

### I. <u>APPLICANT INFORMATION:</u>

Company Name	e: Lodi II PV, LLC				
Address:	85 Broad St., 28th Floor, New	85 Broad St., 28th Floor, New York, NY 10004			
Phone No.:	917 819-2345	Email: pmcauliffe@ric.energy			
Fax No.:					
<u>Fed I.D. No.:</u>	92-2329419				
Contact Person	Peter McAuliffe - Associate D	irector of Project Development			
Principal Owne (List owners wit	Principal Owners/Officers/Directors: (List owners with 15% or more in equity holdings with percentage ownership)				
Renewable Investment Corporation 100%					
Corporate Struc	ture (attach schematic if Applicant is a s	ubsidiary or otherwise affiliated with anotherentity)			
Form of Entity:					
	Corporation				
	Partnership (General or Limited; Number of General Partnersand, if applicable, Number of Limited Partners).				
<b>~</b>	Limited Liability Company/Partnersh	nip (number of members)			
	Sole Proprietorship				

If a corporation, partnership, limited liability company/partnership:

	What is the date of establishment February 2, 2023				
	Place of organization Delaware				
	and, If a foreign organization, is the Applicant authorized to do business in the State of New York?				
<u>APPLIC</u>	CANT'S COUNSEL:				
Name:	Henry A. Zomerfeld, Hodgon Russ LLP				
Addre	ss: 140 Pearl Street, Buffalo, NY 14202				
Phone	No: 716-848-1370 Email: hzomerfe@hodgsonruss.com				
Fax No	p:				
П.	PROJECT INFORMATION				
	Project Address 8999 Route 414 - South, Lodi, NY 14860				
	Block(s) & Lot(s): 12-1-28.2				
A)	Are Utilities on Site? (Yes/No)				
	Water <u>No</u> Electric <u>No</u> Gas <u>No</u> Sanitary/Storm Sewer <u>No</u>				
B)	Present legal owner of the site: Robert Stack and Suzanne Stack				
	If other than Applicant, by what means will the site be acquired for this project: Applicant has an option to lease the site				
C)	Zoning of Project Site: Current: None Proposed: None				
D)	Are any variances needed: No				
<b>E)</b> Lodi II	Statement describing project (i.e. land acquisition, construction of manufacturing facility, etc.): Solar is a 5 MW AC community solar project to be constructed on approximately 30 acres of land. This project				
is bein	g developed in accordnace with NYSERDA guidelines under the Community Distributed Generation program.				
Location of Project: 8999 Route 414, Lodi, NY 14860					
Purpos	Purpose of Project: A community solar project produces renewable power for local residents to purchase such that they				
Desire	d Closing Date:				
	December 1, 2023				
Estima	ated Construction Start and End Date: April 2024 - October 2024				
F)	Principal Use of Project upon completion: Producing renewable energy for purchase by local customers				
unoug					

G) Estimated Project Costs, including	
Value of property to be acquired: \$	
Cost of Construction/Reconstruction: \$_1,107,653	
Value of equipment to be purchased: \$5,182,960	
Estimated cost of engineering/architectural services: \$	
Other: \$_1,785,359	
Total Capital Costs: \$8,175,972	
Project refinancing; estimated amount (for refinancing of existing debt only)	<u>\$</u> 0
Sources of Funds for Project Costs:	
Bank Financing:	<sub>\$</sub> 2,452,792
Equity (excluding equity that is attributed to grants/tax credits)	\$ <u>5,723,180</u>
Tax Exempt Bond Issuance (if applicable)	\$
Taxable Bond Issuance (if applicable)	\$
Public Sources (Include sum total of all state and federal grants and tax credits)	\$
Identify each state and federal grant/credit:	
	\$
	\$
	\$
	\$
Total Sources of Funds for Project Costs:	\$ <u>8,175,972</u>

## The Agency will collect 1% origination fee on the total capital costs at the time of closing

H)	Inter-Municipal Move Determination
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Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

Yes or 🔳 No

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York?

**Yes or No** Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

🗌 Yes or 🔳 No

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

#### FINANCIAL ASSISTANCE BEING REQUESTED

A) Benefits Requested:

Sales and Use Tax Exemption ([8]%)

🗌 IRB

Mortgage Recording Tax Exemption(.0075%)

Real Property Exemption and Tax Agreement

**B.)** Value of Incentives:

<u>Real Property Tax Exemption and Tax Agreement</u>: Agency staff will calculate the estimated value of a requested real property tax exemption and tax agreement based on estimated Project costs as contained herein and current tax rates and assessed valuation, and the annual tax agreement payment amounts for each year of the tax agreement. This calculation is set forth on the addendum to this Application entitled "Real Property Tax Benefits (Detailed)," which addendum is incorporated herein by reference.

Estimated duration of Real Property Tax exemption: 25 years

#### Sales and Use Tax:

Estimated value of Sales Tax exemption for facility construction: \$\_88,612.24 Estimated Sales Tax exemption for fixtures and equipment: \$\_414,636.80 Estimated duration of Sales Tax exemption: Two years from PILOT closing.

#### Mortgage Recording Tax Exemption Benefit:

IRB Benefit:

IRB inducement amount, if requested: \$\_\_\_\_\_

Is a purchaser for the Bonds in place?

Yes or No

Percentage of Project Costs financed from Public Sector sources:

Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above under the heading "Estimated Project Costs" (Section II(G)) of the Application.

C.) Likelihood of Undertaking Project without Receiving Financial Assistance:

Is there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

Yes or No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

The project would not be feasible without Financial Assistance provided by the Agency.

	1	2	3	4	5
	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number jobs to be CREATED:	IF FINANCIAL ASSISTANCE IS GRANTED – project the number Construction Jobs to be CREATED:	Estimate number of residents of the *Labor Market Area that will fill the jobs described
*Full Time	0	0	Year 1: 0 Year 2: 0 Year 3: 0	0	0
*Part Time Calculated as .5 for every 1 part time Job	0	0	Year 1: <u>1</u> Year 2: <u>0</u> Year 3: <u>0</u>	30	1
Total	0	0	1	30	1

### \*GUIDANCE ON JOB REPORTING

A Full-Time Employee shall work at least 35 hours per week. A part-time employee will count as a fraction of a Full-Time Employee (an employee working at least 17.5 hours per week will count as .5). A seasonal employee will also count as a fraction of a Full-Time Employee based on the number of full months worked in a year (an employee hired to work only for three months in a year will count as .25).

\*\* The Labor Market Area is defined as Seneca County, Ontario County, Wayne County, Cayuga County, Schuyler County and Tompkins County, New York.

