



Welcome to White Creek Solar Community Meeting

Owned and developed by

Contact us!
866-757-7697
whitecreeksolar@aes.com



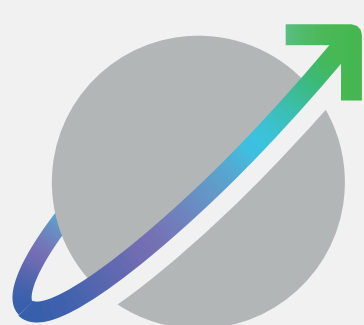
About AES

Accelerating the future of energy, together.

Values:



Safety
first



Highest
standards



All
together

27 GW

Pipeline
in the US

3.3 GW

Operating portfolio
in the US

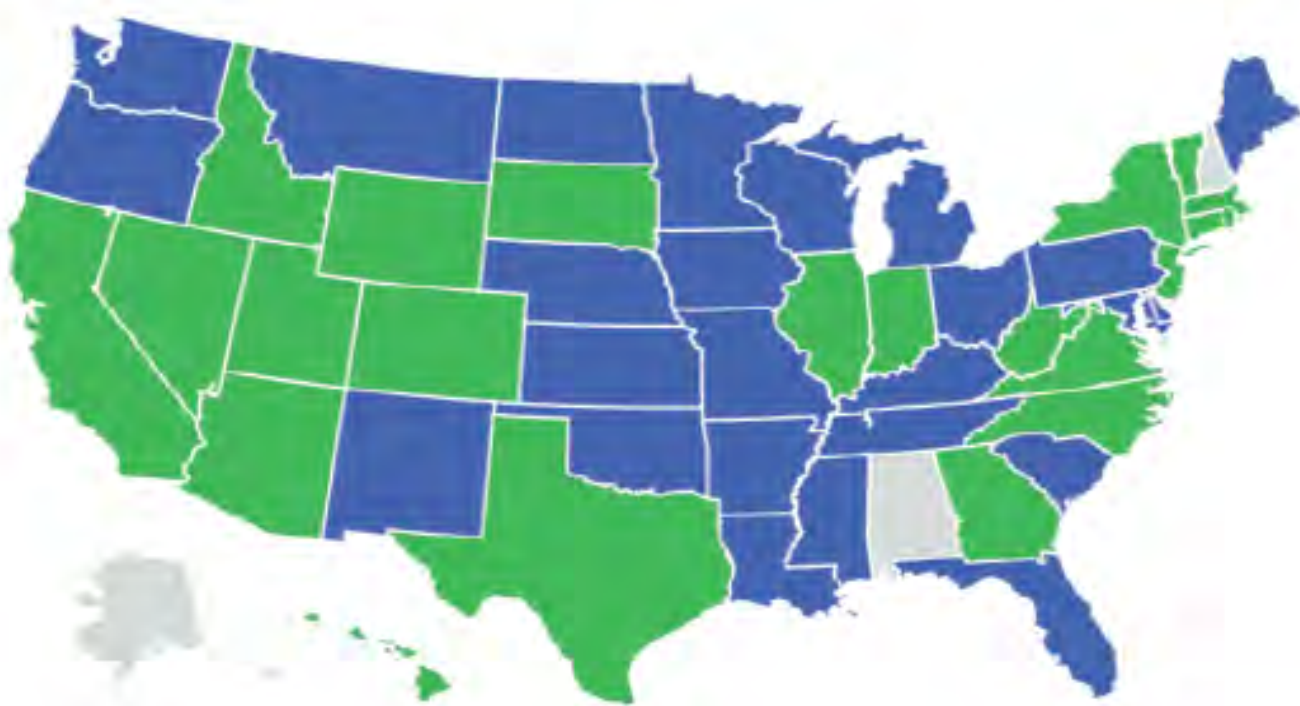
852 MW

Operating Portfolio
in NY

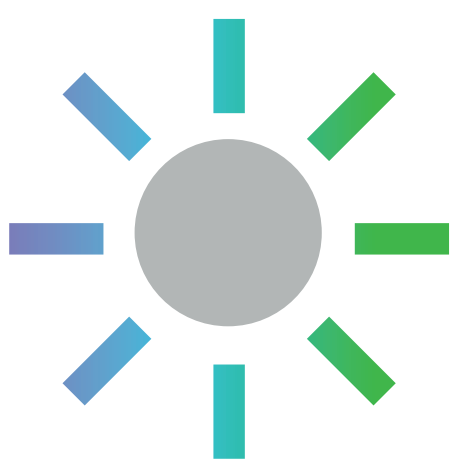
2+ GW

Development portfolio
in NY

AES in New York is **ENERGIZED** by
a workforce of approximately **90 PEOPLE**
and in the US over **900 PEOPLE**



Operating
Developing



4.7 GW
In operation

40+ GW Renewable
In development



AES Baldwinsville, NY



Local Benefits

Benefits

- The project will safely generate enough clean, renewable electricity to power over 28,000 households and offset 133,000 tons of CO2 emissions each year.
- Short term: \$150-\$200M in construction costs, local contracts are under consideration.
- Long Term: Expected increase in tax base for the host area with additional payment in lieu of taxes (PILOT) and host community agreement (HCA) with Livingston County and Host communities.
- Jobs: Short term there is an anticipated 150 +jobs during construction, long term there will be an expected 2-3 full time Operations and Maintenance jobs and 12+ seasonal job opportunities.



Photo Credit: Autism Nature Trail

www.aes.com/white-creek-solar



Community involvement

AES in Western NY works to strengthen positive impact through socioeconomic and environmental partnerships that improve lives today and in the future. Investments in the local communities have been made via donations to the Barker Central School District, Chances and Changes, the Autism Nature Trail, Friends of Letchworth Park, Genesee Community College, the Barre Betterment Committee, and more.

We are committed to community, accessibility and communication, and view community engagement as a two way street. Please reach out with your ideas, suggestions, questions or comments on how we can be a better neighbor and partner to White Creek Solar communities!

