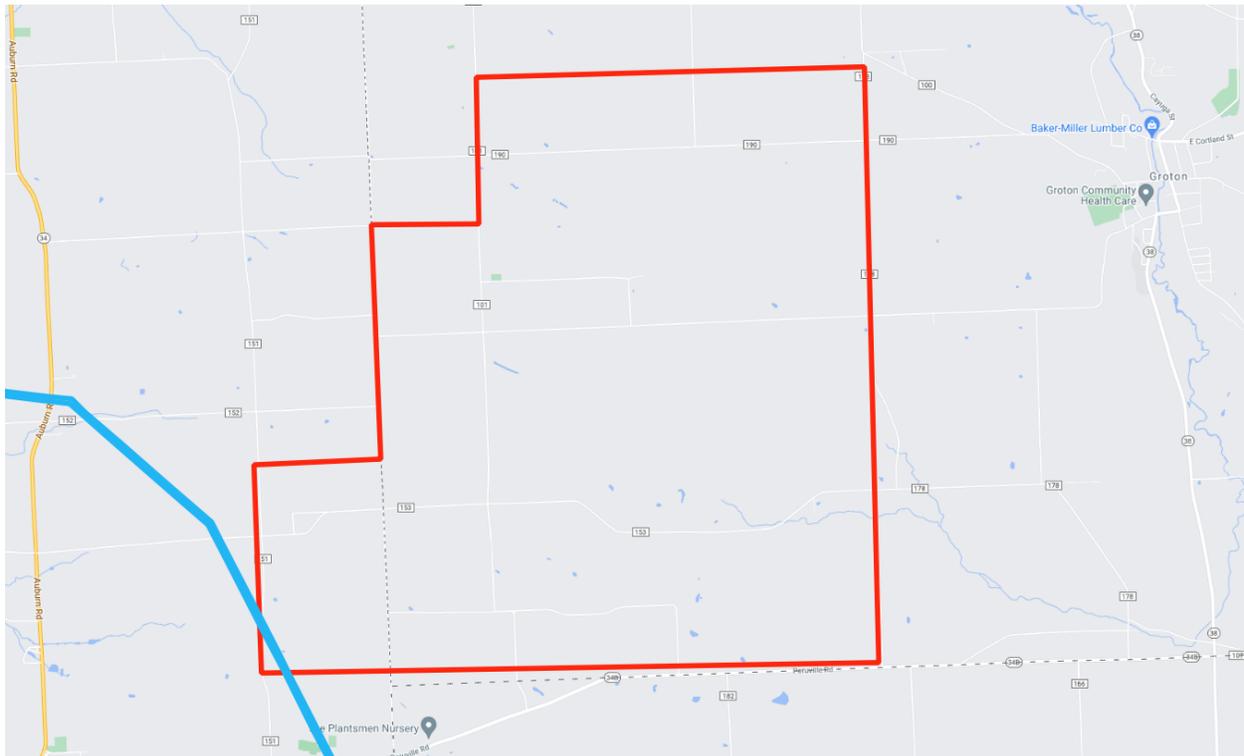


Figure 2: Local location of Yellow Barn Project



Project Schedule

The Yellow Barn Solar project has been under development since 2019 and is expected to go under construction in 2024 and be operating by the end of 2025. A high level representation of the expected project schedule is included below.

| Project Task/Milestone | Start Date | Completion Date |
|---|-------------------|------------------------|
| Landowner outreach and negotiations | Summer 2019 | Winter 2021 |
| Town outreach and communication | Fall 2019 | Ongoing |
| NYISO/NYSEG Interconnection Studies | Fall 2019 | Winter 2023 |
| On site environmental studies and surveys | Fall 2021 | Summer 2022 |
| Direct neighbor outreach and communication | Fall 2021 | Ongoing |
| NY Office of Renewable Energy Siting permit application | Summer 2022 | Winter 2023 |
| Other Federal/Local Permits (building, highway, etc.) | Fall 2023 | Spring 2024 |
| Project Construction | Spring 2024 | Summer 2025 |

