CleanChoice ENERGY®

TOWN OF CLYMER
FISHER SOLAR PROJECT

November 2023

CleanChoice at a Glance

Our mission since day one has been to make clean energy accessible for everybody.

Key facts

- Founded in 2011, CleanChoice Energy is a renewable energy company operating in the states of the mid-atlantic and the northeast with key staff in Pennsylvania, New York, Virginia, North Carolina, Massachusetts, Maryland and Washington, DC.
- CleanChoice is and has always been 100% American owned.
- We provide 100% Renewable (wind & solar) energy to both residential & commercial sectors across 8 states and DC.
- Currently advancing solar project development in key states.
- CleanChoice Energy has a Better Business Bureau rating of A+

The Team

- Grif Jones, Senior Project Manager, CleanChoice
- Andrew Joiner, Associate Project Engineer, CleanChoice
- Jodi Hunt, Project Manager, TetraTech

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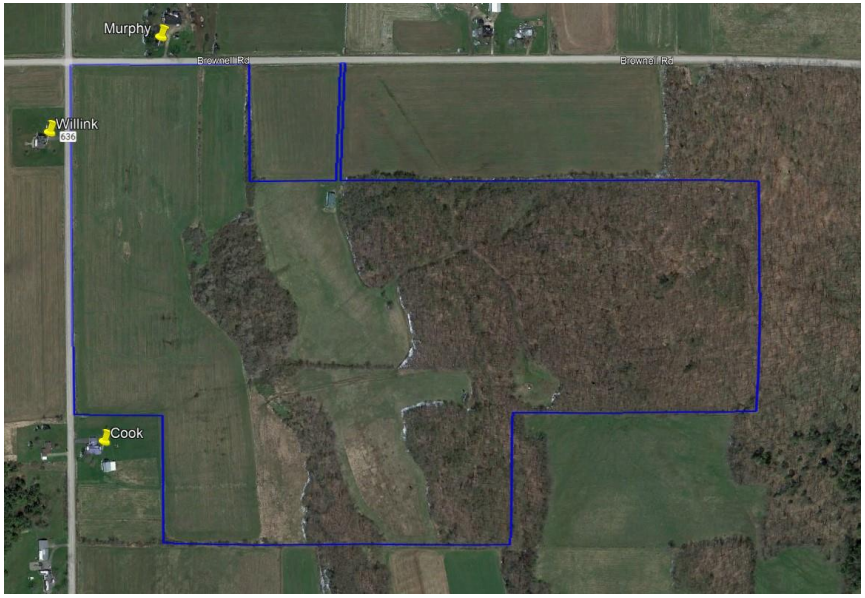
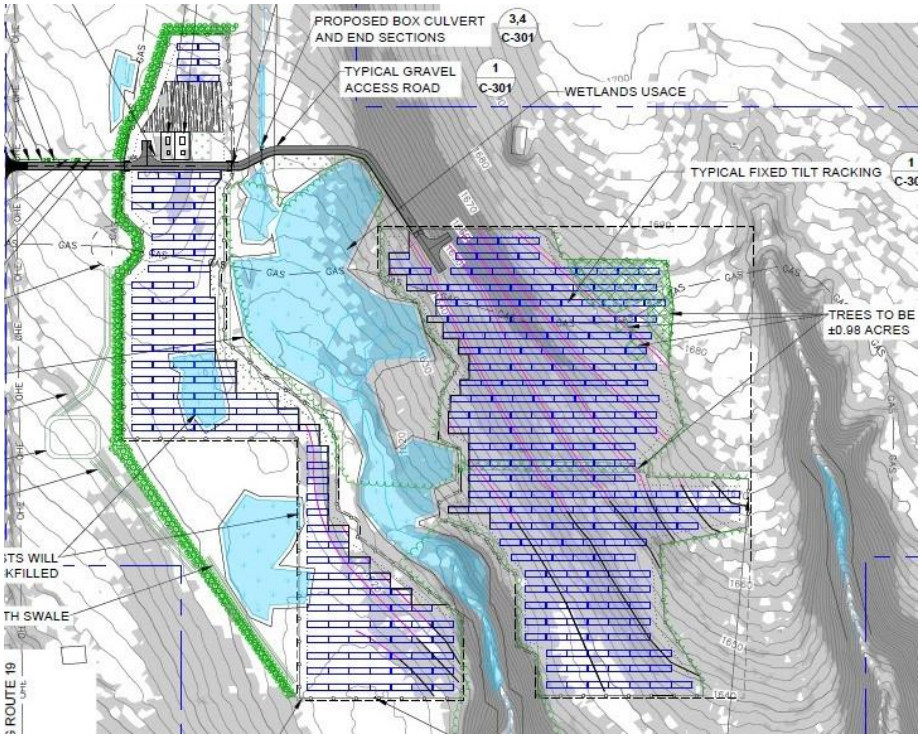
Fisher Solar Project