We are committed to making positive local impacts that improve people's lives, especially in the areas of economic development, the environment, community health and resilience, and workforce development.

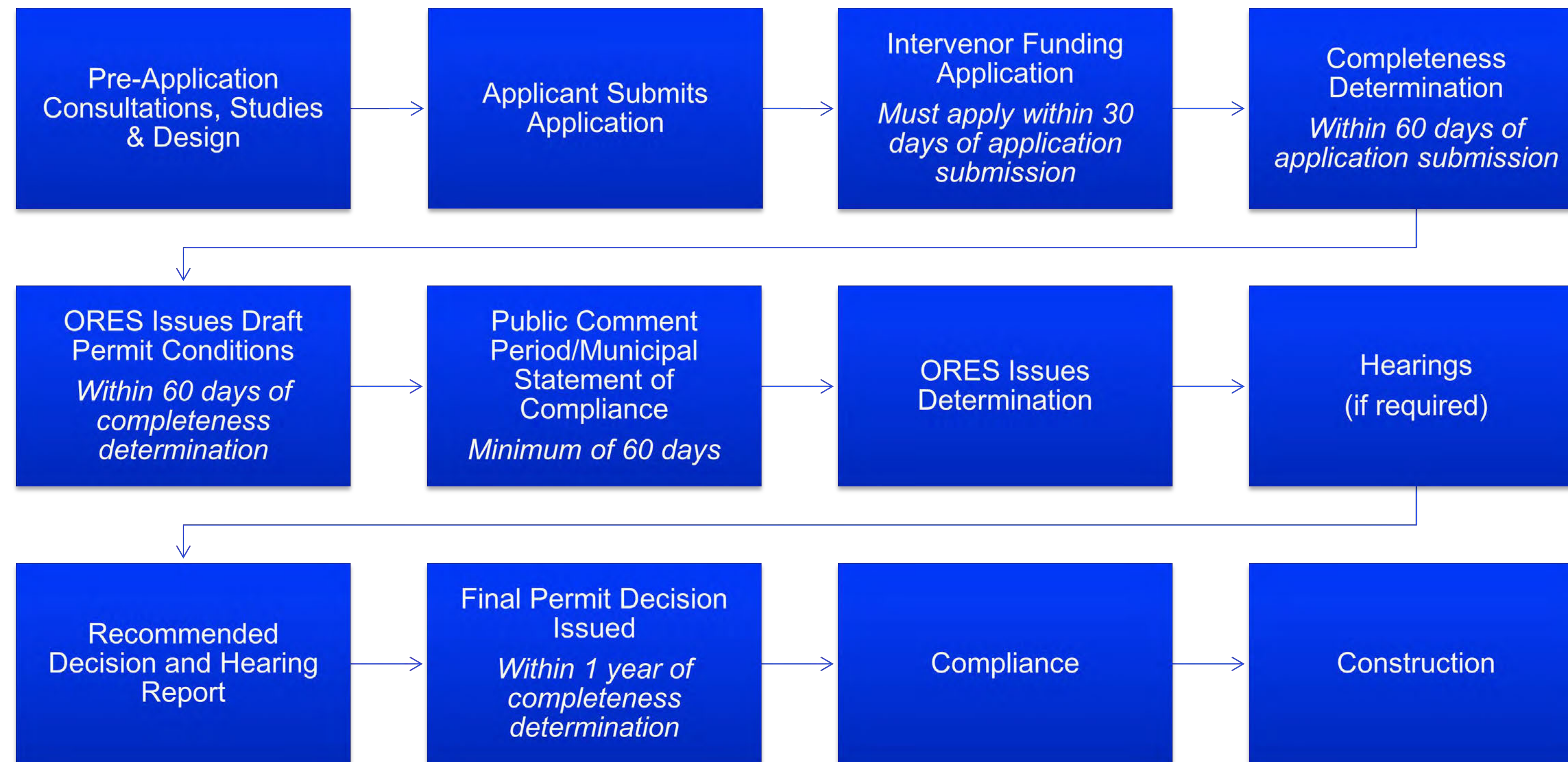
We want to hear from you!

Reach our NY Stakeholder Relations team at:

- [866-757-7697](tel:866-757-7697) (toll-free)
- whitecreeksolar@aes.com
- www.aes.com/white-creek-solar