Permitting

The Yellow Barn Solar project will be classified as a Major Renewable Energy Facility under Title 19 of the New York Codes, Rules and Regulations (NYCRR) § 900-1.2(ag) and as such will be permitted through the Office of Renewable Energy Siting (ORES) under the Accelerated Renewable Energy Growth and Community Benefit Act (AREGCBA) and NYS Executive Law § 94-c. The ORES permitting process was developed through insight and input from the NY Department of Agriculture and Markets (NYSDAM), the NY Department of Environmental Conservation (NYDEC), and the NY Office of Parks, Recreation, and Historic Preservation (NYOPRHP) and addresses concerns from these agencies as well as local municipalities. The Yellow Barn Solar project intends to submit a complete application to ORES by May 2022. The Towns where the project will be located have established local laws for large scale energy projects which include substantive requirements, such as setbacks, lot coverage requirements, and decommissioning conditions that the project will follow.

The project will be designed by the CS Energy internal engineering team with third-party input and consultation. It will be designed to avoid impacts to water bodies, including streams and wetlands, thereby eliminating, or largely minimizing, the need for wetland permits from the NYSDEC or the Army Corps of Engineers (ACE). The project will limit the scope and timing of tree clearing operations and other construction activities in order to minimize impacts and avoid any permits related to rare, threatened or endangered species. The project will obtain access permits, building and electrical permits, a final Stormwater Pollution Prevention Plan (SWPPP), and any additional ministerial permits, such as a permit from the Federal Aviation Administration (FAA) that may be required.

As per the NYSERDA and ORES requirements, the Yellow Barn Solar Project is currently carrying out a wildlife site characterization survey to identify rare and endangered species that are on or near the project location, a remote sensing wetland delineation to provide detailed feedback as to the locations of potential wetlands on the project area, and a Phase 1A archeological survey to locate potential sites of archeological sensitivity.

The Yellow Barn Solar Project is being designed specifically to encourage the long-term strength and viability of the underlying agricultural resource and to ensure there is no significant impact to agricultural and rural character of the area. The site will be planted with low-growth native plant species wherever the existing vegetation has been disturbed. These deep-rooted plants improve soil with organic matter which allows for microorganisms and soil fauna to recover, and provide habitat for various birds, mammals, and other species. The project site will be restored to its current agricultural use at the end of the project life, effectively preserving the site's agricultural heritage for the long-term in ways that other more permanent development would not. This restoration commitment will be secured by long-term decommissioning and restoration bonds that will be posted for the benefit of the host municipalities.

CS Energy is committed to responsible siting and project development. The company has conducted initial meetings and is exploring partnerships with researchers at Cornell University to empirically study the various agriculture and ecological impacts of large-scale solar projects. The company hopes to utilize these evidence-based results to spearhead best practices for large-scale solar development.

CLCPA Goals

CS Energy recognizes the long-term impacts of environmental inequities on low-income and minority communities and consistently seeks to support these communities. In an effort to more effectively carry

out these efforts, CS Energy has identified Potential Environmental Justice areas near the project location and potential barriers to information access to ensure that, if necessary, information is provided in a language and format that is accessible to all.

Environmental Justice Areas are defined under the NYSDEC Environmental Justice Policy Commissioner Policy as populations that meet or exceed at least one of the following statistical thresholds:

- At least 52.42% of the population in and urban area reported themselves to be members of minority groups; or
- At least 26.28% of the population in a rural area reported themselves to be members of minority groups; or
- At least 22.82% of the population in an urban or rural area had household incomes below the federal poverty level

The closest Potential Environmental Justice Area to the project area is located less than one mile away in the Town of Dryden. The nearby hub of Ithaca also has several disadvantaged communities and Environmental Justice Areas.

Language considerations were also made to ensure that any material that is published for the project is accessible. In Tompkins County, approximately 15% of the residents aged five or older speak a language other than English per the US Census Bureau Data from 2019. This represents 15,396 people. In the town of Groton, the 4.1% of residents aged five or older identified as speaking a language other than English. This represents 250 people. Given the low percentage of non-English speaking people residing near the project, publication, and dissemination of materials in a language other than English will be carried out on request.

