



BR BENSON MINES SOLAR

BUILD-READY PROGRAM



NYSERDA

AGENDA

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- 4. BENSON MINES SOLAR PROJECT**
- 5. HOST COMMUNITY BENEFITS**
- 6. QUESTIONS**

WELCOME & INTRODUCTIONS

**LOCAL
PARTNERS**

**CHARLES HOOVEN
TOWN SUPERVISOR, TOWN OF CLIFTON**

**JEREMY THOMPSON
DEPUTY TOWN SUPERVISOR, TOWN OF FINE**

NYSERDA

**DOREEN HARRIS
PRESIDENT & CEO**

**BRYAN REED
DIRECTOR, BUILD-READY PROGRAM**

**JOHN AMANDOLARE
BUILD-READY BENSON MINES SOLAR PROJECT
MANAGER**



CONSULTANTS

ED FLYNN
PROJECT MANAGER, LABELLA ASSOCIATES

NICOLETTE WAGONER
COMMUNITY OUTREACH MANAGER, LABELLA ASSOCIATES

NANCY VLAHOS
PROJECT MANAGER, TRC COMPANIES



**BENSON MINES,
INC.**

**STUART CARLISLE
PRESIDENT**



**Benson
Mines, Inc.**

BUILD-READY OVERVIEW

THE BUILD-READY (BR) PROGRAM ADVANCES THE NYS CLIMATE LEADERSHIP AND PROTECTION ACT

NEW YORK'S CLIMATE LEADERSHIP and COMMUNITY PROTECTION ACT



New York's landmark new law, the Climate Leadership and Community Protection Act (Climate Act), is demonstrating to the nation how to confront the greatest threat facing life as we know it — a rapidly changing climate. Signed by Governor Andrew M. Cuomo in July 2019, this law will empower every New Yorker to fight climate change and provide the opportunity to improve all our daily lives.

This is our planet. This is our time to fight for it.

By 2040: achieve 100% zero-emission electricity | **By 2050: reduce emissions at least 85% below 1990 levels**

Achieving the ambitious goals of this law will mean transforming the way we generate and use electricity, the way we heat our homes, and the way we get to school and work. New Yorkers will tackle climate change and create new opportunities for our children and grandchildren. Through thoughtful planning, this effort will become life into our economy with well-paying clean energy jobs, new industries and business opportunities, and improved health and quality of life for New York families and communities. New York's course on climate action also means spending less on fossil fuels and keeping our energy dollars in the local economy and in the pockets of hardworking New Yorkers.

As we experience record temperatures and extreme storms, the Climate Act compels us to take action. New York will undertake a sweeping set of measures to reduce our carbon footprint, make our communities more resilient, and adapt to a changing climate. The State's new climate law sets the stage for this and creates the opportunity for citizens and communities to partner with businesses, schools, and government to create a green economy and build a climate-proof future.

What the Climate Act means for New York State

CLEAN ELECTRIC GRID OF TOMORROW | Solar, wind, and other renewables, combined with energy storage will deliver affordable and reliable electricity over the next decade and beyond.

COMFORTABLE, AFFORDABLE, AND SAFE ENERGY EFFICIENT HOMES AND BUSINESSES | New clean heating and cooling technologies, such as electric heat pumps and smart thermostats, combined with energy efficiency, will save New Yorkers energy and money.

CLEAN, RELIABLE TRANSPORTATION | Zero-emission transport options for families and neighborhoods will enable New York to trade gridlock and diesel fumes for fresh air and cleaner communities.

A CLEAN ENERGY ECONOMY FOR EVERYONE | Every community, every trade, and every region will have access to clean energy solutions and the economic opportunities that the transition to a just and equitable energy system provides.

Benefits of New York State's climate leadership

JOBS | Creating thousands of green jobs in communities across the State — from building trades and technicians to engineers and financiers — making New York a hub of clean energy economic growth.

A HEALTHIER NY | Reducing greenhouse gases and local pollution to keep our communities healthier, reduce respiratory illnesses and premature deaths, and avoid healthcare costs that hinder our progress and success.

AFFORDABLE ENERGY | Reducing energy consumption and utility bills by increasing access to ever-improving clean, efficient, and reliable energy solutions.

EMPOWERMENT | Providing a seat at the table for disadvantaged communities, and ensuring good-paying job opportunities for all New Yorkers.

