

June 23, 2022

Canandaigua – New Michigan Solar, LLC
c/o Distributed Sun LLC
1425 K St. NW, Suite 701
Washington DC 20005

Town of Canandaigua Planning Board
c/o Planning Department
5440 Route 5 & 20 West
Canandaigua, NY 14424

RE: Application for Sketch Plan Review for New Michigan Photovoltaic Project

To whom it may concern:

Canandaigua – New Michigan Solar, LLC (“CNMS”), an affiliate of Distributed Sun, LLC (“DSUN”), is pleased to present a sketch plan to the Town of Canandaigua Planning Board (“Planning Board”) for consideration under Local Law # 10 of 2016. DSUN is an experienced renewable energy project company operating in New York State since 2012 and was the company responsible to bring the first megawatt-scale array online in Ontario County in 2015 with Cornell University on their property at the Geneva Agri-Tech Center.

In the Town of Canandaigua, CNMS is hereby introducing to the Planning Board a 4.8 MW-ac project for consideration that can help to protect farmland by mitigating land impacts observed elsewhere, add to the tax base, and provide local, emissions-free electricity to accommodate the expected residences and dwelling units obtaining approvals in the Town of Canandaigua since the beginning of 2021.

1. Protection of valuable farmland

In order to make a distributed-scale photovoltaic project viable, CNMS requires a minimum 25-year lease with a landowner to ensure a long-enough timeframe to obtain return on investments. In this 25-years, CNMS will develop, build, and operate a PV plant with minimal land impacts following construction. Construction will include ground compaction and addition of access roads, fences, and foundation posts with which to stabilize the PV panels, which will rotate or track in the field. The PV array will be monitored and operated remotely, meaning site visits may occur only twice annually for PV purposes. Additional visits to manage vegetation, either by conventional mowing or sheep grazing, will be more common.

In the duration of operations, CNMS will allow the soil nutrients regenerative growth due to lack of conventional farming, and will ban application of pesticides or fertilizers which may disrupt local environmental balances. The use of sheep grazing will help restore nutrients into the soil in these locations, in addition to providing marketable meat or wool.

In order to qualify for state-level incentives and due to the fact that the property exists in a state-qualified agricultural district, CNMS will be required to submit a Notice of Intent to the New York State Department of Agriculture and Markets. This notice gives the state regulator a clear chance to opine on

the change in use of agricultural lands from an agency with an understanding of broader state policy goals. State- and local-level penalties are likely to be assessed on the project for the change in use.

2. Provide power and energy to new expected residents

As the Town of Canandaigua has demonstrated recent openness to expansion of its housing stock, CNMS can now leverage its own resources to provide local, emissions-free electricity. The approximate 30 acres of solar development could provide energy to the 287 acres of new housing developments approved in 2021 and 2022. Using New York State average of 6.2 MWh per household, the project can provide sufficient energy to over 1,400 households and more to new residents. This quantity of energy could supply all the 744 dwelling units recently approved by the Town of Canandaigua with additional energy to be shared with other households in Canandaigua and Ontario County. New citizens to the Town of Canandaigua will be able to obtain electricity from CNMS between a 5-15% discount to conventional RG&E rates, and the CNMS can provide an exclusive period for Canandaigua residents to sign up.

3. Improve Town of Canandaigua facilities

CNMS understands that the Town already takes on burdens to ensure clean water to the housing units, evacuation of dirty water, fire protection, and other key services. CNMS will invest over \$1MM in infrastructure that Rochester Gas & Electric ("RG&E") would otherwise eventually add into the rate base. This investment will ensure that the electricity distribution network is robust and resilient, which is a necessary amenity for new dwellings. Finally, the project will be seeking a payment-in-lieu-of-taxes agreement with the Ontario County Industrial Development Agency to ensure it contributes to local government.

CNMS appreciates the opportunity to introduce its project to the Planning Board. With time and fair and open discourse, CNMS hopes that the Planning Board will see the value of a new distributed generation facility in its town boundaries.

Thank you,

Chet Feldmann
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On behalf of Canandaigua – New Michigan Solar, LLC
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Enclosure: map of proposed project