CS Energy seeks to prioritize economic development in Environmental Justice Areas and will work to identify opportunities that may be available to and benefit these communities. The company has pursued multiple opportunities to create job training and internship opportunities that will benefit the residents of the Ithaca area. These efforts are expanded on below.

Project Benefits

Project Construction Benefits

Development of the Yellow Barn Solar project will include a significant investment in regionally based, full-time and contract employees. Surveying and Engineering firms will support the field studies necessary to prepare the project's initial design and permit applications. Additionally, staff from TOVIP Energy, a landowner relations company, will support landowner engagement throughout the development period.

The most significant employment and economic impacts associated with a solar project occur during the construction phase. CS Energy anticipates creating over 200 construction jobs to build the facility. CS Energy will hire local laborers and electricians to the greatest extent practicable for construction and installation of the solar arrays. Work on a solar array includes tree clearing and site preparation, fencing and access road installation, foundation, racking and module installation, electrical wiring, and commissioning. Additionally, highly skilled electricians and technicians are hired to construct the utility interconnection facilities and performance test the facility. As New York's solar market has grown, the number of in-state firms and personnel that can support this type of construction has also expanded. As

such, many of these workers are expected to be hired in-state. These workers will also provide indirect benefits to the local community through food and lodging purchases throughout the construction period.

Project Operational Benefits

Over the operational life of the project, Yellow Barn Solar will contribute significantly to the local economy and the local taxing jurisdictions. Local landowners will receive economic benefit through lease payments which will also yield both direct and indirect contributions to the community. Electricity rate payers in Lansing and Groton will also see a small reduction in their electric utility bill. This reduction will be equivalent to five hundred dollars per MW (\$500/MW) of energy generated within the town and split evenly between the residential rate payers in the town. Finally, the project will contribute significantly to the revenues of the local taxing jurisdictions through PILOT and Host Community Agreements.

Yellow Barn Solar will directly support up to 4 full-time equivalent, high-quality jobs over the life of the project. Care for the project's landscaping improvements, habitat features, and grasses planted beneath the solar panels will be performed by local ground maintenance contractors. The project will also employ solar technicians to perform routine inspections, maintenance, and repairs of the solar energy generating equipment and to respond to unexpected interruptions in service. The project will be managed by a project or asset manager who will be responsible for long-term compliance with permits, lease agreements, and interconnection agreements, and will manage ongoing relationships in the local community.

CS Energy is currently engaged in discussions with the Energy Warriors program out of the Cornell Cooperative extension about a potential job training program or internship program that could be carried out through the construction portion of the project. This would directly benefit residents of Ithaca by providing accessible training for local, clean energy jobs that would increase the potential to secure additional jobs in the renewable energy industry in the future. CS Energy has also contacted Ithaca Green New Deal (IGND) working group. This organization has been tasked by the City of Ithaca to find equitable solutions to the Climate Crisis. CS Energy believes that there is opportunity for collaboration in creating opportunities for the communities of focus for the IGND by providing local hiring opportunities, or by monetarily supporting their efforts to encourage the advancement of an equitable, sustainable clean energy transition and economic and environmental justice solutions. Lastly, CS Energy has engaged with the Cornell University Atkinson Center for Sustainability to offer professional level internships to Cornell Students and bring new talent into the clean energy industry. CS Energy has garnered letters of support from all three organizations.

CS Energy has also reached out to the Tompkins County Industrial Development Agency to seek input on how to advance economic opportunities for environmental justice areas in and around Ithaca.

Solar power is a safe and renewable form of energy generation. Unlike fossil fuel generated electricity, solar power does not emit pollutants while in operation. By replacing energy sources that produce air pollution, solar provides public health and climate benefits. The Yellow Barn Solar Project is participating in the 2021 NYSERDA Solicitation for LSR which will support New York State's clean energy goals, and ultimately contribute to the fight against climate change, a significant existential threat to local and global agricultural production.

Solar provides public health benefits by replacing energy sources that produce air pollution and other climate change impacts. Solar facilities are, largely, quiet and produce no vibration. The panels that will be used do not contain hazardous materials and pose no risk of leaching throughout the project life. Setbacks and buffers are actively being considered to minimize the visual impacts on the community and setting in the area and to aid in the integration of the project with the natural landscape.