94-c Permit Application Process



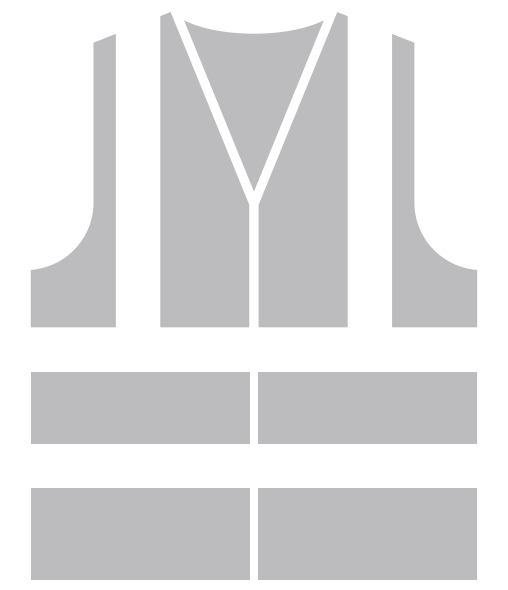
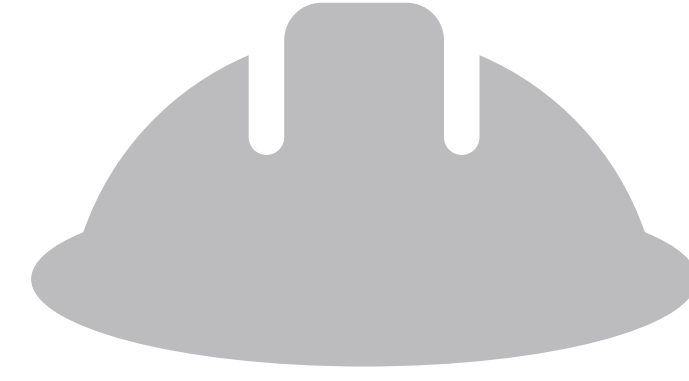
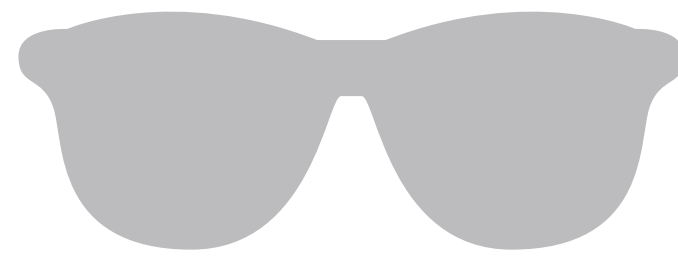
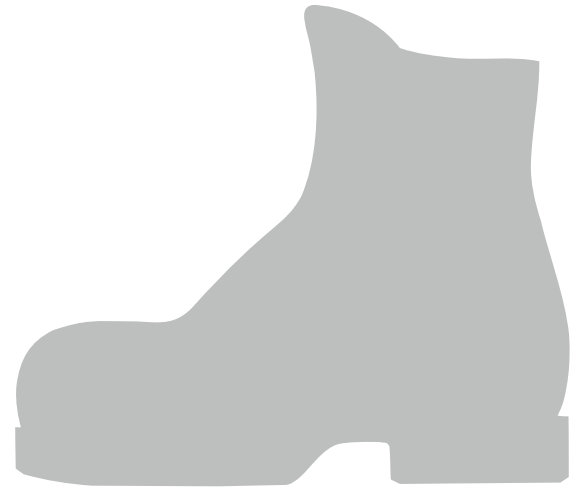
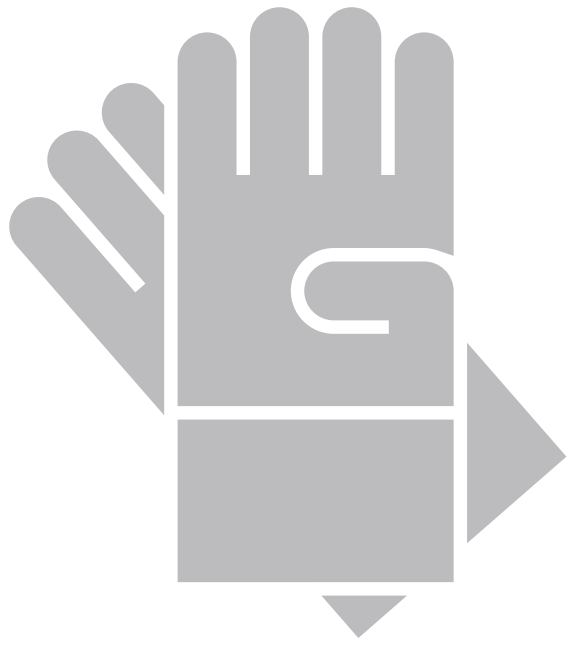
Contact information for ORES and NYSDPS

ORES office number: (518) 473- 4590. Mail can be sent with attention ORES, Empire State Plaza, 240 State Street, P-1 South, J Dock, Albany NY 12242.

You may contact New York State Department of Public Service (NYDPS) by calling the Toll-Free Number at 800-342-3377 or by mail at: Attention: Office of Consumer Services, New York State Department of Public Service, 3 Empire State Plaza 4th Floor, Albany, NY 12223.



Safety First



Safety first, Highest standards and
All together are our foundation

You can contact us via:

- [866-757-7697 \(toll-free\)](tel:866-757-7697)
- whitecreeksolar@aes.com
- www.aes.com/white-creek-solar

Virtual Office Hours via toll-free number:

- Mondays: 11am - 1pm
- Thursdays: 4pm – 6pm

Comments or questions may be also be mailed to [292 Madison Avenue 15th Floor, New York, NY 10017](#) c/o White Creek Solar Team



White Creek Overview



AES Baldwinsville, NY

White Creek Solar is a proposed 135 MW-AC solar project located in the Towns of York and Leicester in Livingston County, NY.

The White Creek Solar project was previously developed by solar developer Community Energy. In December 2021, AES acquired Community Energy, and along with it, White Creek Solar. To learn more about the acquisition, visit www.aes.com/white-creek-solar.

Community Engagement

- November 30, 2022: Community Meeting
- March 2022: Presentation to Town of York
- December 2021: Presentation to Town Board of Leicester
- January 2021: Virtual Information Session/Community Meeting
- March 2020: Leicester Town Hall Meeting

White Creek Solar Public Documents

As the proposed White Creek Solar project advances, updates will be posted to the White Creek website, www.aes.com/white-creek-solar. Public documents on the project Document Matter Master (DMM) can be found on the DPS/ORES website (pending 94-c case # creation), or accessed at the following locations, during regular operating hours:

- Town of York Town Hall: 2668 Main Street, PO Box 187, York, NY 14592
- Town of Leicester Town Hall: 132 Main Street, PO Box 197, Leicester, NY 14481

Comments or questions by neighboring residents or others may be submitted via our toll-free number, [866-757-7697](tel:866-757-7697) | our email address, whitecreeksolar@aes.com | or mailed to: 292 Madison Avenue 15th Floor, New York, NY 10017



Estimated Development Timeline

2020-2022

- Environmental Studies and Engineering
- Community and Municipal Meetings

2023

- 94-c Application Submittal

2024

- Obtain 94-c and Required Permits
- Notice to proceed/Estimated Construction Start

2025

- Mechanical Construction Completion

2026

- Estimated Construction End/Commercial Operation Date



Project Overview

Co-Utilization

Development of the White Creek Co-Use Plan is still underway. AES will continue to develop thoughtful methods of land preservation and utilization in conjunction with project development.

We are committed to strengthening our partnerships and being a good neighbor. If you have questions please reach out to the AES NY team!