Find out more and learn what you can do climate.ny.gov

Send all of your questions and feedback to climateact@dec.ny.gov



CLIP-19-05-01-000

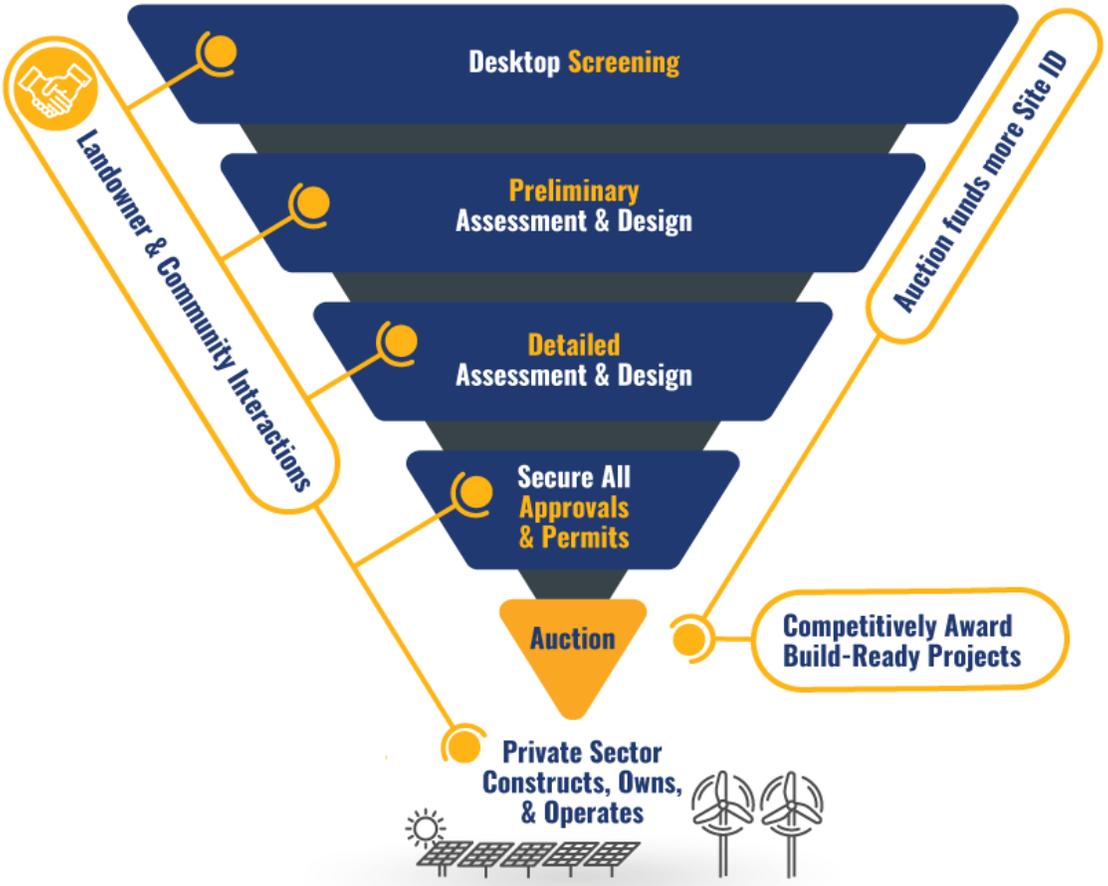
- **70% of New York State's electricity generated from renewable sources by 2030**
- **Addresses Climate Change**
 - **Improve resiliency and reliability**
 - **Reduce pollution**
 - **Provide clean energy jobs**

THE BUILD-READY PROGRAM TRANSFORMS DIFFICULT SITES INTO RENEWABLE ENERGY ASSETS



65+ acres, relatively flat

NYSERDA SHEPHERDS RENEWABLE ENERGY PROJECTS FOR TRANSFER TO DEVELOPERS



COMMUNITY BENEFITS ARE A CRITICAL COMPONENT FOR BUILD-READY PROJECTS

FINANCIAL

- **Payment-in-lieu-of-taxes (PILOT) Agreements**

COMMUNITY

- **Recreational**
- **Community Development**
- **Infrastructure**

ECONOMIC DEVELOPMENT

- **Construction Jobs**
- **Workforce Development**

BR BENSON MINES COMMUNITY ENGAGEMENT PLAN

Open Houses

- Open To Public
- Scheduled As Project Progresses

Online Survey

- Following Virtual Meetings
- Opportunity for Broad Community Input

Stakeholder Input

- Community Members
- Local Leadership
- NYS Partners / Agencies
- Business and Property Owners

