

Attachment B. Public Release of Bid Facility Information and Community Engagement Plan

Proposers can refer to Section 4.3.8 of RESRFP25-1 for full guidance on submitting the information requested here. All Proposers must provide a complete Attachment B. Proposers are advised to not report any confidential information.

Bid Facility Information	
Bid Facility Name:	Limestone Solar
Proposer:	Limestone Land Development, LLC
Technology:	Solar
Proposed Nameplate Capacity (Megawatts AC):	150MW
Interconnection Queue Number:	C24-217
Interconnecting Utility:	National Grid
NYS PSC Article 10/ORES Case Number (if applicable):	24-03044
Bid Facility Website (if applicable):	https://www.aes.com/energy-projects/limestone-solar
Proposed In-Service Date:	Q4 2029

General Description of Project (250 words or more)

The Limestone Solar Project (Bid Facility) is a 150 MW utility-scale solar photovoltaic energy generation facility proposed for the Town of Lyme, Jefferson County, New York. This Bid Facility is a zero-emission solar energy project that will play a vital role in helping New York State achieve the ambitious goals set forth in the Climate Leadership and Protection Act and the State Energy Plan, significantly reducing greenhouse gas emissions and supporting the state's transition to clean energy sources.

In addition to its primary function of generating renewable electricity, the Bid Facility will deliver a range of positive impacts to the local community and region. These include the diversification of energy supplies, which enhances grid reliability and energy security for residents and businesses. The project will create new employment opportunities, both through temporary construction jobs and long-term operations and maintenance positions, contributing to local workforce development and economic growth.

The Bid Facility will also generate increased revenues for the Town of Lyme, Jefferson County, and the local school district through a Payment in Lieu of Taxes (PILOT) agreement and a Host Community Agreement (HCA). Participating landowners will receive direct payments, and the local hospitality industry, as well as suppliers of goods and services, will benefit from increased demand during the construction phase. Once operational, the project will incorporate agricultural activities, such as sheep grazing, supporting the region's farming heritage, and promoting sustainable land use.

Importantly, the Bid Facility team has actively sought to minimize potential impacts and respond to community feedback. For example, the project name was changed after a local business owner expressed concerns about similarity to their business, and panel locations have been planned to reduce traffic and viewshed concerns. The Proposer committed to not putting panels in 3 specific locations after receiving feedback from the Town Board and public through proactive early public engagement. These efforts reflect a commitment to constructive engagement and responsible development, ensuring that the project aligns with local interests and values.

The Proposer, AES, is a global leader in energy through our project portfolio and extensive experience in developing, owning, and operating energy facilities. AES currently has 11 GW of operational renewable energy projects across the U.S., along with 7.5 GW of projects in development. This portfolio exemplifies AES' ability to safely deliver projects at scale. The vertically integrated model and global procurement capabilities enable AES to manage supply risk and maintain execution discipline across the full project lifecycle.

Authority Having Jurisdiction (AHJ) Information

County(ies):	Jefferson County, New York
City/Town/Village(s):	Town of Lyme, New York
Taxing School District(s):	Lyme Central School District
Located in Agricultural District? (Yes/No)	Yes. Agriculture District North #2

Local Elected Official Name(s), Contact Information, and Tenure:	Name	Title	Elected/ Appointed	Tenure	Contact information
	James Milligan	Town Supervisor	Elected	2024 – 2025 (2 years)	supervisor@townoflyme.com 315 649 2788
	Mark Zegarelli	Town Supervisor	Elected	2026 – 2027 (2 years)	supervisor@townoflyme.com 315 649 2788
	Cara Jerome	Council Member	Elected	2024 – 2025 (2 years)	cjerome@townoflyme.com 315 649 2788
	Tim Farrell	Council Member	Elected	2024 – 2027 (4 years)	tfarrell@townoflyme.com 315 649 2788
	Don Bourquin	Council Member	Elected	2024 – 2027 (4 years)	depsuperbourquin@townoflyme.com 315 649 2788
	Jennifer Kingsley	Council Member	Elected	2026 – 2027 (2 years)	Jkingsley@townoflyme.com 315 649 2788
	Gregory Hoppell	Council Member	Elected	2026 – 2027 (2 years)	Ghoppell@townoflyme.com 315 649 2788
	Patrick Weston	Town Highway Superintendent	Elected	2026 – 2027 (2 years)	pweston@twcny.rr.com (315)649-2789

Description of local outreach strategies, engagement activities and public events to date

The Proposer has used a variety of outreach strategies, engagement activities and public events to ensure community stakeholders had the opportunity to ask questions and share concerns and feedback.