Reach our NY Stakeholder Relations team:

- [866-757-7697](tel:866-757-7697) (toll-free)
- whitecreeksolar@aes.com
- www.aes.com/white-creek-solar



Elizabethtown College Solar, PA



Mount Olive Solar, NC

- Currently, sheep graze at more than 35 sites, totaling ~5,000 acres across our portfolio
- Working across our portfolio to collect data and perform research on co-utilization best practices
- Through strategic partnerships AES continues to implement methods such as pollinator habitats, crop growth and sheep grazing



Grafton Solar, MA

At AES, we understand the importance of land and are actively working to create synergies between renewable energy development and land use. Although these methods are not feasible at every project site, we continue to partner with researchers, farmers, and local stakeholders to assess site specific needs and the most feasible plan forward utilizing co-use, dual-use or agrivoltaic system practices.

94-c Overview

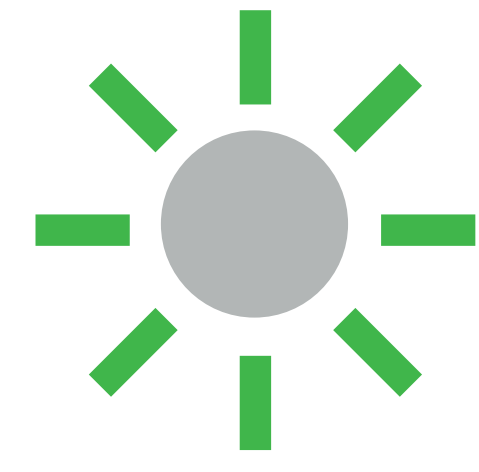
The Accelerated Renewable Energy Growth and Community Benefit Act (the “Act”) was passed in April 2020 as part of the final state budget. The Act added a new section 94-c to the Executive Law, titled Major Renewable Energy Development (“Section 94-c”, “94-c”, or “the 94-c permitting process”), which established a review process with uniform permit standards for New York State renewable energy projects in place of the procedures set forth in Article 10 of the Public Service Law (“Article 10”).

Section 94-c established the Office of Renewable Energy Siting (ORES) within the NYS Department of State to provide a single forum for the environmental review and permitting of proposed major renewable energy facilities. This includes renewable energy systems with a nameplate generating capacity of 25 MW or more, co-located energy storage systems, and electric transmission facilities less than 10 miles in length. The final Section 94-c regulations were issued on March 3, 2021; highlights can be viewed below.

94-c Permitting process highlights

- The 94-c regulations issued by ORES include an expedited permitting process to account for matters and issues already presented and resolved in the alternate Article 10 proceedings.
- Prior to submitting a 94-c permit application, Applicants are required to consult with the local agencies and stakeholders of the community(ies) in which the proposed project will be located.
- ORES requires that state agencies (e.g. NY DEC) are consulted on wetland and stream delineations, threatened and endangered species, and archaeological and cultural resources, if appropriate.
- 94-c Applicants must hold at least one meeting for community members before application submission as well as hold Agency consultations with impacted agencies after the application.
- From the date of its receipt of a permit application, ORES has 60 days to make a completeness determination.
- After a completeness determination, draft permit conditions will be issued by ORES for public comment. Within the comment period, the host municipalities must submit a statement indicating whether the proposed renewable energy facility complies with applicable local laws.
- ORES must issue a final decision on the siting permit within one year of the date on which the application is deemed complete.

White Creek Solar



Single-axis tracker Technology



Pleinmont 1, VA



Trackers
and Inverters

- 15-18 month construction period
- Hire local labor
- Indirect benefits to local businesses
- Extremely low maintenance post construction



Jinko Modules 530W

Pre-Application Local Consultation Meetings

Municipal Meeting

At least 60 days before filing application, meeting with municipality is required, and should cover:

- (1) Description of proposed Facility & environmental setting
- (2) Map of Facility showing project components and regulatory boundaries
- (3) Overview of applicable substantive local laws
- (4) Local law provisions that applicant plans to seek waivers for from ORES
- (5) Efforts to comply with applicable local laws
- (6) Consultation on certain potential facility impacts to inform preparation of application exhibits
- (7) Contact information & project website
- (8) Anticipated application date & information on local agency account funds

Community Member Meeting

At least 60 days before filing application, and after municipal meeting is held, applicant is required to conduct at least one community meeting.

Pre-Application Local Consultation - Exhibit Preparations

To inform preparation of certain 94-c Exhibits, the applicant will engage in local consultation on:

Ex. 3 Land Use	<ul style="list-style-type: none">Consult with local planning officials on proposed land uses in the Facility study area.
Ex. 6 Public Health, Safety and Security	<ul style="list-style-type: none">Provide Site Security and Safety Response plans to NYS Division of Homeland Security and Emergency Services, and local fire departments, for review and comment.
Ex. 8 Visual Impact Assessment	<ul style="list-style-type: none">Consult with local planning officials in selecting important and representative viewpoints for assessment.
Ex. 9 Cultural Resources	<ul style="list-style-type: none">Consult with local historic preservation groups on sites or structures listed or eligible for listing in State or National Register of Historic Places.
Ex. 16 Transportation	<ul style="list-style-type: none">Consult with municipality on public roadway characteristics and routes for Facility operation and construction.
Ex. 17 Socioeconomic Effects	<ul style="list-style-type: none">Consult on operating & infrastructure costs for school districts, police, fire, emergency, water & other municipal, public authority or utility services.Host community benefitsConsult with local emergency response organizations on local emergency response capacity for fire/hazardous substance incidents, identify equipment/training deficiencies.

Cultural Resources Studies



Archaeological Resources

A Phase IA Archaeological Survey was conducted in October 2021 and updated in April 2022 to describe previously identified archaeological resources and/or sites of cultural or religious significance that are located within the Facility Site.

A Phase IB Archaeology Survey is currently underway. This survey will include testing within areas of proposed substantial ground disturbance located in areas of elevated sensitivity for archaeological resources.