Salary and Fringe Benefits for Jobs to be Retained and/or Created:

Average Estimated Annual Salary of Jobs to be Created (at current market rates)	\$90,000 to \$100,000
Annualized Salary Range of Jobs to be Created	\$100,000
Estimated Average Annual Salary of Jobs to be Retained (at current market rates)	\$

#### IV. REPRESENTATIONS AND COVENANTS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A) Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B) <u>First Consideration for Employment:</u> In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C) <u>Annual Sales Tax Filings:</u> In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D) <u>Annual Employment Reports:</u> The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.
- E) Compliance with N.Y. GML Sec. 862(1): Applicant certifies that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- F) <u>Compliance with Applicable Laws:</u> The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- G) False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- H) <u>Recapture</u>: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- E) <u>Absence of Conflicts of Interest</u>: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Applicant, except as hereinafter described:

STATE OF NEW YORK ) COUNTY OF Richmond ) ss.: Jonathan Rappe\_\_\_\_\_, being first duly sworn, deposes and says: 1. That I am the \_\_\_\_\_\_ (Corporate Office) of \_\_\_\_\_\_ (Applicant) and that I am

duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this  $3^{-1}$  day of  $10^{-1}$ 

(Notary Public)

ANDRO STATE OF NEW YORK NOTARY PUBLIC Qualified in Richmond County 01WE6403522

This Application should be submitted with a \$350.00 Application fee to Seneca County Industrial Development Agency, One DiPronio Drive, Waterloo, New York 13165-1681 (Attn.: Sarah Davis, Executive Director).

#### HOLD HARMLESS AGREEMENT

Applicant hereby releases the SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from and agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (ii) the Agency's acquisition, construction and/or installation of the Project described therein and (iii) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete. If, for any reason, Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agent or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

Applicant: Lod: IL PULLC
By: Jonathan H. Rappe
(Print Name)
Title: CEO of sole number, RK Ouclopment, LLC
Signature:
Joan

#### Local Labor Policy

The Company hereby covenants that it will use at least 70% (as a percentage of total labor costs) Local Labor for the construction, renovation, and/or expansion activities related to the project described in this application. "Local Labor" is defined as persons residing in Seneca, Ontario, Wayne, Yates, Cayuga, Schuyler, Monroe, or Tompkins Counties. The Company may request a waiver of the Local Labor requirement from the Agency for projects requiring specialty contractors or if lack of availability of Local Labor will materially delay or otherwise hinder the project. Requests for waivers shall be made prior to commencement of the work to which the requested waiver applies, and shall be supported by such documentation/information as the Agency shall require to evaluate the request. Decisions on waivers are at the sole discretion of the Agency.

Labor Policy Monitoring Fee: The Agency shall retain a contractor to monitor compliance with the Local Labor Policy. All fees and costs of the contractor shall be borne by the Company. At closing of the Agency's assistance package, the Company shall deposit funds with the Agency, which shall be held by the Agency as a deposit to be applied towards the costs of the contractor. These funds will be held by the Agency in a non-interest-bearing escrow account and will fund any costs related to the ongoing audit of Local Labor Policy compliance throughout construction. Any unused funds on deposit with the Agency will be returned to the Company upon project completion. The Company shall pay any shortfall in the deposit to the Agency within ten days following the Agency's demand therefor. The local labor monitoring fee is based on project costs:

#### Monthly fee per project:

#### Tier 1 (<\$5M):

o Monthly Reporting Fee:	\$ 230
o One Time Setup Fee:	\$ 650
o Inspection Fee:	\$ 150
Tier 2 (>\$5M - <\$25M):	
o Monthly Reporting Fee:	\$ 460
o One Time Setup Fee:	\$ 950
o Inspection Fee:	\$ 225
Tier 3 (>\$25M):	
o Monthly Reporting Fee:	\$ 690
o One Time Setup Fee:	\$ 1250
o Inspection Fee:	\$ 325

#### Prevailing Rate Policy

Per NYS Labor Law 224-a, project with a total "project cost" of \$5 million or more that receive a benefit package valued at 30% or more of the total project cost (a "covered project") are subject to prevailing wage requirements. Following the Agency's review of this application the Agency will notify the Company if the project is a covered project subject to prevailing wage requirements. The Company hereby covenants that it will comply with all requirements provided for in NYS Labor Law 224-a to the extent applicable.

See NYS Labor Law 224-a for definitions of public funds and exemptions to covered projects.

For the purposes of this policy, project cost is defined as the sum of the "Cost of Construction/Reconstruction," "Estimated Cost of Engineering/Architectural Services," and "Other" as outlined on page 3 of the application.

<u>Prevailing Rate Policy Monitoring Fee:</u> The Agency shall retain a contractor to monitor compliance with the Prevailing Rate Policy. All fees and costs of the contractor shall be borne by the Company. At closing of the Agency's assistance package, the Company shall deposit funds with the Agency, which shall be held by the Agency as a deposit to be applied towards the costs of the contractor. These funds will be held by the Agency in a non-interest-bearing escrow account and will fund any costs related to the ongoing audit of Prevailing Rate Policy compliance throughout construction. Any unused funds on deposit with the Agency will be returned to the Company upon project completion. The Company shall pay any shortfall in the deposit to the Agency within ten days following the Agency's demand therefor. The prevailing rate monitoring fee is based on project costs:

#### Monthly Reviewing, Reporting & Inspection Fee

•	Tier 1 <5 Million	\$ 1,115.00
•	Tier 2 >5 Million <25 Million	\$ 1,755.00
•	Tier 3 >25 Million	\$ 3,405.00

### **One-Time Fees Tiered based on Project Size**

Project Set Up/Per Project			
0	Tier 1	\$	1,400.00
0	Tier 2	\$	2,100.00
о	Tier 3	\$	3,200.00
Closeo	ut Fee		
о	Tier 1	\$	575.00
о	Tier 2	\$	800.00
о	Tier 3	\$	1,500.00

### SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY UNIFORM PROJECT EVALUATION POLICY

Pursuant to and in accordance with Section 859-a(5) of the General Municipal Law ("GML"), the Seneca County Industrial Development Agency (the "Agency") hereby establishes a Uniform Project Evaluation Policy for the evaluation and selection for all qualifying categories of projects for which the Agency may provide "Financial Assistance" (as defined herein). "Financial Assistance" shall include any of the following: (i) the issuance by the Agency of tax- exempt bonds; (ii) sales and use tax exemption; (iii) mortgage recording tax exemption; and (iv) real property tax exemption (with or without a related agreement for payments in lieu of taxes).