1. The Proposer has attended and organized/hosted multiple engagements about the Bid Facility.
 - a. **July 11, 2024. Community Meeting about Solar Energy organized by the Town Board in conjunction with the Proposer.** Approximately 75+ people attended. Three Bid Facility Representatives attended and responded to questions and concerns.
 - b. **June 30, 2025. Community Meeting about Solar organized by Concerned Citizens for Responsible Solar.** Five Bid Facility Representatives attended and after the presentation by the group, the Bid Facility lead developer answered questions from the audience of about 100 people, for over an hour.
 - c. **September 9, 2025. Bid Facility Pre-Application In-Person Community Meeting. 5:30pm – 7:30pm.** This meeting was noticed per Article VIII Regulations and attended by approximately 80 people. Display boards about the Bid Facility were set up around the room, and approximately 12 Bid Facility representatives were available to answer questions.
 - d. **October 21, 2025. Bid Facility Pre-Application In-Person Community meeting. 5:30pm – 7:30pm** This meeting was also noticed per Article VIII Regulations and attended by approximately 40 people. The structure of the meeting was the same as the in-person community meeting on September 9, 2025.
 - e. **November 3, 2025, Bid Facility Virtual Community Meeting. 5:30pm – 7:00pm.** In order to accommodate stakeholders who were unable to attend either of the two in person community meetings, the Proposer organized a virtual community meeting. Approximately 30 people attended. The information presented was the same information as presented at the in-person community meetings. There was a robust Q&A section where the Proposer addressed questions and concerns regarding the Bid Facility.
2. Additional local strategies and tactics the Proposer has used include:
 - a. Having a local community member who is also a Bid Facility landowner and consultant for the Proposer attend the monthly town board meetings to share updates about the Bid Facility.
 - i. Establishing a Bid Facility webpage to post relevant Bid Facility updates and solicit feedback and comments regarding the Bid Facility.
 - ii. Providing funding through event sponsorships and social impact programming to support initiatives and organizations important to the community including:
 - iii. 2025 Black River Watershed Conference Sponsorship
 - iv. 2025 French Festival Sponsorship
 - v. 2025 Career Jam in Watertown, NY
 - vi. 2025: 46th Annual Chaumont Ice Fishing Derby
 - vii. 2024 Lyme Community Foundation Christmas Gala
 - viii. 2023 Lyme Ice Fishing Derby

Description of planned local outreach strategies, engagement activities, and public events:

Local community outreach will continue throughout the development, construction, and operation phases of the Bid Facility's life. The Proposer will provide the community with continuing access to Bid Facility representatives to make sure there are multiple opportunities for community input.

There is a designated Bid Facility email address and New York toll-free phone number, both monitored Monday-Friday, 9 AM – 5 PM by Bid Facility representatives. This information is available on the Bid Facility website, which is listed below.

The Proposer updates the Bid Facility website with relevant information and schedules. The Proposer utilizes effective methods of outreach and communication to notify stakeholders and ensure that public engagement events are widely attended.

The Proposer utilizes a variety of communication channels to disseminate information about the Bid Facility. These include: the Bid Facility website, mailed notifications, notices in local papers and notices posted on the town webpage. Stakeholders are notified in accordance with Article VIII regulations.

Updates will continue to be shared on the Bid Facility website throughout the development process. Community meeting materials, such as slide presentations and display board files, are also made available on the Bid Facility webpage. When stakeholders contact the Bid Facility team via phone, the Proposer tries to respond with a return phone call within two business days.

Description of benefits to disadvantaged communities that would be realized with the development and construction of the Bid Facility:

The Proposer is dedicated to a just transition, aligning with the goals of the Climate Act and is committed to ensuring that Social Impact spending in New York directly benefits disadvantaged communities. As such, the Proposer will use the criteria and guidance finalized by the New York State Climate Justice Working Group (as of March 27, 2023) to ensure that investments in social impact funding are directed toward designated Disadvantaged Communities.

These efforts are designed to support equitable development, provide resources and opportunities to communities that have historically faced barriers, and ensure that the transition to renewable energy brings tangible benefits to those most in need.

The Proposer will continue to coordinate donations to local institutions aligning with AES' broader Social Impact Program. This program emphasizes partnerships that support community resilience, environmental stewardship, access to affordable energy and basic services, equity in education, and workforce development.

Description of the direct benefits to the community:

AES launched its Social Impact Program in New York State in 2021 to support host communities during the development and construction of our renewable energy projects, including the Bid Facility. The Proposer's presence in Jefferson County has led to funding or sponsorships for:

- The Lyme Free Library;
- Three Mile Bay Fire Department;
- Jeff-Lewis BOCES;
- United Way of Watertown;
- Cape Vincent Fire Department;
- Tug Hill Commission;
- Jefferson-Lewis Workforce Development Board;
- Lyme Community Foundation;
- Adams Revitalization Committee;
- Brownville Fire District; and
- Brownville Glen Park Library.

The Bid Facility will also provide the residents of the Town of Lyme electric utility bill credits for the first 10 years of its operation. The credits will total \$75,000 annually, based on \$500 per MW of capacity. Over the 10-year period, a total of \$750,000 in credits will be given.

During the development of the Bid Facility, the Proposer will continue the Social Impact funding in these host communities and region, in the critical areas of clean energy and energy efficiency programs, investments in the areas of housing, workforce development, pollution reduction, low-income energy assistance, energy, transportation, and economic development.