Historic Resources

A Phase IA Historic Resources Survey was conducted in January 2021 and updated in November 2022 to document structures that appear to satisfy State and National Register of Historic Places (S/NRHP) eligibility criteria.

A Historic Resources Survey will be conducted to identify historic resources and evaluate the potential impact of the White Creek Solar project on above-ground historic resources.

Consultation with Tribal Nations

AES will continue to coordinate with the Seneca Nation of Indians, Tonawanda Seneca Nation, and Tuscarora Nation during development and construction of the Facility.



Environmental Studies

Wetland Delineations

- On-site wetland and stream delineations were conducted in 2021 and 2022.
- Results are being used to inform Facility design through impact avoidance and minimization of regulated wetlands and streams.
- Consultation with New York State Department of Environmental Conservation (NYSDEC) and the Office of Renewable Energy Siting (ORES) is ongoing.
- A final wetland and stream delineation report will be included with the Section 94-c Application.



Threatened/Endangered Avian Species Surveys

- Breeding bird surveys were conducted in spring and early summer of 2020.
- Winter raptor surveys were conducted in winter of 2020/2021.
- Results are being used to inform Facility design through impact avoidance and minimization of T&E avian species' habitat.
- Consultation with NYSDEC and ORES is ongoing.
- Final avian survey reports will be included with the Section 94-c Application.



Technical Studies

Several technical studies have been initiated at the Facility Site. Results of these studies will be used to inform Facility design.

Transportation Study

- A transportation study is underway to identifying the local transportation routes and document the existing conditions of the transportation network.
- A final Transportation Report will be included with the Section 94-c Application and will identify potential impacts, if any, from the construction and operation of the Facility.

Acoustic Study

- AES will conduct a noise assessment to assure that the Facility is compliant with applicable regulations.
- The assessment will include background sound level monitoring and sound propagation modeling to predict future sound levels.
- Noise during operation will mostly be associated with electrical equipment (e.g., inverters and transformers) and will be primarily concentrated within the Facility Site.

Geotechnical Study

- A preliminary geotechnical engineering study has been conducted to assess the existing geologic, seismic, and soil conditions at the Facility Site.
- The Preliminary Geotechnical Engineering Report will be included with the Section 94-c Application.
- Prior to construction, a targeted subsurface investigation will be conducted to inform final design and earthwork strategies.

Magnetometer Study

- A magnetometer study has been conducted to locate any undocumented oil, gas or mining solution well at the Facility Site.
- A final Magnetometer Survey Report will be included with the Section 94-c Application.

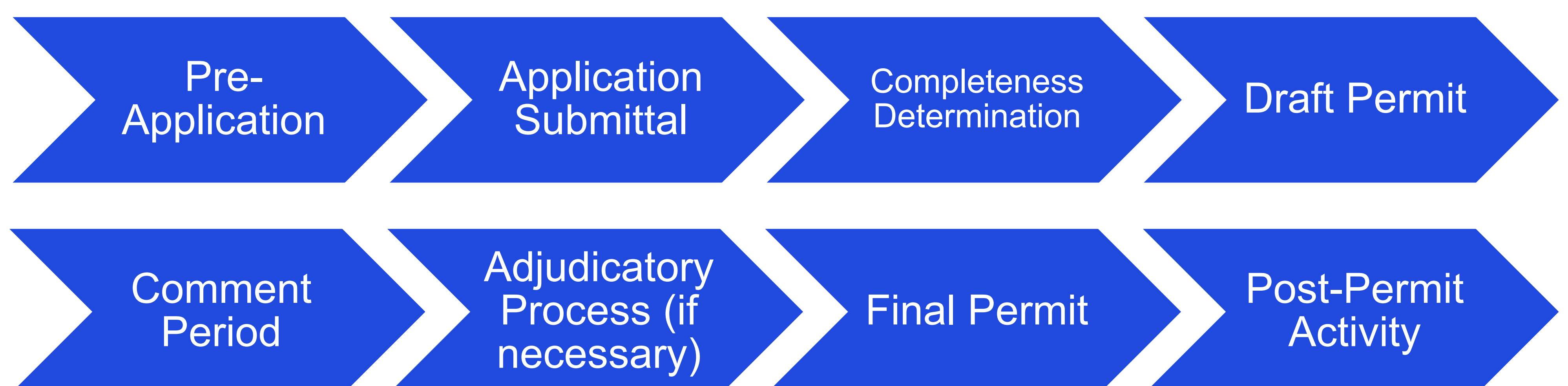


Overview of Section 94-c Permitting Process

New York State Permitting Process for Large Scale Renewable Energy Projects is achieved through Section 94-c of the New York State Executive Law and the Office of Renewable Energy Siting (ORES).

This process is designed to help meet the State's renewable energy objectives while ensuring the protection of the environment with consideration of pertinent social, economic and environmental factors while providing opportunity for local government and community participation in the permitting process.

- Standardized conditions that renewable energy projects must meet.
- Projects must be designed to avoid or minimize, to the maximum extent practicable, potentially significant adverse environmental impacts.
- Projects are required to comply with substantive provisions of applicable local laws and regulations.
- ORES may grant a waiver for local laws deemed unreasonably burdensome.



Local Laws Substantive Requirements

AES is presently evaluating these local laws to determine whether it will need to seek any waivers from ORES of provisions determined to be unreasonably burdensome as applied to the Facility. Any requested waivers will be identified in Exhibit 24 of the Section 94-c Application.