For each Application for Financial Assistance received by the Agency, the following must occur prior to authorizing the provision of Financial Assistance:

- The Agency shall undertake an assessment of all material information included in connection with the Application for Financial Assistance as necessary to afford a reasonable basis for the decision by the Agency to provide Financial Assistance for a project. Such information may include, without limitation, qualification of the proposed project under the GML (including any retail analysis, as applicable), the applicant's financial history, project pro-formas, and consideration of local development priorities.
- 2) A written cost-benefit analysis shall be utilized by the Agency that identifies the extent to which a project will create or retain permanent, private sector jobs, the estimated value of any tax exemptions to be provided; the amount of private sector investment generated or likely to be generated by the proposed project; the likelihood of accomplishing the proposed project in a timely fashion; and the extent to which the proposed project will provide additional sources of revenue for municipalities and school districts; and any other public benefits that might occur as a result of the project, taking into account the economic condition of the area at the time of the application, the effect of the proposed project upon the environment and surrounding property, and the extent to which the proposed project will provide a benefit (economic or otherwise) not otherwise available within the municipality in which the project is located.
- 3) The Agency's Application for Financial Assistance shall include a statement by the applicant that the project, as of the date of the application, is in substantial compliance with all provisions of GML Article 18-A, including, but not limited to, the provisions of GML Section 859-a(5) and 862(1); and
- 4) If the proposed project involves the removal or abandonment of a facility or plant within the State of New York, the Agency shall notify the chief executive officer or officers of the municipality or municipalities in which the facility or plant was located of the Agency's receipt of an application for Financial Assistance.

## SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY PROJECT REVIEW AND RECAPTURE POLICY

The Seneca County Industrial Development Agency (the "IDA") reserves the right to review the performance of projects for which the IDA's financial assistance has been granted (a "Project") to determine if a Project has met the obligations and conditions set forth in the IDA approvals and agreements related to the Project (the "Project Documents"). The terms and conditions of the Project Documents (the "Material Factors") will serve as the benchmark for determining a Project's compliance.

Material Factors should be explicit and measurable and may include items such as investment, job creation, retention or other factors as determined by the board. Material Factors may vary from Project to Project.

#### Non-Compliance Review Process:

If a Project is found to be non-compliant with the Material Factors, the IDA shall undertake the following:

- 1. The IDA shall notify the Project owner/operator (the "Company") in writing that, in the IDA's determination, the Company has violated a Material Factor.
- 2. The Company shall be given an opportunity to remedy the violation.
- 3. If the Company is unable or unwilling to remedy the violation, the IDA shall seek additional information/explanation from the company as to why a Material Factor was not achieved. These may include economic or natural factors that led to the violation. These factors should be discussed and predetermined to the extent possible by the Board and may include items such as, natural disaster, industry dynamics, unfair competition or economic events that were outside the control of the Company.
- 4. The Company shall be provided the opportunity to present to the IDA any information as outlined above regarding why the Material Factor was not achieved.

#### **Board Actions:**

Following completion of the Non-Compliance Review Process described above, the IDA Board will consider whether to keep benefits in place, reduce, terminate, and/or recapture financial assistance. The following options will be reviewed and considered by the IDA Board:

- 1. Upon a review of the facts the Board may determine that the non-compliance was justified and/or adequately explained and may consider the matter closed without further action, or set a specific time period for the Company to achieve compliance. This may also be accompanied by a period of increased reporting or such other conditions as the IDA Board may reasonably impose. (e.g., review violated Material Factor(s) quarterly until remedied.)
- 2. In the event of non-compliance with a Material Factor that is not, in the IDA Board's determination, justified by factors outside the Company's control and/or otherwise adequately explained, the IDA Board may determine that such non-compliance will

result in the reduction, suspension, termination and/or recapture of financial assistance, as provided below.

<u>Reduction of Financial Assistance:</u> The IDA Board may determine that a reduction in financial assistance is appropriate, which reduction may include, without limitation, increased required payments under an agreement for payments in lieu of taxes.

<u>Termination of Financial Assistance:</u> The IDA Board may elect to terminate any ongoing financial assistance to a Company. Reasons for termination should be explicit and may include, without limitation, continued violation of the Material Factors or failure to comply with ongoing reporting or compliance requirements of the IDA.

<u>Recapture of Financial Assistance:</u> An IDA Board may require that all or part of the financial assistance for a Project be returned, including all or part of the amount of any tax exemptions. Events justifying recapture may include, without limitation, a Company knowingly providing false information on an application or a compliance/monitoring report; a finding that the Company did not make a good faith effort or have any intention of meeting a Material Factor; a company ceases operations and/or relocates; material non-compliance with state and/or local laws or regulations; and material shortfalls in job creation and retention projections.

In the event an IDA is successful in recapturing financial assistance, such funds shall be returned to the appropriate affected taxing jurisdictions on a pro rata basis unless otherwise agreed upon by the local taxing jurisdiction.

#### **Annual Review**

The IDA shall annually assess the progress of each Project for which bonds or notes remain outstanding or straight-lease transactions have not been terminated, or which continue to receive financial assistance or are otherwise active, toward achieving the investment, job retention or creation, or other objectives of the Project indicated in the Project applications. Such assessments shall be provided to the IDA Board.

#### ADDENDUM TO IDA APPLICATION FOR FINANCIAL ASSISTANCE

Cost Benefit Analysis'

#### To be completed/calculated by the AGENCY

<u>Costs = Financial Assistance</u>	
Estimated Property Tax Exemption	\$
Estimated Sales Tax Exemption	\$
Estimated Mortgage Recording Tax Exemption	\$
Estimated Interest Savings (Bonds)	\$
Other (Public Grants Awarded, etc.)	\$
TOTAL COSTS	\$
<u>Benefits = Economic Development</u>	
Estimated Ongoing Payroll*	\$
Total Capital Costs	\$
Estimated Property Tax Revenue (PILOT Payments)	\$
Temporary Sales Tax Revenue <sup>!</sup>	\$
IDA Agency Fee	\$
Other (Host Community Agreement, etc.)	\$
TOTAL BENEFITS	<u>\$</u>
Benefit to Cost Ratio	\$

### Additional Considerations

Project is likely to be accomplished within 3 years.

Project contributes to NY State's renewable energy goals and emission reduction targets as adopted pursuant to section 6-104 of the energy law.

*Ongoing Payroll Ca	alculator:		
Total Payroll	Total FTEs Created & Retained	Average Salary	PILOT Duration
<u>\$</u>	=	x \$	x
Estimated value of a from sales and use	goods and services to be exer tax. (to be used on NYS ST-6C	mpt <u>\$</u> ))	

^ This Cost Benefit Analysis was conducted in accordance with NYS GMU 859a.

! Temporary Sales Tax Revenue includes any construction/one-time costs that are not exempt from sales tax.