Website

- Regular Updates
- Meeting Notices
- Project Information & Progress

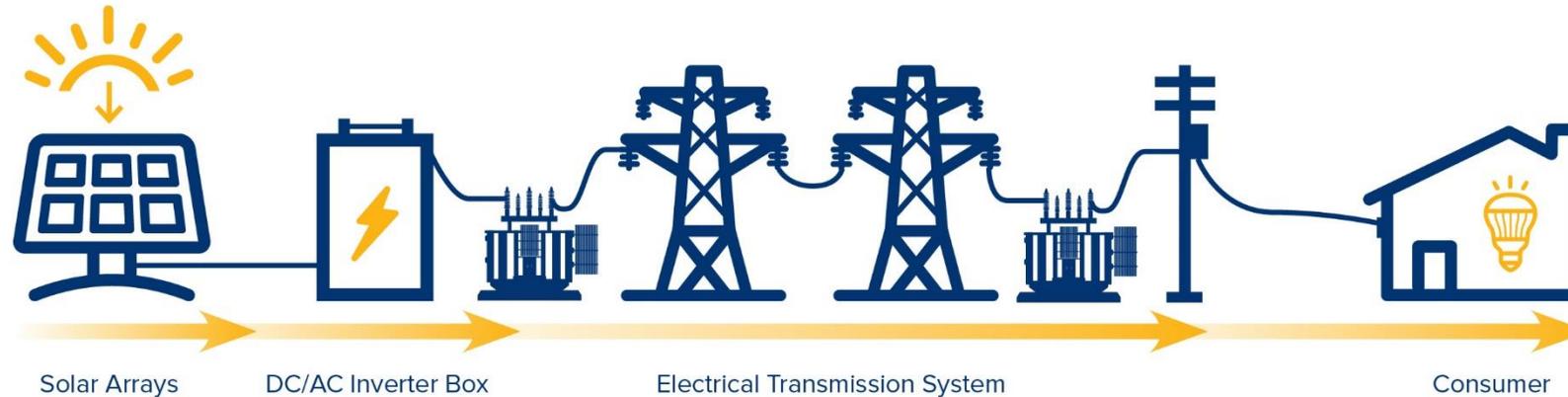
INTRO TO SOLAR ENERGY

INTRO TO SOLAR ENERGY

- **Solar Photovoltaics (PV)**
- **Types of Solar PV installations**
 - **Residential**
 - **Commercial**
 - **Community Solar**