Description of past or planned PILOT and HCA engagements

The Proposer expects to execute a PILOT agreement with the Jefferson County Industrial Development Agency (IDA), which will require annual payments from the Proposer to the taxing jurisdictions. The terms of the PILOT agreement have not been finalized, but the Proposer hopes to finalize the agreement by the third quarter of 2027.

The Proposer also expects to execute an HCA with the Town of Lyme by the third quarter of 2027. The financial and economic benefits for the Town of Lyme and Jefferson County are expected to be in the millions of dollars over the life of the Bid Facility.

Description of local interests and concerns, including strategies to build support and/or mitigate:

Stakeholders have expressed a wide range of questions and concerns, reflecting deep engagement with the Bid Facility and its local impact. The main areas of interest and concern include:

- **Transparency and Access to Information**
 - Concerns about redactions in application and pre-application materials; and
 - Requests for clarity on when the final site plan and design will be released to the public.
- **Community Benefits and Financial Impact**
 - Questions about the volume, nature, and distribution of community benefits;
 - Inquiries about how the project will affect utility bills and property values; and
 - Questions regarding the number of properties purchased versus leased, and total acreage leased.
- **Environmental and Wildlife Protection**
 - Concerns about threatened and endangered species, including the Blanding's turtle habitat and bats in cave systems;
 - Questions about the process for environmental surveys and protection of Alvar areas; and
 - Stormwater management and the impact on underground springs/lakes connected to local waterways.
- **Project Operations and Safety**
 - Depths of equipment removal during decommissioning
 - Use of diesel generators to supplement solar production and power facilities on site;
 - Noise levels and duration of drilling activities;
 - Training for first responders, focusing on industry-level safety in case of fire or collapse; and
 - Fencing design and its impact on small wildlife and deer.
- **Regulatory and Incentive Structures**
 - Questions about federal incentives and their influence on the project's future; and
 - Options for local municipalities regarding PILOT programs and utility bill credits.

Understanding the local interests and concerns is essential for building community support and effectively addressing potential opposition. The Proposer has prioritized extensive stakeholder outreach, transparent communication, and collaboration with local officials to address interests and concerns of the community. The following strategies are used to build support and mitigate concern.

- **Open Communication and Proactive Engagement.**
 - Continue to welcome questions and constructive concerns from the community; and

- Offer multiple opportunities for stakeholders to voice concerns and interests, ensuring all feedback is acknowledged and addressed.

- **Transparency and Information Sharing**

- Provide clear explanations for any redactions and commit to releasing the final site plan and design as soon as feasible; and
- Regularly update stakeholders on project milestones, environmental surveys, and operational plans.

- **Tailored Community Benefits**

- Clearly articulate the community benefits, including financial incentives, utility bill credits, and support for local infrastructure; and
- Ensure equitable distribution of benefits and transparency in property transactions (purchases vs. leases).

- **Environmental Stewardship**

- Conduct thorough environmental surveys and share results with the community;
- Develop and communicate robust plans for protecting sensitive habitats (e.g., Blanding's turtle, bats, Alvar areas); and
- Implement best practices for stormwater management and minimize ecological disruption.

- **Safety and Training**

- Provide industry-level training for first responders, focusing on specific risks such as fire and structural collapse; and
- Design fencing and other infrastructure with consideration for local wildlife and community safety.

- **Responsive Project Design**

- Allow for community input on project size, design features (e.g., panel appearance), and operational details; and
- Address concerns about noise, duration of construction, and use of supplemental generators transparently.

- **Regulatory Clarity**

- Clearly communicate the role of federal incentives and regulatory frameworks; and
- Work with local municipalities to explore flexible options for PILOT programs and utility bill credits.

Description of method for soliciting project feedback, including the process for sharing feedback:

The Proposer is committed to ensuring stakeholders' participation and ability to provide feedback during the development, construction and operations phases of the Bid Facility. The methods are:

- Organizing and hosting multiple community meetings;
 - a. Two in-person community meetings and one virtual community meeting have been organized.
- Attending local events and meetings about solar energy to listen to concerns and answer questions;
- Soliciting input on the [Bid Facility website](#);
- Monitoring the Bid Facility email and the Proposer's state phone line Monday through Friday and responding to inquiries within 2 business days;
- Ensuring a project representative attends the monthly Lyme Town Board meetings, shares updates about the Bid Facility, and invites feedback and questions; and
- Ensuring the local group, Concerned Citizens for Responsible Solar, receives notifications about community meetings.

The Proposer welcomes constructive feedback and works to incorporate as much feedback as possible including:

- Changing the name of the Bid Facility to reduce confusion with a local business that had a similar name as the Bid Facility's former name;
- Designing the Bid Facility to place panels in areas of less visibility and traffic;
- Designing the Bid Facility to place collector substation in area of less visibility and traffic;
- Avoiding placing panels in areas agreed upon with Town Board;
- Removing areas of mapped Alvar community from the Facility Area; and
- The Proposer is committed to sharing feedback publicly when required, when asked, and/or when it is appropriate to do so.

Additionally, the Proposer follows Article VIII requirements for responding to public comments. Public comments are posted on the New York State Department of Public Service Document Matter Master (NYS DPS DMM)