The Project

- 5 MW Solar Farm with potential to power nearly 1,000 homes with clean solar energy.
- The project area consists of approximately 30 acres.
- Minimizes potential disruptions to the town and its residents.
- All relevant local and state permits will be obtained.
- No variances needed to complete project.
- Construction expected to take place in 2024.
- Project duration approximately 30 years.
- Decommissioning and restoration at end of project – land can revert to agriculture.





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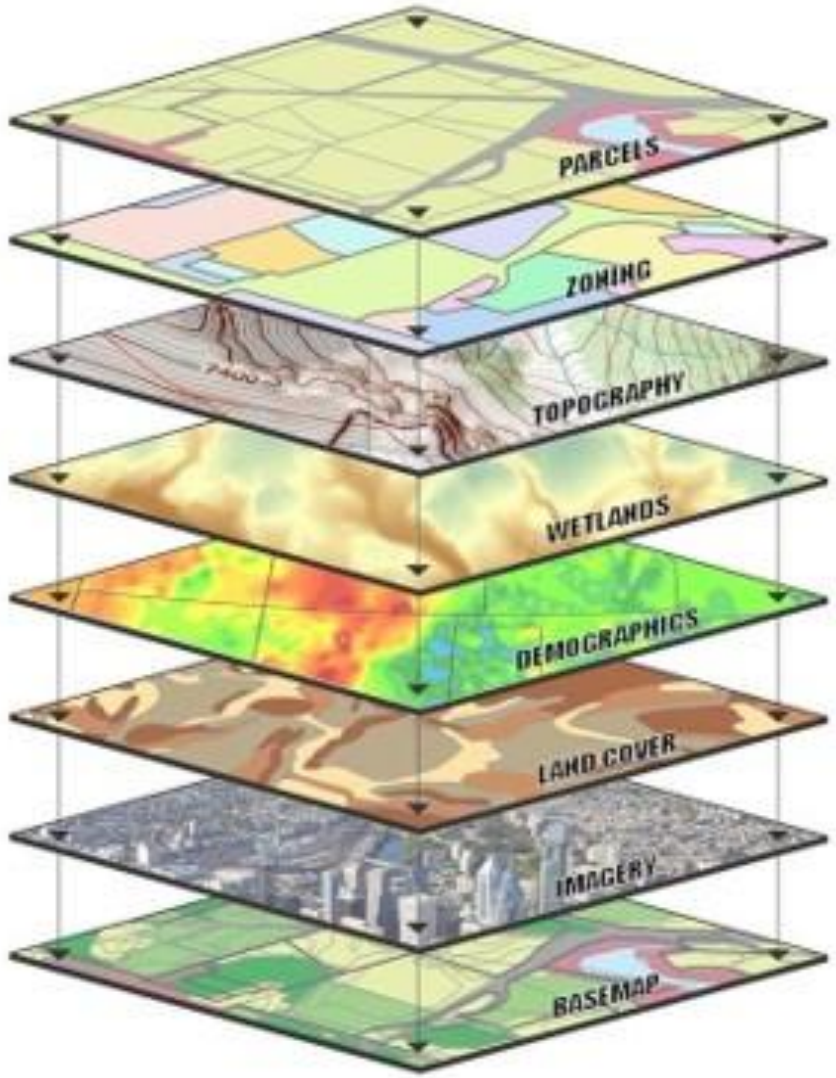
Site Selection Process

- Interconnection Availability – National Grid power line is located within the site and has confirmed capacity.
- Community Character – solar is well suited for rural areas through low structure heights, no discernable sound and inclusion of pollinator species.
- Zoning – the Town of Clymer Solar Law allows large scale solar energy systems by Special Permit in the Agricultural-Residential District.
- Site visibility – minimize through location of panels and strategic vegetative screening.
- Environmental constraints – design for impact avoidance. Minimal wetland and stream impacts have already been permitted by US Army Corps of Engineers.
- Avoidance of Existing Infrastructure (Buildings, Airports, Gas Wells, etc.).