Property Taxes and Host Community Agreements

One of the most tangible and lasting economic impacts to local jurisdictions from a solar power generation facility development are property tax payments. For the Yellow Barn Solar Project, two of the five involved taxing entities have opted out of participation in NYS’s Real Property Tax Law (RPTL) 487. This law provides a 15-year real property tax exemption for properties with renewable energy systems, applicable only to the additional value added through the project. It is CS Energy’s practice to engage the county Industrial Development Agency and the local taxing jurisdictions early in the development process to discuss a PILOT agreement which can provide certainty and flexibility for both the project and jurisdictions. Due to the limitations of PILOT agreements under RPTL-487, CS Energy typically seeks a PILOT agreement with the County IDA for each project. However, given the importance of community buy-in for large scale projects, particularly with respect to the hosting municipality, CS Energy expects to engage with the local taxing jurisdictions in parallel or in advance of engaging the IDA to establish acceptable terms of the PILOT agreement before applying to the IDA. In many cases, due to the imbalance between the proportion of project impact to proportionate property tax revenue, CS Energy will negotiate a Host Community Agreement with the host municipality in addition to the IDA PILOT to ensure that the host municipality is receiving commensurate benefits. CS Energy expects to actively work throughout the project development period to negotiate PILOT’s and HCAs with the taxing jurisdictions.

| Taxing Jurisdiction | RPTL Status |
|-------------------------|-------------|
| Tompkins County | Opted In |
| Town of Lansing | Opted Out |
| Town of Groton | Opted Out |
| Lansing School District | Opted In |
| Groton School District | Opted In |

Authorities and Stakeholders

In order to properly engage and involve potential stakeholders in the project, the preliminary list below identifies involved agencies, municipalities, schools and interest groups. Stakeholder agencies and groups will be added to this list as warranted. CS Energy has worked and will continue to work directly with both participating landowners, and project neighbors, those located within 1 mile from the project location, to ensure concerns are heard and addressed through project design and mitigation efforts.

Agencies and organizations with direct permitting and oversight responsibilities will be engaged throughout the course of the project permitting process. CS Energy typically engages directly with authorities having jurisdiction for permits while seeking support from engineering and land development consultants on a case-by-case basis. CS Energy will also provide information on the project to area Legislators prior to formally submitting site plans and other application materials to the ORES.

Above and beyond the public process afforded by the project’s requisite permits, CS Energy intends to build on the success of its public engagement to date, utilizing multiple avenues to encourage stakeholder participation. CS Energy finds that community meetings outside of the regulated public hearing process can be a better forum for open dialogue. See below in this document for a more detailed explanation of the public engagement process.

| State and Federal Agencies | Project Role |
|---|-----------------------------|
| NYS Department of Agriculture and Markets | Consultation Agency |
| NYS Department of Environmental Conservation (NYSDEC) | Direct Permitting Oversight |
| NYSDEC, Region 7 | Direct Permitting Oversight |
| NYS Office of Renewable Energy Siting | Direct Permitting Oversight |
| NYS Energy Research and Development Authority | Direct Oversight |
| NYS Department of Economic Development | Consultation Agency |
| NYS Office of Parks, Recreation, and Historic Preservation | Consultation Agency |
| NYS Department of Public Services | Consultation Agency |
| NYS Department of State Office Planning and Development | Consultation Agency |
| NYS Department of Transportation | Direct Permitting Oversight |
| NYS Independent Service Operator | Direct oversight |
| Federal Aviation Administration (FAA) | Direct oversight |
| United States Department of Agriculture (USDA) and Rural Developments | Consultation Agency |
| USDA Natural Resources Conservation Service | Consultation Agency |
| United States Fish and Wildlife Service | Direct oversight |
| United States Army Corps of Engineers | Direct Permitting Oversight |
| National Telecommunication and Information Administration | Consultation Agency |
| United States Senator Kirsten Gillibrand | Area Legislator |
| United States Senator Charles Schumer | Area Legislator |
| United States House of Representatives, 23rd Congressional District, Tom Reed | Area Legislator |
| NY State Senate, District 51, Peter Oberacker | Area Legislator |
| NYS Assembly, District 125, Anna Kelles | Area Legislator |
| Local Agencies and Governments | |