#### ADDENDUM TO IDA APPLICATION FOR FINANCIAL ASSISTANCE

Real Property Tax Benefits (Detailed):

\*\* This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

Tax Agreement Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property *	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000

\*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
TOTAL							

\*Estimates provided are based on current property tax rates and assessment values









## Full Environmental Assessment Form Part 1 - Project and Setting

## **Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

#### A. Project and Applicant/Sponsor Information.

Name of Action or Project:			
Lodi II Solar			
Project Location (describe, and attach a general location map):			
Route 414 Lodi, NY (between #8933 and #9085) Parcel 12-1-28.2			
Brief Description of Proposed Action (include purpose or need):			
Lodi II PV, LLC is proposing to develop and build a new DG facility - Solar PV generation plant. The proposed project is located along Route 414 in Lodi NY. The project, as designed will have a nameplate capacity of 5,000 kW. The proposed project is a standalone ground-mounted system mounted on a single-axis steel structure. The system will include 23 inverters SUNGROW SF250HX. The inverters will be connected to two transformers. The total planned DC capacity of the plant is 7,004 kW. The applicant is proposing to interconnect the project to the 34.5 KV Valois circuit. An new access road with connection to Route 414 will be constructed. The entire facility will be enclosed within a fence.			
Name of Applicant/Sponsor:	Telephone: 917-463-0421		
.odi II PV, LLC, c/o RIC Development E-Mail: itomchev@ric.energy			
Address: 85 Broad St., 28th Floor			
City/PO: New York	State: NY	Zip Code: 10004	
Project Contact (if not same as sponsor; give name and title/role):	Telephone:		
Ivo Tomchev, Project Development Director, RIC Development	E-Mail: itomchev@ric.energy		
Address: 85 Broad St, 28th Floor			
City/PO:	State:	Zip Code:	
New York	NY	10004	
Property Owner (if not same as sponsor):	Telephone:	·	
Robert and Suzanne Stack	E-Mail:		
Address: 1546 Oatland Lake Rd			
City/PO: Pawley's Island	State: SC	Zip Code: 29585	

## **B.** Government Approvals

B. Government Approvals, F	'unding, or Spor	sorship. ("Funding" includes grants, loans, ta	ax relief, and any other forms of financial	
assistance.)				
Government Entity		If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)	
a. City Council, Town Board, or Village Board of Trustee	□Yes <b>□</b> No s			
b. City, Town or Village Planning Board or Commiss	□Yes <b>☑</b> No sion			
c. City, Town or Village Zoning Board of Ap	□Yes <b>☑</b> No opeals			
d. Other local agencies	□Yes <b>2</b> No			
e. County agencies	<b>₽</b> Yes <b>□</b> No	Seneca County Electrical Permit, GML Section 239I-m review, Seneca County IDA PILOT	March 2023	
f. Regional agencies	□Yes <b>≥</b> No			
g. State agencies	<b>∠</b> Yes <b>□</b> No	NYSDEC, NYSERDA, NYDAM, NYSDOT	March 2023	
h. Federal agencies	<b>∠</b> Yes <b></b> No	USACE; wetland jurisdictional determination	March 2023	
i. Coastal Resources. <i>i</i> . Is the project site within	a Coastal Area, o	r the waterfront area of a Designated Inland W	Vaterway? □Yes ☑No	
<i>ii.</i> Is the project site located <i>iii.</i> Is the project site within a	l in a community a Coastal Erosion	with an approved Local Waterfront Revitaliza Hazard Area?	tion Program? □ Yes ≥ No □ Yes ≥ No	

## C. Planning and Zoning

C.1. Planning and zoning actions	
<ul> <li>Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?</li> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	□Yes <b>2</b> No
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<b>⊿</b> Yes <b>□</b> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	□Yes∎No
<ul> <li>b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)</li> <li>If Yes, identify the plan(s):</li> </ul>	□Yes <b>2</b> No
<ul> <li>c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?</li> <li>If Yes, identify the plan(s):</li> </ul>	☐Yes <b>2</b> No

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	☐ Yes <b>2</b> No
Le the use normitted or ellowed by a special or conditional use normit?	
b. Is the use permitted of anowed by a special of conditional use permit?	I ES INO
<ul><li>c. Is a zoning change requested as part of the proposed action?</li><li>If Yes,</li><li><i>i</i> What is the proposed new zoning for the site?</li></ul>	☐ Yes <b>2</b> No
C.4. Existing community services.	
a. In what school district is the project site located? South Seneca Central School	
b. What police or other public protection forces serve the project site? Seneca County Sheriff Department	
c. Which fire protection and emergency medical services serve the project site? Lodi Volunteer Fire Company	
d. What parks serve the project site? Finger Lakes National Forest	

## D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, ind components)? Solar facility (generally regarded as either industrial or c	ustrial, commercial, recreational; if mixed, include all ommercial)
b. a. Total acreage of the site of the proposed action?	92.6 acres
b. Total acreage to be physically disturbed?	29.05 acres
c. Total acreage (project site and any contiguous properties) owned	
or controlled by the applicant or project sponsor?	<u>92.6</u> acres
<ul> <li>c. Is the proposed action an expansion of an existing project or use?</li> <li><i>i.</i> If Yes, what is the approximate percentage of the proposed expansion square feet)? % Units:</li> </ul>	☐ Yes ☑ No n and identify the units (e.g., acres, miles, housing units,
<ul> <li>d. Is the proposed action a subdivision, or does it include a subdivision?</li> <li>If Yes,</li> <li><i>i.</i> Purpose or type of subdivision? (e.g., residential, industrial, commercial division of property into two areas</li> </ul>	☑Yes □No cial; if mixed, specify types)
<i>ii.</i> Is a cluster/conservation layout proposed? <i>iii.</i> Number of lots proposed? 2	□Yes <b>⊘</b> No
<i>iv.</i> Minimum and maximum proposed lot sizes? Minimum29.82	_ Maximum44.2
<ul> <li>e. Will the proposed action be constructed in multiple phases?</li> <li><i>i</i>. If No, anticipated period of construction:</li> <li><i>ii</i>. If Yes:</li> <li>Total number of phases anticipated</li> </ul>	months
<ul> <li>Anticipated commencement date of phase 1 (including demolit</li> <li>Anticipated completion date of final phase</li> <li>Generally describe connections or relationships among phases, a determine timing or duration of future phases:</li> </ul>	on)       month       year         month       year         including any contingencies where progress of one phase may