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Public Outreach

- October 18, 2023 a door to door outreach campaign was conducted by CleanChoice staff personally.
- The purpose was to ensure that all neighbors were aware of the proposed project, allowed to ask any questions and notified of the upcoming public hearing.
- Visited residences within 500’ of the property boundary as well as others further out who may fall within the project’s viewshed.
- Informational material was shared with the property owners describing the project and providing general information about solar farms.
- The same materials were left at the doors of properties where owners were not home. Along with contact information to set up a time when convenient for them to speak.

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Solar is a great neighbor

What does this mean for you?

- No discernible noise and no increase in traffic during operation.
- Secure fencing around project – at least 7’. Will design in collaboration with township.
- Low profile panels are typically lower than mature corn stalks minimizing visibility.
- The solar farm will be screened on the north, west and south sides with evergreen tree plantings.
- Simple post/rack design requires minimal ground disturbance.
- Planting land with pollinator habitat can increase local ag yields through increased pollination.
- Glare – Report provided as part of application shows no glare. Solar panels are designed to absorb sunlight not reflect it. Per the DOE, PV panels absorb 98% of light, reflecting as little as 2% of sunlight.

Key Points and Benefits

- Additional revenue over the project's lifespan in the form of PILOT agreement and Host Community Agreement.
- No demands for new sewer, water, or road infrastructure.
- Land can be readily reused for agriculture in the future. ("Agriculture Land Banking").
- Protection against soil erosion and sedimentation.
- Diversified revenue stream for landowners.
- No new transmission lines required. Local, clean power gets pumped directly into the local distribution network.
- Unlike Oil and Gas Industry, both the landowner and the town/county receive known, set payments for the duration of the project. Payments are not contingent on production.

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Hanwa Solar Panels – what is in them?

PRODUCT SAFETY DATA SHEET

qcells

- Sharp edges, corners and broken glass can cause injuries.
- Solar PV modules can cause Injuries due to their weight.
  - Falling solar PV modules can cause injuries.
  - Lifting solar PV modules can cause injuries.

For precautionary statements, please refer to the Installation and Operations Manual of the respective product.

MISUSE OR INCORRECT USE OF SOLAR MODULES VOIDS THE LIMITED WARRANTY AND MAY CREATE A SAFETY HAZARD AND RISK PROPERTY DAMAGE. THIS INCLUDES IMPROPER INSTALLATION OR CONFIGURATION, IMPROPER MAINTENANCE, UNINTENDED USE, AND UNAUTHORIZED MODIFICATION.

3. SECTION: COMPOSITION/INFORMATION ON INGREDIENTS

Safety data sheets are only required for hazardous chemicals covered by the Hazard Communication Standard (HCS). Solar PV modules made by Qcells are not covered by HCS. The following table provides an overview of materials solar PV modules by Qcells are made of. The values given for the share of weight are targets and can vary for the products covered by this Product Safety Data Sheet.

Component	Material	Total Share	Remark
Frame	Aluminum	8% – 16%	not hazardous
	Silicone	<2%	not hazardous, see section 8
Laminate	Glass	60% – 80%	not hazardous
	Plastics (EVA, PET, PE, PPE, PC)	8% – 16%	no hazards known
	Silicon	2% – 4%	not hazardous
	Metals (Aluminum, Copper, Tin)	<2%	not hazardous
	Lead	<0,1%	hazardous
	Silver	<0,05%	not hazardous

Should I be concerned about my property value?