 - **Utility-Scale**
- **Ground-Mounted Solar**
 - **5-7 acres per MW**
 - **100-200 homes per MW**



INTRO TO SOLAR ENERGY: UTILITY-SCALE



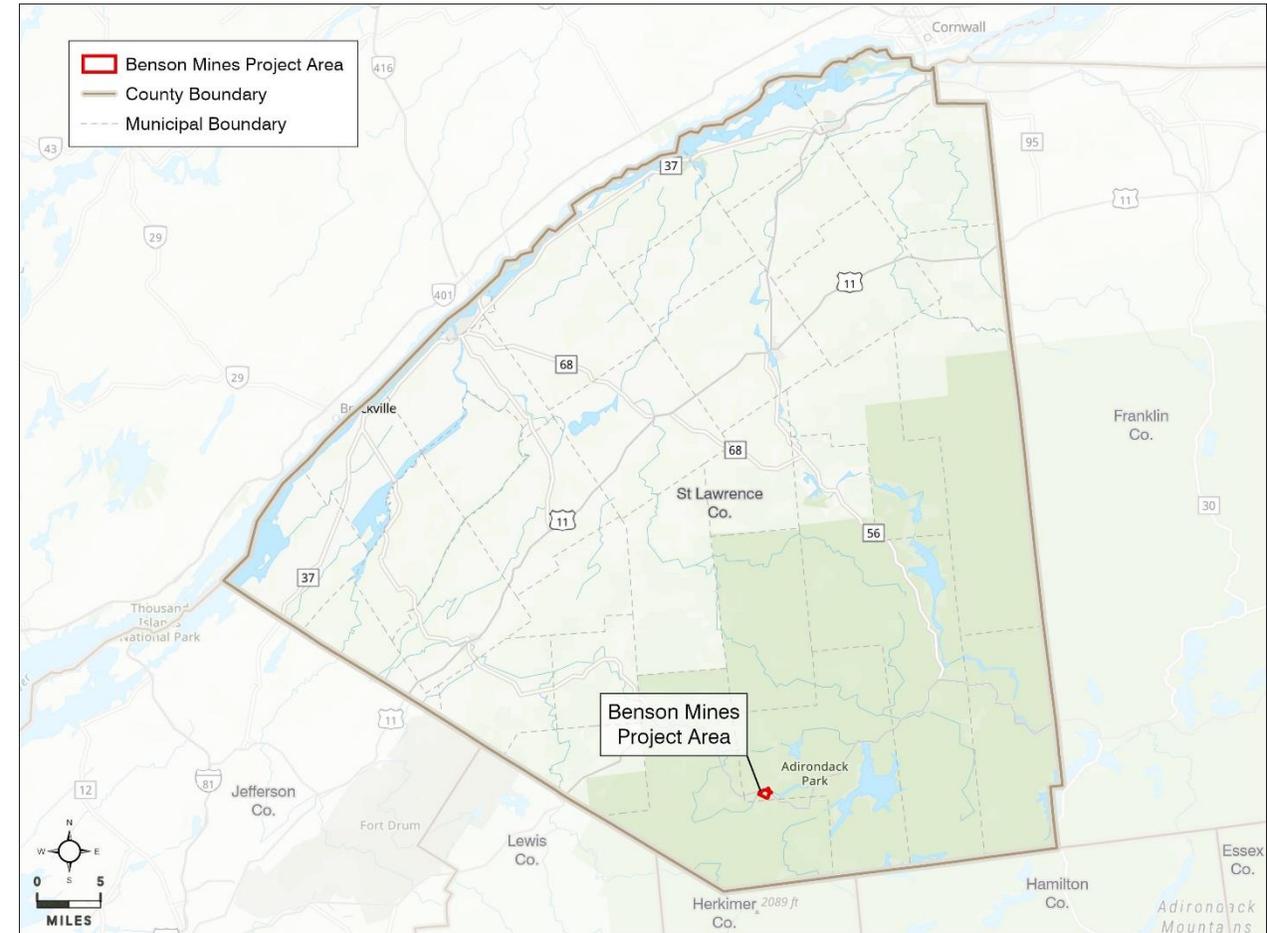
- **Typically located on open land and;**
- **Near an existing substation or;**
- **Near electric transmission infrastructure**