f Does the proje	ct include new resid	lential uses?			□ Yes <b>□</b> No
If Yes, show nur	nbers of units propo	osed.			
<i>,</i>	One Family	<u>Two</u> Family	Three Family	Multiple Family (four or more)	
Initial Phase					
At completion					
of all phases					
	· · · · · · · · · · · · · · · · · · ·	· 1			
g. Does the prop	osed action include	new non-residenti	al construction (inclu	iding expansions)?	<b>∠</b> Yes <b>⊥</b> No
<i>i</i> Total number	r of structures	10 612			
<i>ii.</i> Dimensions	(in feet) of largest p	<u>roposed</u> structure:	10-12 height;	6-8 width: and 3-5 length	
iii. Approximate	e extent of building	space to be heated	or cooled:	N/A square feet	
h Does the prop	osed action include	construction or of	her activities that wil	l result in the impoundment of any	TYes No.
liquids, such a	is creation of a wate	er supply, reservoir	r. pond, lake, waste la	agoon or other storage?	
If Yes,		FF 57	·) F - ·· / /		
<i>i</i> . Purpose of the	e impoundment:				
<i>ii</i> . If a water imp	poundment, the prin	cipal source of the	water:	Ground water Surface water strea	ms Other specify:
<i>iii</i> . If other than	water, identify the ty	ype of impounded	contained liquids and	d their source.	
iv. Approximate	size of the propose	d impoundment.	Volume:	million gallons; surface area:	acres
v. Dimensions of	of the proposed dam	or impounding st	ructure:	height; length	
vi. Construction	method/materials f	for the proposed da	am or impounding str	ructure (e.g., earth fill, rock, wood, con	crete):
D.2. Project Op	perations				
a. Does the prop	osed action include	any excavation, m	ining, or dredging, d	uring construction, operations, or both	Yes No
(Not including	, general site prepara	ation, grading or in	istallation of utilities	or foundations where all excavated	
materials will	remain onsite)				
<i>i</i> What is the m	urpose of the excave	ation or dredging?			
<i>ii</i> How much ma	aterial (including ro	ck earth sedimen	ts_etc_) is proposed t	o be removed from the site?	
Volume	(specify tons or cu	bic vards):	(b), <b>((c)</b> , (b) proposed :		
• Over w	hat duration of time	?			
iii. Describe natu	ire and characteristi	cs of materials to l	be excavated or dreds	ged, and plans to use, manage or dispos	e of them.
iv. Will there be	e onsite dewatering	or processing of e	xcavated materials?		Yes No
If yes, descr	ibe	-			
				20105	
<i>v</i> . What is the n	naximum area to be	worked at any on	e time?	acres	
vii What would	be the maximum de	onth of excavation	or dredging?	feet	
<i>viii</i> . Will the exc	avation require blas	ting?	or arouging		<b>Yes</b> No
ix. Summarize si	te reclamation goals	s and plan:			
b. Would the pro	posed action cause	or result in alterati	ion of, increase or de	crease in size of, or encroachment	Yes No
into any exist	ing wetland, waterb	ody, shoreline, be	ach or adjacent area?		
It Yes:	41 an motorbod	L	- Grated (by nome		
<i>l.</i> Identify the v	vetland or waterbou	ly which would be	affected (by name, w	vater index number, wettand map nume	er or geographic
ucseription).					

<ul> <li><i>ii.</i> Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placeme alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in squ</li> </ul>	ent of structures, or are feet or acres:
<i>iii.</i> Will the proposed action cause or result in disturbance to bottom sediments? If Yes, describe:	∐Yes <b>∠</b> No
<i>iv.</i> Will the proposed action cause or result in the destruction or removal of aquatic vegetation?	☐ Yes ✔ No
If Yes:	
acres of aquatic vegetation proposed to be removed:	
<ul> <li>expected acreage of aquatic vegetation remaining after project completion:</li> <li>purpose of proposed removal (e.g. beach clearing invasive species control boat access);</li> </ul>	
• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access).	
proposed method of plant removal:	
if chemical/herbicide treatment will be used, specify product(s):	
v. Describe any proposed reclamation/mitigation following disturbance:	
c. Will the proposed action use, or create a new demand for water?	∐Yes <b>∠</b> No
<i>i</i> Total anticipated water usage/demand per day:	
<i>ii.</i> Will the proposed action obtain water from an existing public water supply?	□Yes□No
If Yes:	
• Name of district or service area:	
Does the existing public water supply have capacity to serve the proposal?	☐ Yes ☐ No
• Is the project site in the existing district?	☐ Yes ☐ No
• Is expansion of the district needed?	☐ Yes ☐ No
• Do existing lines serve the project site?	□ Yes□ No
iii. Will line extension within an existing district be necessary to supply the project?	□Yes □No
If Yes:     Describe extensions or capacity expansions proposed to serve this project:	
• Source(s) of supply for the district:	
<i>iv.</i> Is a new water supply district or service area proposed to be formed to serve the project site? If, Yes:	☐ Yes ☐No
• Applicant/sponsor for new district:	
Date application submitted or anticipated:	
Proposed source(s) of supply for new district:	
<i>v</i> . If a public water supply will not be used, describe plans to provide water supply for the project:	
<i>vi</i> . If water supply will be from wells (public or private), what is the maximum pumping capacity:	gallons/minute.
d. Will the proposed action generate liquid wastes?	Yes No
If Yes:	
<i>i</i> . Total anticipated liquid waste generation per day: gallons/day	
<i>ii.</i> Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all approximate volumes or properties of each):	components and
<i>iii.</i> Will the proposed action use any existing public wastewater treatment facilities?	Yes No
If Yes:	
Name of wastewater treatment plant to be used:	
<ul> <li>Name of district:</li> <li>Does the avisting westowater treatment plant have consolity to complete the project?</li> </ul>	
<ul> <li>Does the existing wastewater realment plant have capacity to serve the project?</li> <li>Is the project site in the existing district?</li> </ul>	
<ul> <li>Is expansion of the district needed?</li> </ul>	
- is expansion of the district needed:	

• Do existing sewer lines serve the project site?	☐ Yes ☐	No
• Will a line extension within an existing district be necessary to serve the project?	$\Box$ Yes $\Box$	No
If Yes:		
• Describe extensions or capacity expansions proposed to serve this project:		
		<u> </u>
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?	□ Yes □	No
If Yes:		
Applicant/sponsor for new district:		
Date application submitted or anticipated:		
• What is the receiving water for the wastewater discharge?	<u>c</u> :	1
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including speci	fying prop	osed
receiving water (name and classification if surface discharge or describe subsurface disposal plans):		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste:		
Will the menored action disturb more then and some ordemost stammater much sitter from non-neint		No
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point		INO
sources (i.e. checks, pipes, swales, curos, guiters of other concentrated nows of stormwater) of non-point source (i.e. sheet flow) during construction or post construction?		
If Ves		
<i>i</i> How much impervious surface will the project create in relation to total size of project parcel?		
Square feet or 0.01 acres (impervious surface)		
Square feet or 90.96 acres (parcel size)		
<i>ii.</i> Describe types of new point sources. No new point sources		
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent pr	operties,	
groundwater, on-site surface water or off-site surface waters)?		
Temporary construction runoff will be controlled on-site by stormwater and sediment/erosion control best management practices. She	et flow from	solar
The surface waters identify receiving water bedies or wetlands:		
<ul> <li>If to surface waters, identify receiving water bodies of wetlands.</li> </ul>		
• Will stormwater runoff flow to adjacent properties?	□ Yes	No
<i>iv.</i> Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	✓ Yes□	No
f Does the proposed action include or will it use on-site one or more sources of air emissions including fuel	<b>⊿</b> Yes□	No
combustion, waste incineration, or other processes or operations?		
If Yes, identify:		
<i>i</i> . Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)		
Vehicles for occasional maintenance of equipment and equipment for mowing.		
<i>ii.</i> Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)		
None		
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)		
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit,	□Yes 🖊	No
or Federal Clean Air Act Title IV or Title V Permit?		
If Yes:		NT.
<i>i</i> . Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)		INO
<i>ii</i> In addition to emissions as calculated in the application, the project will generate:		
$\bullet \qquad \text{Tons/vear (short tons) of Carbon Diovide (CO.)}$		
$= \frac{1000}{1000}$ Short tons) of Vitrous Oxide (Vo2)		
$- \qquad \qquad$		
Tons/year (short tons) of Sulfur Havafluoride (SF)		
Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HECs)		
• Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		