Town of Leicester

Section 8(c)(5) of the Leicester Zoning Ordinance (2019)

- Allowed in Agricultural Districts (A); prohibited within certain distance of Genesee Valley Greenway
- Setbacks:
 - 200 feet from public roads;
 - 100 feet from side/rear property lines;
 - 300 feet from non-participating residential structures.
- Height limit: 35 feet
- Prime Farmland restrictions

Town of York

Section 618(3) (2018, amended 2019)

- Allowed in all zoning districts; prohibited within certain distance of Genesee Valley Greenway
- Setbacks:
 - 100 feet from public right-of-way;
 - 100 feet from adjacent property lines; 200 feet from non-participating dwellings and Hamlet Residential Zoning District boundary.
- Height limit: 35 feet
- Prohibits use of Prime Farmland and Farmland of Statewide Importance
- Noise limits



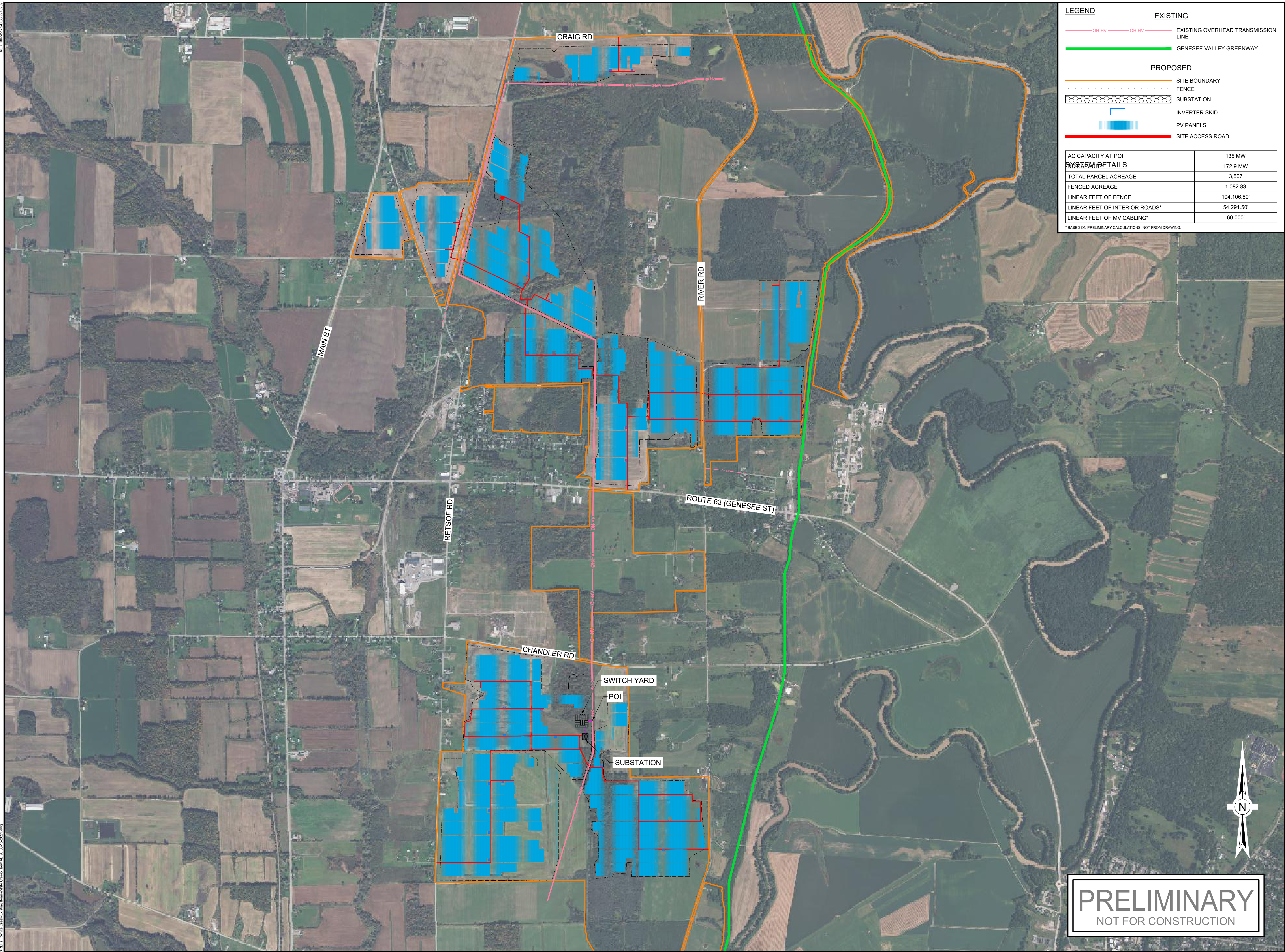
Local Agency Account Funding

Local agency account funding is money that AES will make available to qualified, locally affected parties (potential community intervenors) and municipalities to offset certain expenses they incur in participating in the state permitting process. These funds are meant to encourage early and effective public involvement in project development and permitting.

- Upon the filing the Section 94-c Application, AES will post \$1,000/MW, a total of \$135,000 for the project, which can be sought by local community members and the Towns of York and Leicester.
- 75% of local agency account funds are reserved for municipalities under Section 94-c of the New York State Executive Law.
- Qualified, locally affected parties may apply for funds within 30 days of Application filing by submitting a request to:

Office of Renewable Energy Siting (ORES)
c/o: OGS Mailroom
Empire State Plaza
P-1 South, J Dock
Albany, N.Y. 12242