BR BENSON MINES SOLAR SITE

LOCATION AND SITE

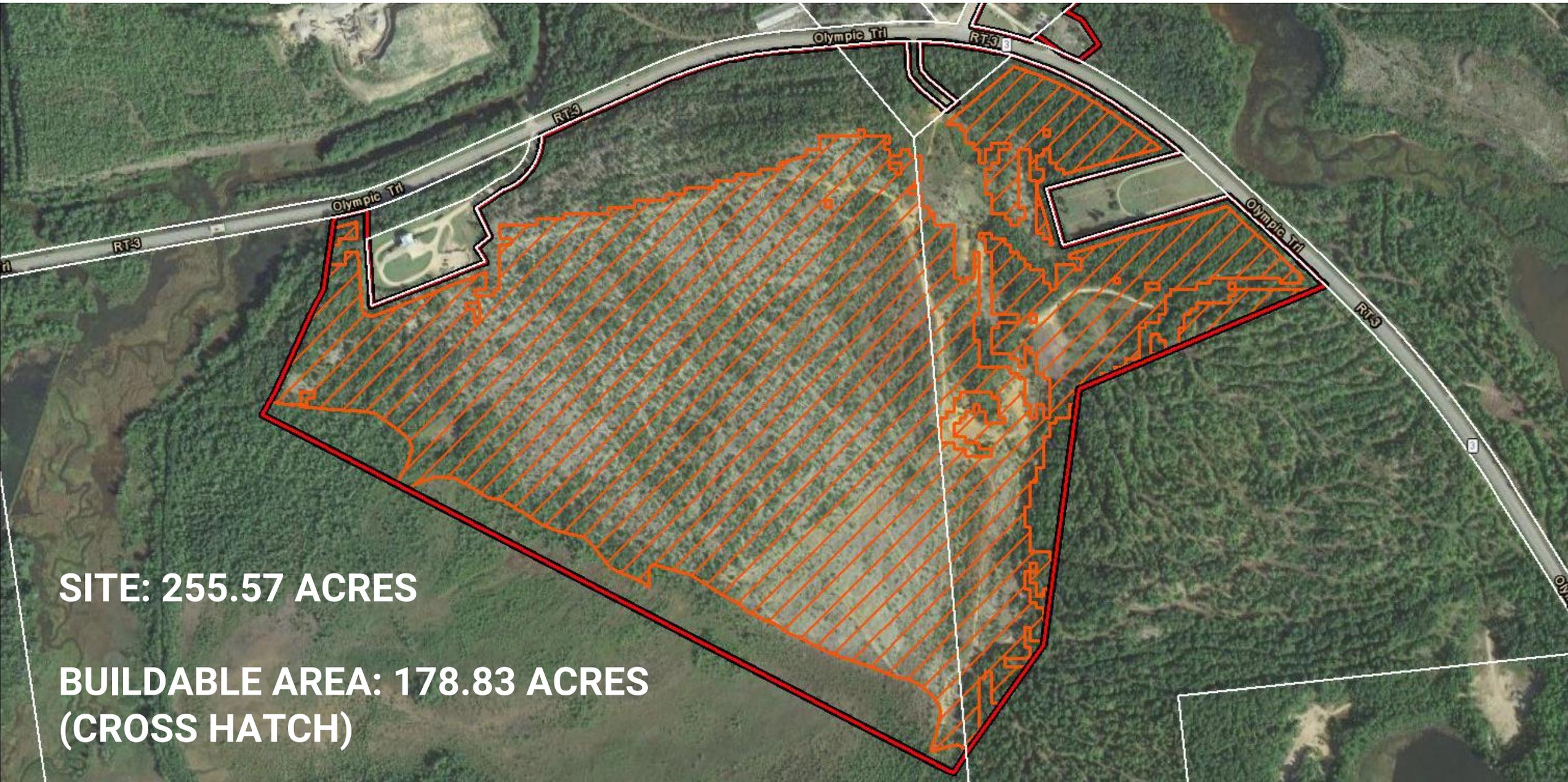


WITHIN TOWN OF CLIFTON



WITHIN COUNTY/REGION

SITE AND BUILDABLE AREA FOR SOLAR ARRAY



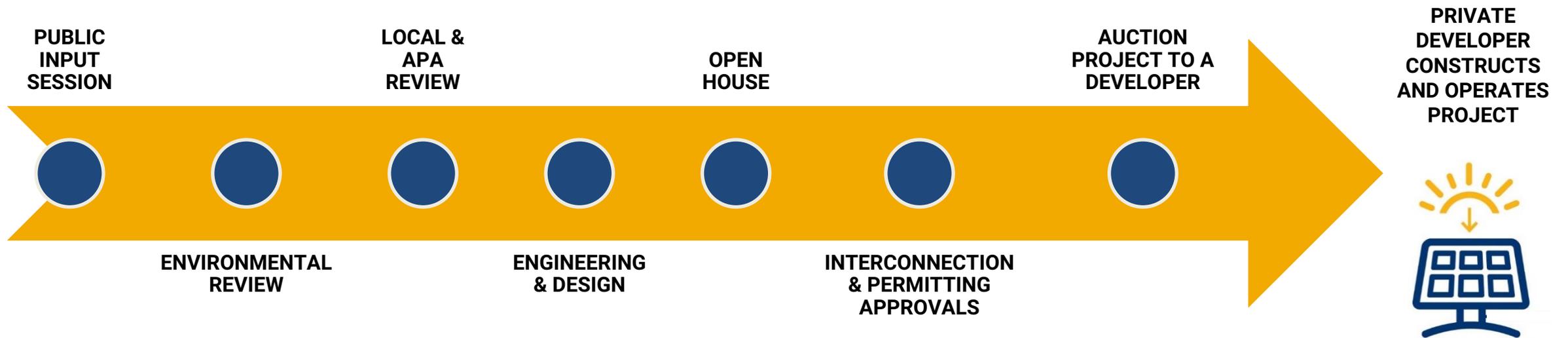
SITE: 255.57 ACRES

**BUILDABLE AREA: 178.83 ACRES
(CROSS HATCH)**

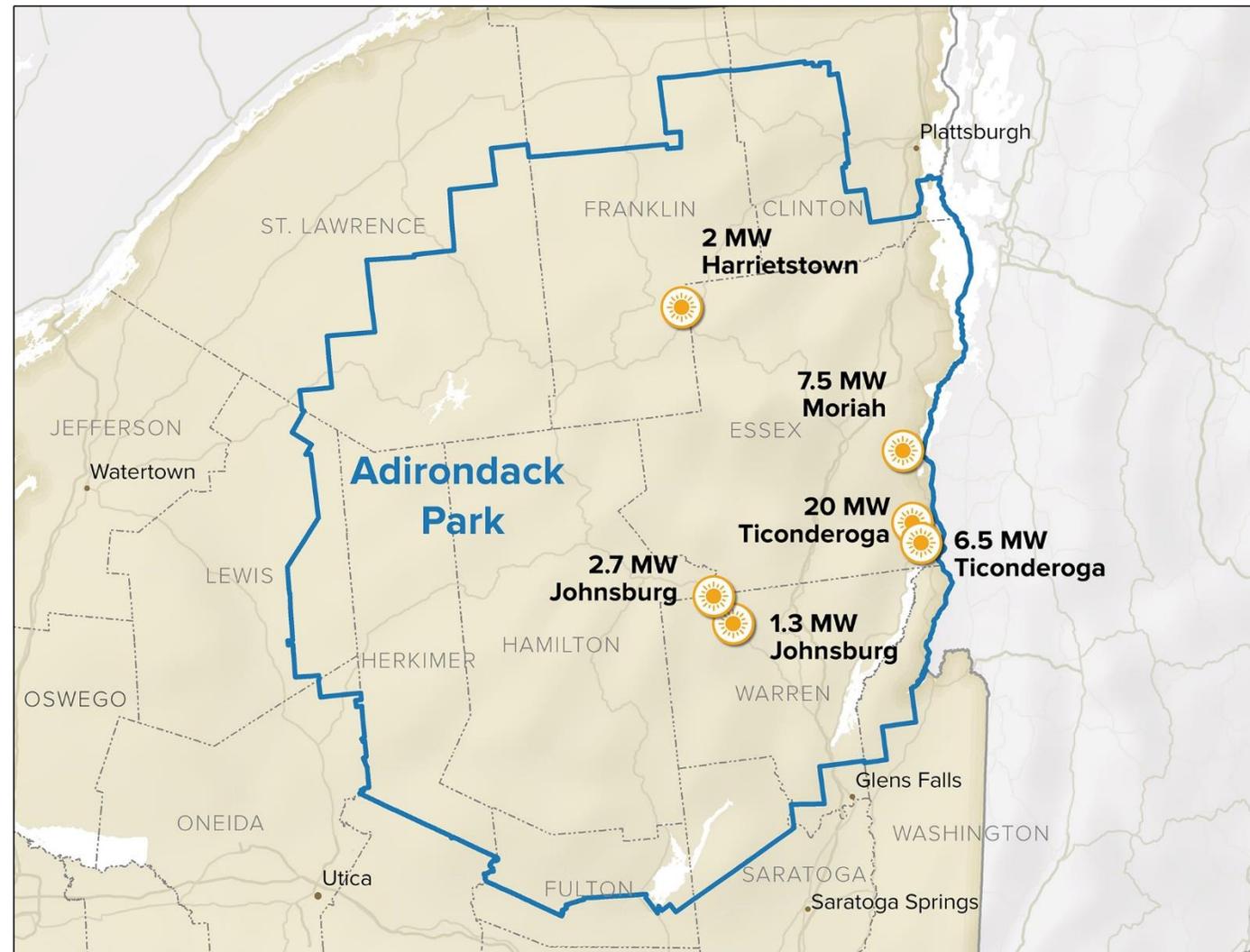
WHY THE BR BENSON MINES SITE ALIGNS WITH THE BUILD-READY PROGRAM

- ✓ **UNDERUTILIZED SITE**
- ✓ **> 65 ACRES**
- ✓ **NEARBY ELECTRIC INFRASTRUCTURE**
- ✓ **SUITABLE TOPOGRAPHY**
- ✓ **POTENTIAL COMMUNITY BENEFITS**

PROJECT PATH



SOLAR PROJECTS IN THE ADIRONDACK PARK BLUE LINE



HOST COMMUNITY BENEFITS

POTENTIAL COMMUNITY BENEFITS

FINANCIAL

- **Payment-in-lieu-of-taxes (PILOT) Agreements**

COMMUNITY

- **Recreational**
- **Community Development**
- **Infrastructure**

ECONOMIC DEVELOPMENT

- **Construction Jobs**
- **Workforce Development**

HOW ARE COMMUNITY BENEFITS DETERMINED?



Explore desired benefits based on community needs

HOW ARE COMMUNITY BENEFITS DETERMINED?