<ul> <li>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</li> <li>If Yes:</li> <li><i>i</i> Estimate methane generation in tons/year (metric):</li> </ul>	Yes No
<ul> <li><i>ii</i>. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to get electricity, flaring):</li> </ul>	nerate heat or
<ul> <li>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?</li> <li>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):</li> </ul>	☐Yes <b>⁄</b> No
<ul> <li>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?</li> <li>If Yes: <ul> <li><i>i</i>. When is the peak traffic expected (Check all that apply):</li> <li>Morning</li> <li>Evening</li> <li>Weekend</li> <li>Randomly between hours of to</li> </ul> </li> <li><i>ii</i>. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks)</li> </ul>	□Yes <b>□</b> No
<ul> <li><i>iii.</i> Parking spaces: Existing Proposed Net increase/decrease</li> <li><i>iv.</i> Does the proposed action include any shared use parking?</li> <li><i>v.</i> If the proposed action includes any modification of existing roads, creation of new roads or change in existing a</li> </ul>	□Yes□No ccess, describe:
<ul> <li><i>vi.</i> Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?</li> <li><i>vii</i> Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?</li> <li><i>viii</i>. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?</li> </ul>	☐Yes☐No ☐Yes☐No ☐Yes☐No
<ul> <li>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</li> <li>If Yes: <ul> <li><i>i</i>. Estimate annual electricity demand during operation of the proposed action:</li> </ul> </li> <li><i>ii</i>. Anticipated sources/suppliers of electricity for the project (e.g., on site combustion, on site renewable, via grid/loc</li> </ul>	Yes No
<i>iii.</i> Will the proposed action require a new, or an upgrade, to an existing substation?	Yes No
1. Hours of operation. Answer all items which apply.       i. During Construction:       ii. During Operations:         • Monday - Friday:       7 AM - 7 PM       • Monday - Friday:       Dawn to Dusk         • Saturday:       7 AM - 7 PM (if needed)       • Saturday:       Dawn to Dusk         • Sunday:       NA       • Sunday:       Dawn to Dusk         • Holidays:       NA       • Holidays:       • Holidays:	

<ul> <li>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?</li> <li>If ves:</li> </ul>	☑ Yes □No
<i>i.</i> Provide details including sources, time of day and duration:	
Noise levels will increase due to equipment used during the construction period within the hours of 7AM - 7 PM) Monday to Friday and	d Saturday when
<i>ii.</i> Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Describe:	Yes No
n. Will the proposed action have outdoor lighting?	∐Yes <b>⊿</b> No
<i>i</i> . Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	
<i>ii.</i> Will proposed action remove existing natural barriers that could act as a light barrier or screen? Describe:	□Yes□No
<ul> <li>o. Does the proposed action have the potential to produce odors for more than one hour per day?</li> <li>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</li> </ul>	☐ Yes <b>2</b> No
<ul> <li>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?</li> <li>If Yes: <ul> <li><i>i</i>. Product(s) to be stored</li> </ul> </li> </ul>	☐ Yes <b>2</b> No
<i>ii.</i> Volume(s) per unit time (e.g., month, year) <i>iii.</i> Generally, describe the proposed storage facilities:	
<ul> <li>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</li> <li>If Yes: <ul> <li><i>i</i>. Describe proposed treatment(s):</li> </ul> </li> </ul>	☐ Yes <b>☑</b> No
ii. Will the proposed action use Integrated Pest Management Practices?	☐ Yes ☐No
<ul><li>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?</li><li>If Yes:</li></ul>	☑ Yes □No
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	
Construction: 300 tons per Year (unit of time)     Operation: 0 tons per Year (unit of time)	
<i>ii.</i> Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste	:
Construction: Waste generated during construction, largely due to packaging materials (pallets and cardboard). Approximaterials will be recyclable.	kimately 70% of
Operation: N/A	
iii. Proposed disposed methods/facilities for solid wests generated on site:	
Construction: Recyclable materials will be recycled. Remaining waste will be disposed of in a NYSDEC-approved landf	ill
Operation: N/A	

s. Does the proposed action include construction or modi	ification of a solid waste mana	agement facility?	🗌 Yes 🗹 No	
If Yes:				
<i>i</i> . Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):				
<i>ii.</i> Anticipated rate of disposal/processing:				
• Tons/month, if transfer or other non-	combustion/thermal treatment	, or		
• Tons/hour, if combustion or thermal	treatment			
iii. If landfill, anticipated site life:	years			
t. Will the proposed action at the site involve the commen	rcial generation, treatment, sto	orage, or disposal of hazard	ous 🗌 Yes 🗹 No	
waste?				
<i>i</i> Name(s) of all hazardous wastes or constituents to be	e generated handled or manag	ed at facility.		
	e generated, nanared of manag	ou ut iuointy		
<i>ii.</i> Generally describe processes or activities involving h	nazardous wastes or constituer	nts:		
<i>iii</i> . Specify amount to be handled or generated to	ons/month			
iv. Describe any proposals for on-site minimization, rec	cycling or reuse of hazardous of	constituents:		
v Will any hazardous wastes he disposed at an existing	offsite hazardous waste facil	ity?		
If Yes: provide name and location of facility:	s on she hazardous waste haen	ity:		
If No: describe proposed management of any hazardous	wastes which will not be sent	to a hazardous waste facilit	y:	
E. Site and Setting of Proposed Action				
E.1. Land uses on and surrounding the project site				
a Existing land uses				
<i>i</i> . Check all uses that occur on, adjoining and near the	project site.			
🔲 Urban 🔲 Industrial 🗹 Commercial 🗹 Resid	lential (suburban) 🛛 🗹 Rural	(non-farm)		
Forest Agriculture Aquatic Other	r (specify):			
<i>n</i> . If mix of uses, generally describe:				
h I and uses and account may an the unside that				
b. Land uses and covertypes on the project site.	2		<u>C1</u>	
Land use or	Current	Acreage After	Change $(A \operatorname{ares} \pm /)$	
Roads buildings and other payed or impervious	Acleage	rioject Completion	(Acles +/-)	
surfaces	0.00	0.01	+0.01	
• Forested	5 69	5 57	-0 12	
Meadows, grasslands or brushlands (non-	0.00	0.07	5.1L	
agricultural, including abandoned agricultural)	0.00	0.00	0.00	
Agricultural	04.07	55 44	20 02	
(includes active orchards, field, greenhouse etc.)	04.37	JJ.44	-20.93	
Surface water features	0.00	0.00	0.00	
(lalass wawda stassure sizes at )	0.00	0.00	0.00	