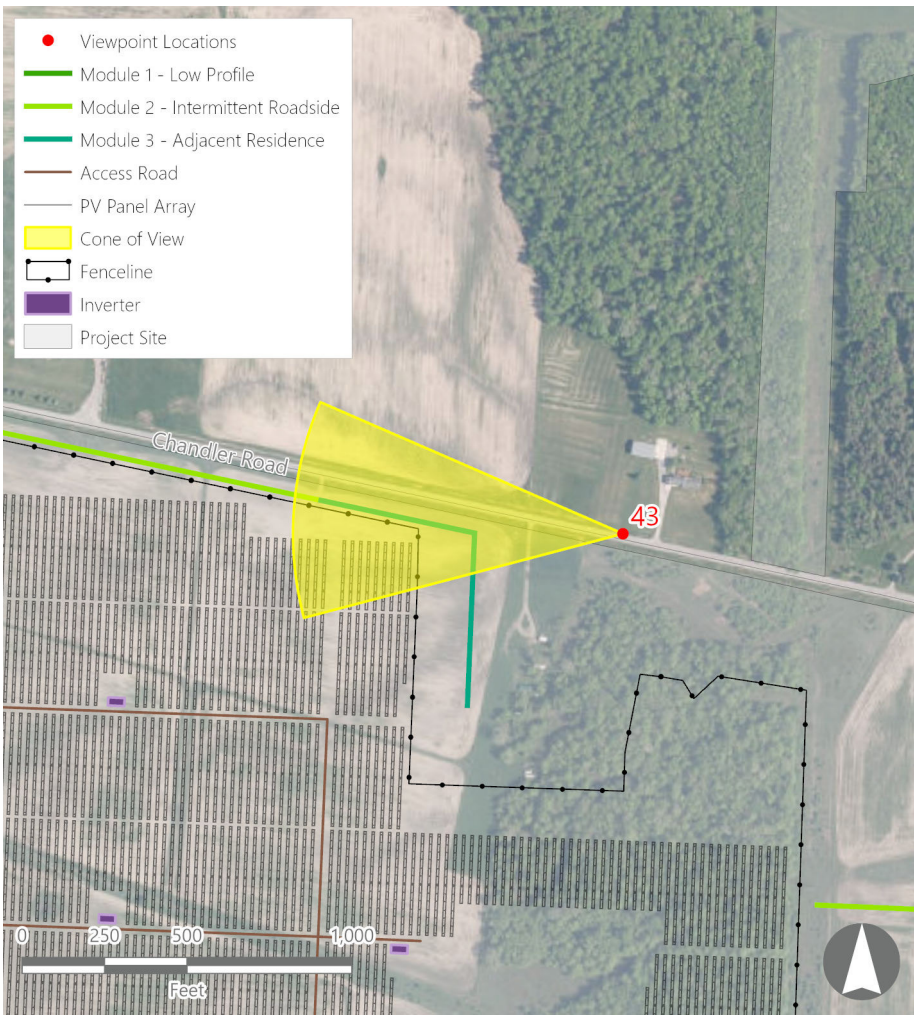
Location of Photosimulation:

Chandler Road, Town of York,
Livingston County, New York

VIEWPOINT INFORMATION

Camera TypeNIKON D7100
Viewpoint Location 42.81888° N, 77.87159° W
Photograph View Direction..... West-northwest
Distance to Nearest Project Component.....620 ft
Time of Photograph.....2:07 PM
Date Photograph Taken..... October 27, 2022

VIEWPOINT LOCATION AND VIEW DIRECTION



ORIGINAL PHOTOGRAPH



PREPARED FOR:



White Creek Solar, LLC
A subsidiary of AES Clean Energy
292 Madison Avenue 15th Floor
New York, New York 10017

Photosimulation with Mitigation 5-7 Years Post Install



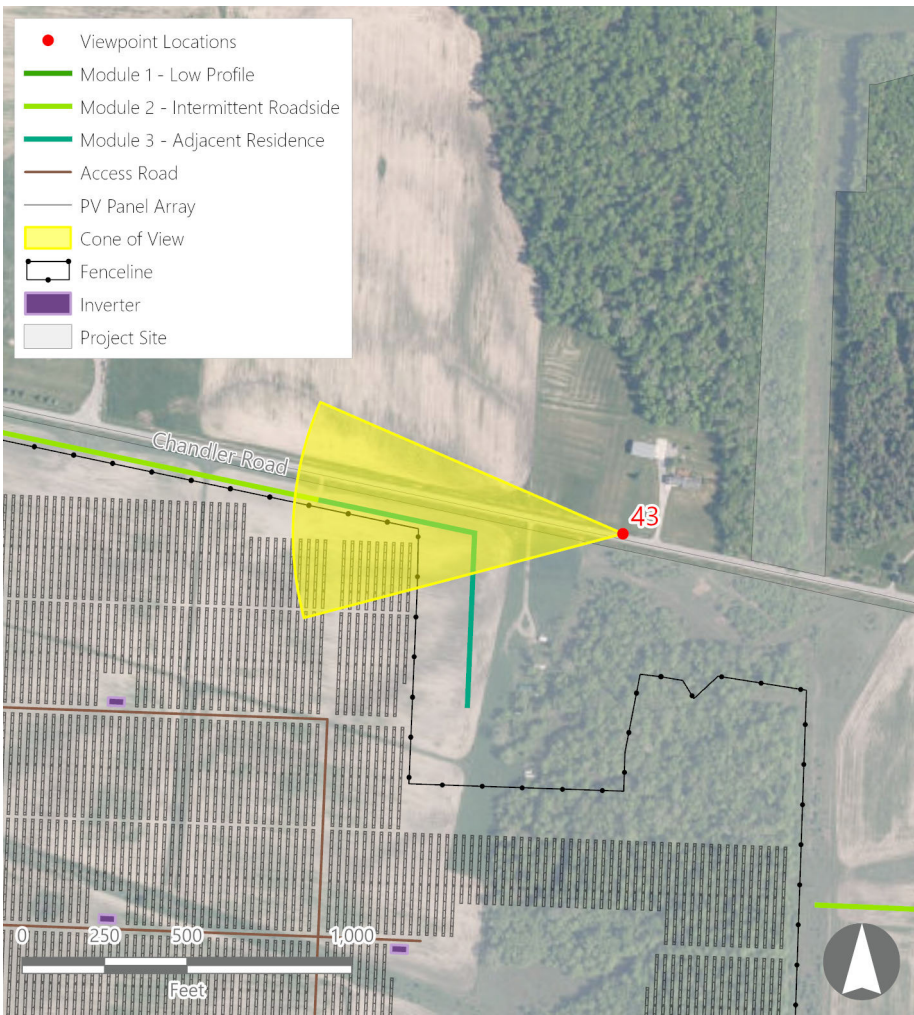
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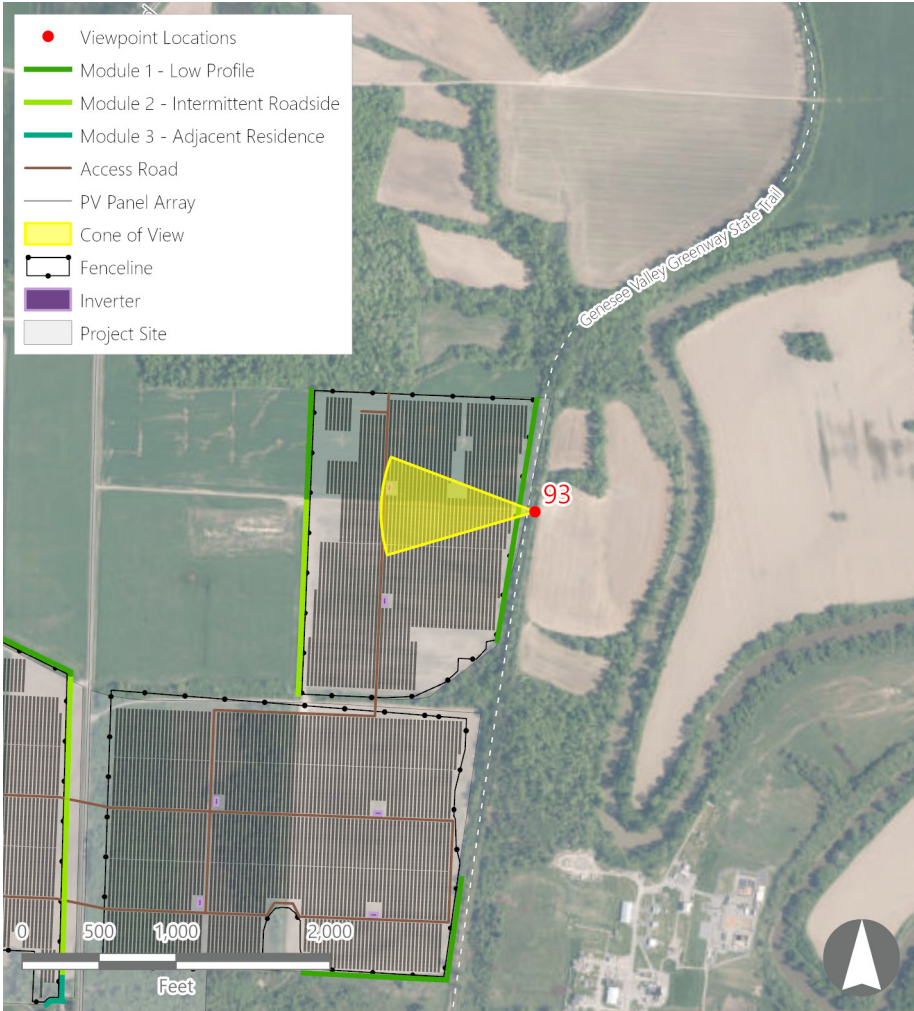
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Genesee Valley Greenway State Park,
Town of York, Livingston County, New York