| | |
|---|-----------------------------------|
| Town of Lansing Town Clerk, Debbie K. Munson | Oversight |
| Town of Groton Town Clerk, April L. Scheffler | Oversight |
| Town of Lansing Planning Board | Building Permitting and Oversight |
| Town of Groton Planning Board | Building Permitting and Oversight |
| Town of Lansing Town Board | Oversight and HCA |
| Town of Groton Town Board | Oversight and HCA |
| Town of Lansing Town Supervisor, Ed Lavigne | Oversight and HCA |
| Town of Groton Town Supervisor, Donald Scheffler | Oversight and HCA |
| Tompkins County IDA | Possible PILOT |
| Tompkins County Legislature District 6, Mike Sigler | Possible PILOT |
| Tompkins County Legislature District 9, Glenn Morey | Possible PILOT |
| Host Municipalities and School Districts | |
| Tompkins County | Possible PILOT, Oversight |
| Town of Lansing | HCA, Oversight |
| Town of Groton | HCA, Oversight |
| Lansing Central School District | Possible PILOT |
| Groton Central School District | Possible PILOT |
| Utility and Highway Departments | |
| Town of Lansing Highway Department | Direct Permitting Oversight |
| Town of Groton Highway Department | Direct Permitting Oversight |
| NYSEG | Transmission Owner |
| New York Power Authority | Interconnection |
| Additional Stakeholders | |
| Cornell University | Community Stakeholder |
| Cornell Atkinson Center for Sustainability | Community Stakeholder |
| Ithaca Green New Deal | Community Stakeholder |
| Energy Warriors | Workforce Development |

| | |
|---|-----------------------|
| Tompkins County Green Employers Council | Workforce Development |
| Sustainable Tompkins | Community Stakeholder |
| Environmental Management Council of Tompkins County | Community Stakeholder |
| Lansing and Groton Rod and Gun Club | Community Stakeholder |
| Cayuga Bird Club | Community Stakeholder |
| Town of Lansing Fire Department | First Responders |
| Town of Groton Fire Department | First Responders |
| Tompkins County Soil and Water Conservation District | Direct Oversight |
| Tompkins County Emergency Management | Direct Oversight |
| Tompkins County Department of Planning and Sustainability | Direct Oversight |
| Tompkins County Area Development | Community Stakeholder |

Community Engagement Timeline

CS Energy intends to follow the community engagement timeline, provided below, to ensure full engagement and transparency with the community and its stakeholders throughout the development lifecycle of the project. The following table of ongoing outreach actions identifies both the specific activities that are required under ORES and the additional commitments CS Energy will make to foster strong relationships with host communities.

| Outreach Activity | Start Date | Duration | Frequency |
|----------------------------------|-------------|----------|-------------|
| Comments and Inquiries | Summer 2021 | 2 years | Continuous |
| Town Supervisor Meetings* | Fall 2020 | 2 years | Continuous |
| Initial Town Board Meetings | Fall 2020 | 2 years | Continuous |
| Project Neighbor Outreach | Summer 2022 | 2 years | Continuous |
| Stakeholder Organizations Panel | Spring 2022 | 1 year | Annual |
| Public Engagement Meetings** | Winter 2021 | 1 year | Quarterly |
| Project Informational Sessions** | Winter 2021 | 1 year | Semi-annual |

*ORES Section 900-1.3(a) requires consultation with the chief executive officer of the municipality(ies) in which the proposed facility will be located, and any local agencies of such municipalities identified by the chief executive officer. This consultation will be fulfilled through the meetings that will take place throughout this period.

**ORES Section 900-1.3(b) requires meeting with community members which will be fulfilled through public engagement meetings and project informational sessions.

Proposed Public Engagement

Community Engagement Activities to Date

CS Energy began exploring the Tompkins County area as a possible location for a solar project in 2019. In order to secure enough land to support a 160 MW-ac project, Yellow Barn Solar has entered into option to lease or option to purchase agreements with 16 landowners as of the date of this Plan. The acreage that is under option makes up the total area necessary for the project. CS Energy works with New York based TOVIP Energy on initial landowner identification and outreach in the area.