0.00

0.00

0.00

0.00

0.00

29.04

0.00

0.00

+29.04

(lakes, ponds, streams, rivers, etc.) Wetlands (freshwater or tidal)

Non-vegetated (bare rock, earth or fill)

٠

•

•

Other

Describe: Solar Project

<ul><li>c. Is the project site presently used by members of the community for public recreation?</li><li><i>i.</i> If Yes: explain:</li></ul>	☐ Yes INo
<ul> <li>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?</li> <li>If Yes, <ul> <li>i. Identify Facilities:</li> </ul> </li> </ul>	∐Yes <b>⊉</b> No
<ul><li>e. Does the project site contain an existing dam?</li><li>If Yes:</li><li><i>i</i>. Dimensions of the dam and impoundment:</li></ul>	☐ Yes <b>⊠</b> No
Dam height:feet     Dam length:feet     Surface area:acres	
Volume impounded: gallons OR acre-feet      ii. Dam's existing hazard classification:	
<i>iii.</i> Provide date and summarize results of last inspection:	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management faci If Yes:	☐Yes <b>⁄</b> No lity?
<i>i</i> . Has the facility been formally closed?	□Yes□ No
• If yes, cite sources/documentation:	
<i>iii.</i> Describe any development constraints due to the prior solid waste activities:	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?	☐ Yes <b>⊠</b> No
<i>i</i> . Describe waste(s) handled and waste management activities, including approximate time when activities occurr	ed:
<ul> <li>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?</li> </ul>	∐Yes 🗹 No
<i>i</i> . Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	□Yes□No
<ul> <li>↓ Yes – Spills Incidents database</li> <li>↓ Yes – Environmental Site Remediation database</li> <li>↓ Neither database</li> <li>↓ Provide DEC ID number(s):</li> <li>↓ Provide DEC ID number(s):</li> </ul>	
<i>ii.</i> If site has been subject of RCRA corrective activities, describe control measures:	
<i>iii.</i> Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s):	☐ Yes <b>2</b> No
<i>iv.</i> If yes to (i), (ii) or (iii) above, describe current status of site(s):	

	∐ Yes <b>∠</b> No
<ul> <li>If yes, DEC site ID number:</li></ul>	
Describe any engineering controls:	
<ul> <li>Will the project affect the institutional or engineering controls in place?</li> <li>Explain:</li></ul>	☐ Yes ☐No
E.2. Natural Resources On or Near Project Site         a. What is the average depth to bedrock on the project site?         6.56	
b. Are there bedrock outcroppings on the project site?	<b>Yes №</b> No
If Yes, what proportion of the site is comprised of bedrock outcroppings?%	
c. Predominant soil type(s) present on project site:           CsB, Conesus gravelly silt loam         58.6           LsB, Lansing gravelly silt loam         32.4           AoB, Appleton gravelly silt loam, 3-8         9.0	$\frac{5}{4}$ %
d. What is the average depth to the water table on the project site? Average:3.24 feet	
e. Drainage status of project site soils: Well Drained: Moderately Well Drained: <u>32.4</u> % of site <u>58.6</u> % of site <u>9.1</u> % of site	
$100        \text{$	
The Approximate proportion of proposed action site with slopes: $\blacksquare 0-10\%$ : $\_ 100\%$ of site $\_ 10-15\%$ : $\_ \%$ of site $\_ 15\%$ or greater: $\%$ of site	
A ra there any unique geologic fectures on the project site?	
If Yes, describe:	∐ Y es <b>⊮</b> No
a. Surface water features.  i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	∐ Yes <b>∠</b> No
b. Surface water features. <i>i</i> . Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <i>ii</i> . Do any wetlands or other waterbodies adjoin the project site?	⊥ Yes∎No □Yes∎No ∎Yes□No
<ul> <li>a. Are there any unique geologic features on the project site?</li> <li>If Yes, describe:</li></ul>	☐ Yes ☑ No ☐Yes ☑ No ☑Yes □ No ☑Yes □ No
<ul> <li>a. Are there any unique geologic features on the project site?</li> <li>If Yes, describe:</li></ul>	⊥ Yes Vo □Yes No Ves No Ves No Ves No
If Yes, describe:	⊥ Yes ∠ No ∠Yes ∠No ∠Yes No ∠Yes No
Are there any unique geologic features on the project site?          If Yes, describe:	⊥ Yes ✓ No ✓Yes ✓ No ✓Yes □ No ✓Yes □ No 01-acre
Are there any unique geologic features on the project site? If Yes, describe:	☐ Yes ✓ No ☐ Yes ✓ No ✓ Yes ☐ No ✓ Yes ☐ No 01-acre ☐ Yes ☑ No
g. Are there any unique geologic reatures on the project site?          If Yes, describe:	☐ Yes ✓ No ☐ Yes ✓ No ✓ Yes ☐ No ✓ Yes ☐ No 01-acre ☐ Yes ✓ No
If Yes, describe:	☐ Yes ♥ No ☐ Yes ♥ No Ø Yes □ No Ø Yes □ No 01-acre ☐ Yes ♥ No
g. Are there any diffute geologic features on the project site?          If Yes, describe:	☐ Yes ♥ No
g. Are there any unique geologic reaches on the project site?          If Yes, describe:	☐ Yes ♥ No ØYes No ØYes No ØYes No 01-acre ☐Yes ♥No ☐Yes ♥No ☐Yes ♥No

m Identify the predominant wildlife specie	s that occupy or use the project site.		
White-tailed deer	Song birds / Raptors	Wild turkey	
Various rodents (squirrels, mice, moles,)	Coyote		
X •			
<ul><li>n. Does the project site contain a designated</li><li>If Yes:</li><li><i>i</i>. Describe the habitat/community (compo</li></ul>	significant natural community? sition, function, and basis for designati	on):	☐Yes <b>⊘</b> No
ii Source(a) of description or evaluation:			
<i>iii</i> . Source(s) of description of evaluation:			
<i>ut</i> . Extent of community/habitat.		acres	
<ul> <li>Following completion of project as</li> </ul>	proposed:		
Gain or loss (indicate $\pm$ or $_{-}$ ):			
<ul> <li>o. Does project site contain any species of p endangered or threatened, or does it conta If Yes:</li> <li><i>i.</i> Species and listing (endangered or threatened Short-eared Owl (State-endangered), Northern Har</li> </ul>	ant or animal that is listed by the feder in any areas identified as habitat for an ed): rier (State-threatened)	al government or NYS as endangered or threatened spec	¥ es∐No ies?
p. Does the project site contain any species	of plant or animal that is listed by NYS	S as rare, or as a species of	⊥Yes∎No
special concern?			
If Yes:			
<i>i</i> . Species and listing:			
q. Is the project site or adjoining area curren	tly used for hunting, trapping, fishing o	or shell fishing?	□Yes <b>∠</b> No
If yes, give a brief description of how the pr	oposed action may affect that use:		
E.3. Designated Public Resources On or	Near Project Site		
<ul> <li>a. Is the project site, or any portion of it, loc Agriculture and Markets Law, Article 25</li> <li>If Yes, provide county plus district name/nu</li> </ul>	ated in a designated agricultural distric -AA, Section 303 and 304? unber: SENE012	t certified pursuant to	<b>₽</b> Yes <b>□</b> No
b Are agricultural lands consisting of highly	v productive soils present?		✓Yes No
<i>i</i> . If Yes: acreage(s) on project site? 40.2 a	cres		
<i>ii.</i> Source(s) of soil rating(s): USDA NRCS	Web Soil Survey - Farmland Classification		
		· / 1NT / · 1	
c. Does the project site contain all or part of	t, or is it substantially contiguous to, a	registered National	Y es No
Natural Landmark?			
<i>i</i> Nature of the natural landmark:	Biological Community	eological Feature	
<i>ii</i> Provide brief description of landmark i	ncluding values behind designation and	1 approximate size/extent.	
			· · · · · · · · · · · · · · · · · · ·
d. Is the project site located in or does it adj	oin a state listed Critical Environmenta	l Area?	∐Yes∎No
If Yes:			
<i>i</i> . CEA liame			· · · · · · · · · · · · · · · · · · ·
iii Designating agency and date:			