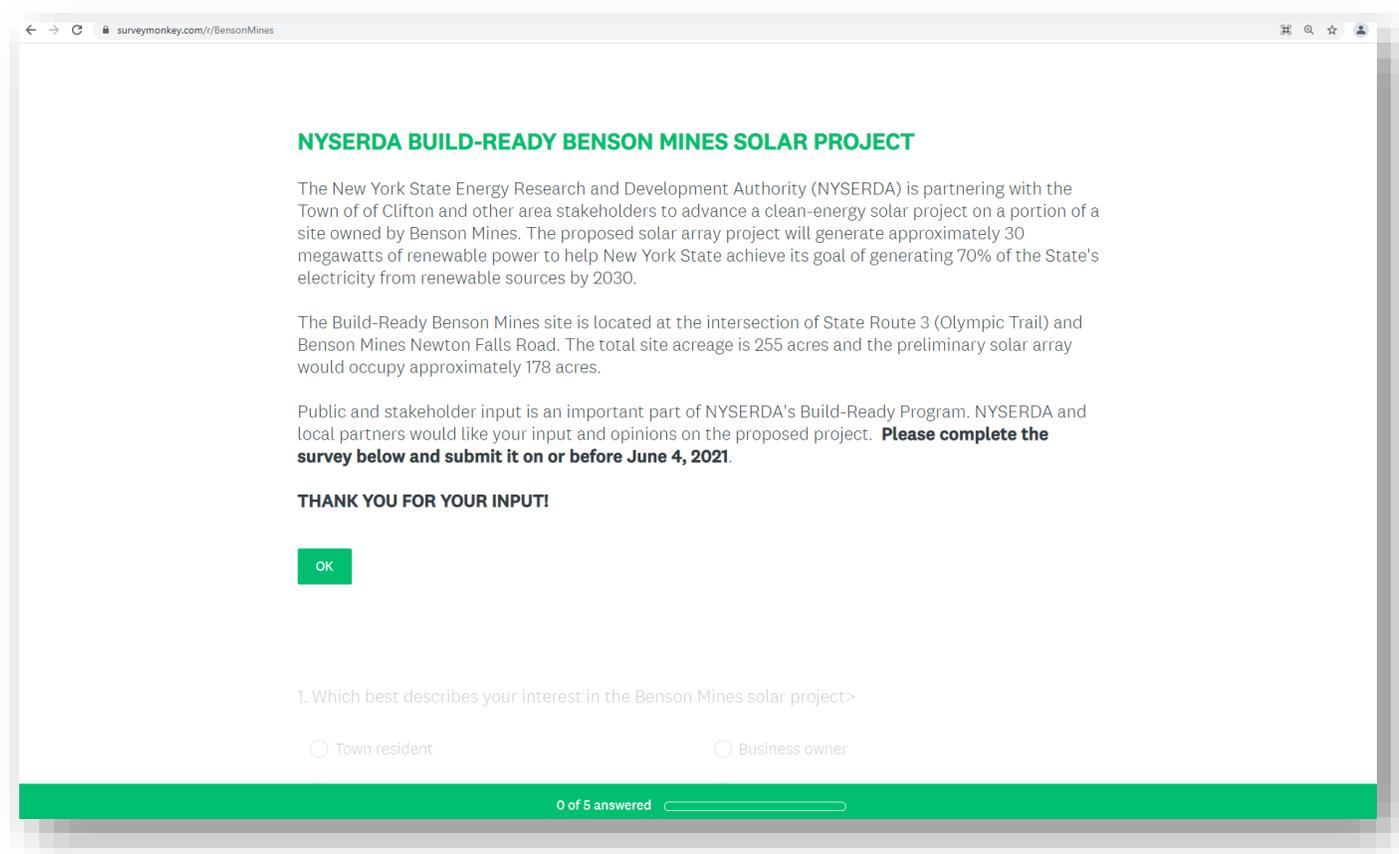


Balance benefits with project economics and available options

ONLINE SURVEY

WE WANT YOUR INPUT!

<https://www.surveymonkey.com/r/BensonMines>



The screenshot shows a web browser window with the URL [surveymonkey.com/r/BensonMines](https://www.surveymonkey.com/r/BensonMines). The page content includes:

NYSERDA BUILD-READY BENSON MINES SOLAR PROJECT

The New York State Energy Research and Development Authority (NYSERDA) is partnering with the Town of Clifton and other area stakeholders to advance a clean-energy solar project on a portion of a site owned by Benson Mines. The proposed solar array project will generate approximately 30 megawatts of renewable power to help New York State achieve its goal of generating 70% of the State's electricity from renewable sources by 2030.

The Build-Ready Benson Mines site is located at the intersection of State Route 3 (Olympic Trail) and Benson Mines Newton Falls Road. The total site acreage is 255 acres and the preliminary solar array would occupy approximately 178 acres.

Public and stakeholder input is an important part of NYSERDA's Build-Ready Program. NYSERDA and local partners would like your input and opinions on the proposed project. **Please complete the survey below and submit it on or before June 4, 2021.**

THANK YOU FOR YOUR INPUT!