CS Energy's development approach involves early and frequent communication with community representatives. In the pre-development phase, CS Energy local officials to introduce a project concept, provide basic facts regarding solar technology, project construction and project operation, and to discuss the local permitting context. A key goal of this initial consultation is to identify potential fatal flaws for the project or particular sensitivities or concerns that should help to guide the development. As hands-on developers, the CS Energy team serve as reliable project representatives with direct agency over project decision-making and whom stakeholders can contact with specific questions or comments about the project as they arise.

Central to its belief that strong relationships are vital to project success, CS Energy has made dozens of trips to the area and has had multiple substantive conversations with key stakeholders in the community. Employees of CS Energy are on a first name basis with town and county leaders and the company's presence in town has been noted and applauded by residents and stakeholders alike.

Outreach with Town and County Officials

CS Energy began communicating with the Lansing Town Supervisor, Ed Lavigne in 2019. In the summer of that year, CS Energy provided feedback and guidance about the local solar law that was being developed at this time. Representatives of CS Energy have spoken at a total of six Lansing Town Board meetings in the previous two years. These meetings have been critical to building intentional relationships within the community. At these meetings, CS Energy has introduced the idea of a solar project in the community, helped draft a comprehensive solar law, provided updates and details on the project, communicated with town leaders, and answered difficult questions from concerned residents. In 2020, the Town Board of Lansing agreed to sign a letter of support for the Yellow Barn Solar Project. In addition to Town Board meetings, CS Energy has also met with town leaders individually to begin discussions of HCA's and further address public concerns.

Although it started later, CS Energy's contact with the town of Groton has also been extensive. The company has presented at three town board meetings and has had additional meetings with town leaders to discuss the project. At these meetings, CS Energy gave brief overviews of the project and announced intention to bid the project into the 2021 RFP.

The company has also held several meetings with the county to discuss the project and the gather information about the IDA's stance on PILOT agreements. CS Energy also discussed the next steps for the

project and the county to ensure the project would be able to secure a PILOT agreement at the appropriate time.

Early-Stage Development

During the early stage of project development, CS Energy expects to maintain steady contact with the local stakeholders primarily through direct outreach to those who have explicitly indicated their interest, and through attendance at public meetings. CS Energy's goal is to balance the importance of engaging with stakeholders as early as possible, with the importance of presenting only information that is reasonably expected to be accurate. CS Energy will be working during the pre-award stage to clarify constraints and finalize the initial project layout in order to present that to the local stakeholders as early as possible.

Mid-Stage Development

During early-stage development, CS Energy will be performing multiple development processes in parallel to prepare for a complete permitting application submission to the Office of Renewable Energy Siting. The primary processes during this stage will be performing field studies, conducting local stakeholder engagement, proceeding with interconnection processes, and engaging in PILOT discussions.

The field studies performed during this stage will include on-site wetlands delineation, topographic survey, and other studies which may be identified as necessary in coordination with relevant AHJs such as habitat surveys, geotechnical review, on-site archeological studies, or species monitoring. The results of each of these field studies will be used to further refine and adjust the proposed layout of the project prior to permit submission.

In addition to field studies, the company expects the local stakeholder engagement to also result in refinement and adjustments to the project layout. Once the project layout is in a confident status to be presented publicly, CS Energy will engage explicitly with the local municipalities and local stakeholders and will seek comments and feedback. CS Energy expects to be able to work with the local town boards to establish the best path forward for engagement with local stakeholders. CS Energy expects to receive feedback from local planning boards or town boards to incorporate in parallel with the results of any field studies. CS Energy also expects to host, either in coordination with the towns or independently, public information sessions to share information about the project and seek feedback from the local stakeholders. CS Energy expects to be able to incorporate comments from that public engagement into the design of the project prior to submitting an application. CS Energy will also establish the project website during this time, which will streamline the local engagement process.

In parallel with refining the project layout prior to an application, CS Energy will be using the early development stage to begin detailed discussions with municipalities and the county IDA regarding PILOT and Host Community Agreements. Engaging in these discussions early in the process allows for a clearer understanding on all sides of the expected benefits that the project will have to the host communities.