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?			
<i>i</i> . Nature of historic/archaeological resource: Archaeological Site Historic Building or District <i>ii</i> . Name:			
<i>iii</i> . Brief description of attributes on which listing is based:			
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐Yes <b>₽</b> No		
<ul> <li>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</li> <li>If Yes: <ul> <li><i>i</i>. Describe possible resource(s):</li> </ul> </li> </ul>	∐Yes <b>Z</b> No		
<i>ii</i> . Basis for identification:			
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	✓ Yes □No		
If Yes:			
<i>I.</i> Identify resource: Finger Lakes National Forest	coopio human		
<i>etc.</i> ): United States Forest Service National Forest	scenic byway,		
<i>iii.</i> Distance between project and resource:0.25 miles.			
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	☐ Yes <b>⊠</b> No		
If Yes: <i>i</i> Identify the name of the river and its designation:			
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	□Yes □No		

#### F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Lodi II PV, LLC / Jonathan H. Rappe

Date March 9, 2023

	Δ		
Signature	1000	10 m	
	gree		

Title Signatory of sole member, RIC Development, LLC



# Lodi II Solar

# Supplemental Information

## Full Environmental Assessment Form

Part I

Route 414, Lodi NY (between #8933 and #9085) Parcel 12-1-28.2

## March 2023

Submitted by: Lodi II Solar PV, LLC c/o RIC Development, LLC 85 Broad St, 28th Floor New York, NY 10004

## Lodi II Solar Project

The following information supplements Part I of the Full Environmental Assessment Form (FEAF) for use by the Lead Agency in completing the FEAF Parts 2 and 3 for a State Environmental Quality Review Act (SEQRA) Determination of Significance relative to the Lodi II Solar Facility.

#### Project Description and Action

Lodi II PV, LLC is proposing to DG develop and build a new facility - Solar PV generation plant. The proposed project is located along Route 414 in Lodi NY. The project, as designed will have a nameplate capacity of 5,000 kW. The proposed project is a standalone ground-mounted system mounted on a single-axis steel structure. The system will include 23 inverters connected to two transformers. The applicant is proposing to interconnect the project to the 34.5 KV Valois circuit. A new access road with connection to Route 414 will be constructed. The entire facility will be enclosed within a fence.

The below narrative expands upon questions found within the FEAF Part 1, submitted to the Lead Agency for review:

#### Agricultural Resources:

Seneca County has a rich legacy of farming as reflected in its Agricultural and Farmland Protection Plan, which spells out the value of farming. The site in question is located within an Agricultural District and has historically and even currently been used for farming. However, the landowner is not interested in continuing farming on this property indefinitely, nor in selling the land to another area farmer. They do, however, wish to keep the rural character of their property, and exercise their right to use the property in a manner that generates income without adversely affecting the environment. Their intent is to do this by selecting a development option that will not generate waste, noise, odors or other adverse impacts, expenses or drain on community services.

The field in question has been used for this past season for production of corn and soybean. Within the proposed solar facility, a low-growing, native pollinatorfriendly meadow seed mix will be planted to continue a meadow environment under and around the panels. After the useful life of the project, upon completion of the lease term, the Site will be returned through decommissioning to a condition that can again be farmed, should that be the desire of the landowner. This ability to maintain the property in condition for future desired uses is an advantage of the solar industry--Soils are depleted of nutrients when land is continuously farmed, requiring fertilizers to be applied, frequently along with herbicides and pesticides intended to maximize crop yield through continuous heavy labor working the ground. By contrast, solar allows for a period of rest and recovery whereby organic matter is retained awaiting a new future use after decommissioning. Construction and decommissioning are conducted in accordance with the NYS Department of Agriculture recommendations and standards for construction of solar within an agricultural area.

### Groundwater Resources:

The project is in an area with groundwater averaging less than three feet below the ground. This depth to groundwater is a threshold referenced within the FEAF (Part 2) that suggests additional thought should be given to the nature of the development relative to its impacts on groundwater.

The Lodi II Solar proposal does not present a risk to groundwater. No contaminants or pollutants are stored or used on site. There is no battery storage at this site, and no discharge of any waste. Herbicides are not proposed in the future maintenance of vegetation on site. If anything, the cessation of fertilizer or pesticide application during the period in solar production will be beneficial to underlying groundwater resources. Construction is entirely above ground, with the exception of small-diameter posts driven in to support panel racking, and areas of underground wiring installed through trenching.

### Plants and Animals:

The Project Site is indicated by agency data to be within the vicinity of past sightings of the northern harrier and short eared owl. These bird species are known to winter in New York, and are listed as state-threatened and stateendangered, respectively. There is no known nesting by these species on the site. An weekly on-site raptor survey was suggested by the NYSDEC and has been underway since November 2023. To date, a single sighting of both species has occurred, with the bird flying over and through a portion of the property. Total time over the site was less than one minute. Survey completion is scheduled for the end of March, with results evaluated by the NYSDEC for a final conclusion relative to cause for concern. Thus far, survey results—one sighting—are not cause for concern. Final results and the conclusion of NYSDEC on the subject are expected in April. A worst case scenario would be the need by the applicant to perform some form of habitat mitigation to be determined by the NYSDEC. Examples may include placement of a conservation easement on comparable property in the vicinity, or perhaps habitat enhancement in the form of promoting grassland vegetative species.

Publicly Accessible Federal, State or Local Scenic or Aesthetic Resource:

The Project Site is within proximity to the Finger Lakes National Park, the closest point being approximately 0.25 miles distant. The solar facility will be obscured by trees. The area closest to the proposed solar facility does not contain hiking trails or frequent visitors. As such, the scenic or aesthetic resources associated with the federal park land are not assumed to be at risk.