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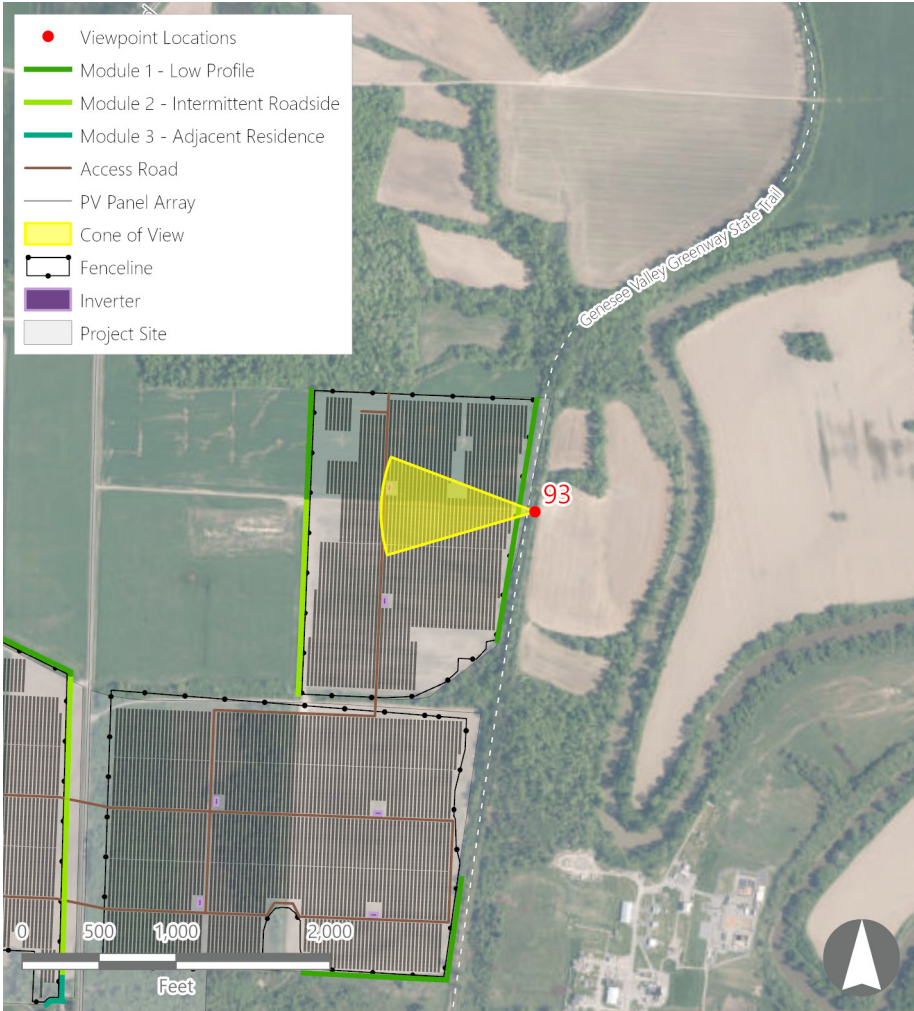
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