Late-Stage Development

As part of and following the submission of a full permit application, CS Energy will abide by the public engagement requirements of the relevant regulations for the project, which CS Energy expects to include

direct mail outreach to project neighbors, public hearings, and multiple rounds of review and comment. While the regulations do not require additional public outreach during this stage, CS Energy expects to continue to host regular public information sessions for local stakeholders to keep the public informed of the project's progress through the permitting process.

Construction

CS Energy acts as both developer and EPC contractor, and therefore the transition from development to construction phases for community engagement will be seamless. As the project nears construction, new members of CS Energy's construction team will be introduced to the community and project stakeholders. However, development team will continue to be regularly involved in the project to ensure continuity of relationships and project obligations. CS Energy also expects to provide regular updates on the project's construction progress to the local municipalities, through engagement with the local AHJs, and to the public, through regular updates to the project's website. Construction is expected to start in 2024 and last between 12 and 18 months. Overall, the project is expected to generate over 200 construction jobs. CS Energy will make all reasonable efforts to hire as many construction jobs from local labor pools as possible. These efforts include outreach with local workforce development organizations and leaders to provide training, internships, and skills development for local leaders. It is the hope that through these efforts, CS Energy will be able to increase the labor pool in the local disadvantaged communities prior to the start of construction.

Operation

Once the project enters commercial operation, the regularity of activity on the project or any project updates will reduce significantly. That said, it is still important for information about the project to remain accessible, and for lines of communication between local stakeholders and the project's operations and maintenance team to remain open. To that end, CS Energy expects the project's website to remain operational during the project's operations phase, and for appropriate contact information, including emergency contact information, to be posted at the project site.

Public Permitting Engagement

Common Public Concerns

Because projects like Yellow Barn Solar have large footprints, the surrounding communities have justifiable concerns. These concerns range from buffer zones and viewshed to decommissioning and recycling. CS Energy has taken an active role in community engagement and will continue to meet landowners, neighbors, and concerned residents to find mutually beneficial solutions to the concerning aspects of solar projects.

CS Energy prides itself on its strong partnerships with local municipalities and key stakeholders within the community. It is because of these partnerships that CS Energy has been able to build so many successful projects in New York State. The company has been in ongoing contact with the Towns of Lansing and Groton in order to stay informed of concerns that are being brought by residents. CS Energy has participated in three Town Board Meetings in Lansing and two in Groton to inform the public of the

project's progress and hear and address project concerns. Moving forward, the company intends to complete further outreach to project neighbors and build a question and comment structure to ensure that anyone who has concerns can raise them.

Mitigation Efforts

A list of some common concerns and general solutions that CS Energy has implemented for previous projects and intends to implement for Yellow Barn Solar include the following:

Viewshed and Buffer zones

- **Concern**
 - Viewshed concerns have been raised by neighbors to the project, by various Town Officials, and by host landowners that are concerned with their or their neighbor's view of the project. Community members want to be sure that adequate buffers are put in place to mitigate viewshed concerns.
- **Solution**
 - CS Energy will conduct a robust visual analysis, including 3D renderings, to determine viewsheds of concern. The company will also meet with affected parties to determine the best course of action to mitigate concerns. CS Energy has latitude on where landscaping buffers can be planted and what type of buffer should be used, and the company will use this flexibility to find mutually agreeable solutions.

Decommissioning

- **Concern**
 - Host communities and project neighbors have expressed concern over decommissioning and the potential that a defunct project may not be removed following the end of the project's life has worried some residents.
- **Solution**
 - The ORES permitting process requires a robust plan for decommissioning. The project area will be remediated in accordance with the decommissioning plan and any applicable regulations. To ensure the project is decommissioned regardless of potential long-term changes, the project will establish a bond or letter of credit with the local municipalities in an amount sufficient to decommission the project. The amount of the decommissioning bond will be established either in coordination with the host municipalities, or by ORES, and will be adjusted periodically during the operational life of the project. This bond will be used by the municipality in the unlikely event that the company cannot complete its own decommissioning as written in its decommissioning plan.