1. Which best describes your interest in the Benson Mines solar project?

Town resident Business owner

0 of 5 answered

QUESTIONS

QUESTIONS AND ADDITIONAL INFORMATION

Questions

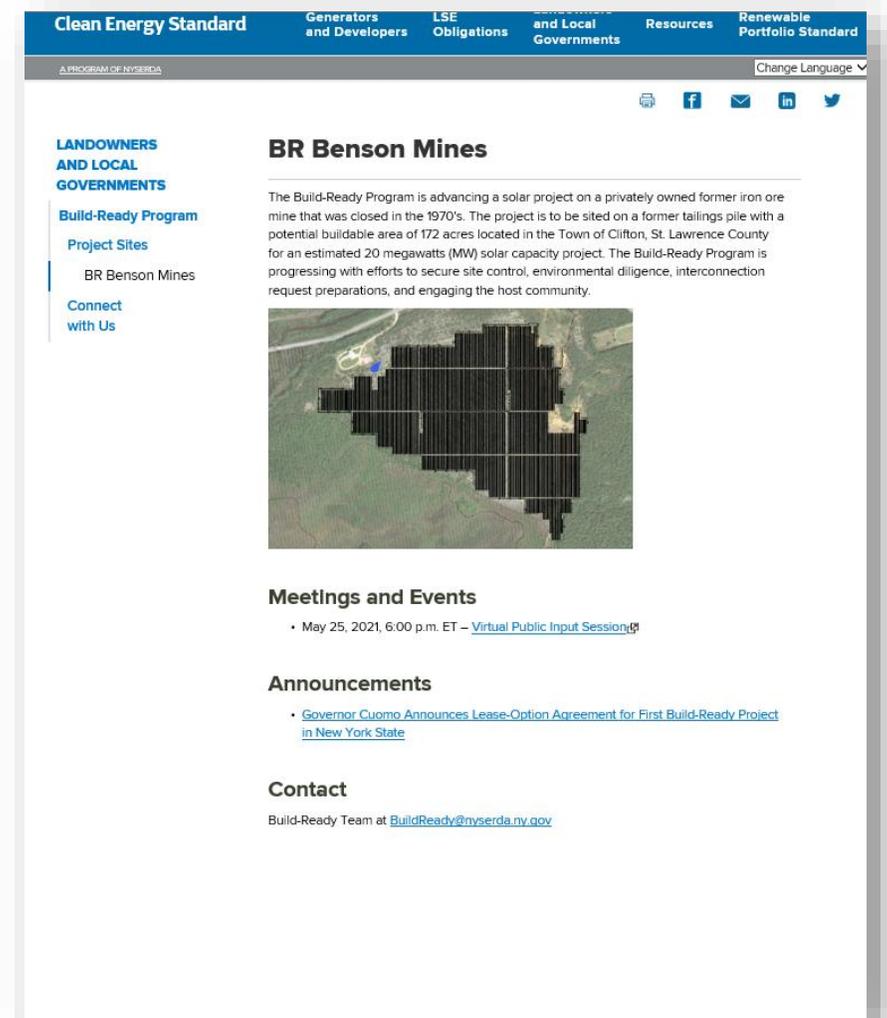
buildready@nyserda.ny.gov

Benson Mines project site

[nyserda.ny.gov/Benson-Mines](https://www.nyserda.ny.gov/Benson-Mines)

Build-Ready Program

<https://www.nyserda.ny.gov/build-ready>



The screenshot shows a web page from the NYserda website. The top navigation bar includes "Clean Energy Standard", "Generators and Developers", "LSE Obligations", "Landowners and Local Governments", "Resources", and "Renewable Portfolio Standard". Below the navigation bar, there are social media icons for Facebook, Email, LinkedIn, and Twitter. The main content area is titled "BR Benson Mines" and includes a description of the project: "The Build-Ready Program is advancing a solar project on a privately owned former iron ore mine that was closed in the 1970's. The project is to be sited on a former tailings pile with a potential buildable area of 172 acres located in the Town of Clifton, St. Lawrence County for an estimated 20 megawatts (MW) solar capacity project. The Build-Ready Program is progressing with efforts to secure site control, environmental diligence, interconnection request preparations, and engaging the host community." Below the text is a map showing the project site. The page also features sections for "Meetings and Events" (listing a virtual public input session on May 25, 2021) and "Announcements" (listing a governor's announcement of a lease-option agreement). A "Contact" section at the bottom provides the email address BuildReady@nyserda.ny.gov.