According to numerous studies solar farms do not impact nearby property values in rural areas. A few samples below:

No consistent negative impact

No consistent negative impact has occurred to adjacent properties that could be attributed to proximity to the adjacent solar farm (Lines, Andrew, "*Property Impact Study: Solar Farms in Illinois*" CohnReznick LLP, 2018)

No criteria for downward adjustments

The matched pair analysis shows no impact in home values due to the adjacency to the solar farm as well as no impact to adjacent vacant residential or agricultural land. The criteria for making downward adjustments on property values such as appearance, noise, odor and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas. (Kirkland, Richard C., "*Grandy Solar Impact Study*", Kirkland Appraisals LLC, 2016)

Solar is a compatible use

These studies found little to no measurable and consistent difference in value between the Test Area Sales and the Control Area Sales attributed to the proximity of solar farms and are generally considered a compatible use. (McGarr, Patricia, "*Property Value Impact Study*" prepared for SunVest Solar Inc., CohnReznick LLP, 2018)

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Additional Points from Previous Public Hearings in New York - 1

- **Town Law**: Clymer solar law, was enacted as Local Law 3 of 2021, after extensive deliberation and consideration by the Town. The law is well written, underwent a public hearing process and was voted on by the Town.

- **Town Law Compliance:** Throughout the development of this project, CleanChoice has worked to ensure that the layout does not conflict with the law as it is written. No variances to conditions of the law are being sought as part of this application.

- **Review Timing**: Nothing is being rushed through the system, the application was submitted more than a year ago (on September 7, 2022). The public hearing was not scheduled until after the town and their engineer had conducted a comprehensive review.

- **Application Review:** The Town Board has hired Barton & Loguidice, an engineering firm familiar with solar farms, to review and provide comments to the proposed design and ensure its compliance with the solar law. CleanChoice has addressed and provided responses to the Town Board in response to the engineer's review.

- **Approval Process:** SEQR is a multi-step review process that state and local government agencies use to examine the environmental impacts along with the social and economic considerations of a project or action. The review will end in either a Negative or Positive SEQR declaration after assessing the project's specifics. impacts. Additionally, the town will review for compliance with its local laws.

- **Use of Agricultural Land:** July 1, 2023 New York State Department of Agriculture & Markets determined that the proposed project would not have an unreasonable adverse effect on the continuing viability of farm enterprises within the district.

- **Energy Storage**: No energy storage technology is proposed as part of this project.

Additional Points from Previous Public Hearings in New York - 2

- **Viewshed:** Pictures presented on the following page are of existing solar farms shown without screening. One taken in Pennsylvania and one taken in the Nevada desert. Additionally, renderings of this solar project are also included from two vantage points.

- **Project Ownership**: Our plan is to own and operate the project, concerns have been raised over resale of solar projects in other towns. Should the project be sold in the future, any subsequent owner will be held to the same conditions as the current owner. No different than selling a house, a farm or a business.

- **Stormwater and Runoff:** A Storm Water Pollution Prevention Plan (SWPPP) was prepared and sealed by a New York Professional Engineer, and submitted to the town as a part of the project's application. There is no increase in runoff or degradation of water quality associated with the project. The site will only have minimal grading and vegetative cover will be maintained throughout construction.

- **PILOT and Host Community Agreements:** Based on nameplate capacity, these agreements provide a known, reliable source of income for the community and do not vary from year to year other than an agreed-upon escalator. These fees are in addition to existing property taxes, not a replacement for them and bring additional revenue to each of the taxing jurisdictions: town, school district and county.

- **Equipment & Labor Sourcing:** CleanChoice is committed to using domestic content wherever possible and available. The majority of proposed Hanwa panels on our projects are made in the United States. Construction labor is all US based with much of it coming from within New York.

Additional Points from Previous Public Hearings in New York - 3

- **Fire Concerns:** Solar facilities are all designed to comply with International Fire Code. Standard equipment such as Class C extinguishers are capable of addressing solar array fires per national fire associations including IEEE and IAFF.

- **Firefighter Safety**: In the rare instance of a fire, it is to be treated as any other electrical fire. Safety concerns from solar fires are mainly related to rooftop solar facilities, which can cause issues with roof access for ventilation, or electrocution hazards when fighting house fires. The IAFF historically compares responders risk with array fires to a conventual house fire and consider traditional responder respirators to be suitable safety measures.

- **Decommissioning:** A bond equivalent to 125% of decommissioning costs will be established with the town prior to commencing construction. Should the solar farm cease to operate or the developer go into bankruptcy, the Town of Clymer will be holding more than adequate funds to completely decommission the site and return it to current use at no cost to the landowner or the town.

What will I see?

Both sites shown without screening

PSU Nittany 3 Solar Farm
At approximately 500’
39.881355, -77.770502

Boulder City, Nevada
35.9478, -114.8929

What will I see?

View renderings from Murphy and Willink properties

Murphy

Willink

Questions?