Taxes

- **Concern**
 - Many residents are concerned with how this project will be taxed and have concerns that the project will not be paying its "fair share".
- **Solution**

- Taxation of renewable energy projects is a complicated issue and requires significant engagement with local stakeholders to ensure all parties are on the same page. This project will enter into PILOT and Host Community Agreements which will represent the bulk of the property tax payments the project will make. These agreements are meant to establish long term certainty and confidence for budgeting purposes for both the project and the local municipalities. The project will also be paying special district taxes directly based on the real property assessment of the project. Throughout the development process, CS Energy will be engaged with the local municipalities and other project stakeholders to make sure everyone understands how the project will be paying property taxes.

Agriculture Loss

- **Concern**
 - Many residents of rural New York are concerned that solar projects are sited on agricultural land. They are worried that these projects will cause irreparable damage to local farmland.
- **Solution**
 - Open land is necessary for any large-scale solar project. However, Yellow Barn solar is intentionally sited on a mix of agricultural, forest, and scrubland to balance the impacts of the project across land cover types. Further, solar projects are not permanent structures and have little long-term effect on the underlying land or soil. CS Energy will work with landowners to plant a nitrogen fixing seed mix to help improve the health of soil underlying the project. When the project has reached the end of its life, the land can easily be converted back into agricultural land. CS Energy is also actively researching co-locating agriculture on these types of projects and has engaged with researchers at Cornell University to utilize solar projects as agricultural land. Lastly, Yellow Barn solar will avoid state recognized prime soils to the greatest extent possible and the project will pay NYSDAM mitigation fees for each acre of prime soils which cannot be avoided.

Fires and Safety

- **Concern**
 - Some residents are worried about the potential fire hazard of solar projects and the ability of the local fire department to handle this hazard.
- **Solution**
 - Large-scale solar projects present little fire and safety risk. Small electrical fires may occur in some of the equipment, but these are generally self-contained and burn themselves out. However, CS Energy will conduct a safety training to educate local first responders on safety procedures, energy cut-off locations, and electrical risk.

Public Input

CS Energy has found that the best way to assuage community concerns is to address them transparently and early in the process. It is for this reason that the company intends to open many pathways to communication. CS Energy will solicit feedback from the public using several modalities. The first is direct outreach to key stakeholders. Through mailers to neighbors and conversations with local leaders, CS Energy will be in contact with those who are most affected by the project. The company will also hold

public information sessions and attend town hall meetings. Meeting agendas and minutes will be disseminated to the public through traditional channels. A third method of communication will be through the creation of an informative website. The website will feature detailed project information, a frequently asked question page with answers, and a contact form, and will function as a platform for notification of information sessions, town hall meetings, and other information relevant.

Due to the lengthy interconnection study process for large-scale solar projects, CS Energy has found that regular updates at Town Board and Planning Board meetings are helpful in providing up to date information on projects. In addition, community meetings outside of the regulated public hearing process ensure there are multiple means of communicating with and soliciting feedback from interested parties. For example, CS Energy staff regularly attended Town Board and Planning Board meetings in the Towns of Easton and Mohawk throughout 2019 and 2020. As such, CS Energy established an ongoing dialogue with the Town Supervisors and has continued outreach as development is ongoing. Additionally, CS Energy staff has engaged with Tompkins County Industrial Development Agency as well to provide more details on the project and discuss a PILOT.

At the meetings CS Energy staff will provide information on the results of its field studies and provide opportunities for attendees to study initial plans for the project and provide feedback on buffering, screening, habitat impacts, and other design details.

Notification

Project information will be published via the project website and will include, at a minimum, notification to the following:

- The Office of Renewable Energy Siting
- Each member of the State Legislature whose district will have any portion of the project

Additionally, CS Energy will provide mail notification of all stakeholders listed on the website stakeholder notification list, which can be amended at any time and publish notifications on the project website.

Project Contact

Project contact's will be available via email and phone Monday - Friday during normal business hours:

Mitch Quine
CS Energy
100 Grove St. #102
Worcester, MA 01605
Development Manager
Phone: 732.266.4255
Email: mitch.quine@csenergy.com

Document Repositories

Project information will be available via the project website. Hard copies of the material will be available upon request.