

**Public Hearing**  
**Busti Solar Project LLC**  
**Town of Busti – Town Court Room**  
**125 Chautauqua Ave**  
**Lakewood, NY**  
**June 12, 2023**  
**10:00 AM**



County of Chautauqua Industrial Development Agency

### Public Hearing Attendance Sheet

Project: Busti Solar Project LLC

Public Hearing Location: Town of Busti, Town Court Room, 125 Chautauqua Ave, Lakewood, NY 14750

Public Hearing Date and Time: June 12, 2023 10:00 a.m.

Full Name (Please Print)	Signature	Affiliation
1. <u>Rebecca Anderson</u>		<u>Town of Busti resident &amp; neighbor</u>
2. <u>Ed Gardini Jr</u>		<u>LL621 Laborers</u>
3. <u>Thomas Lippert Jr</u>		<u>LL621 Laborers</u>
4. <u>J. Murphy</u>	<u>Jesse Roby</u>	<u>Bustic</u>
5. <u>Rosie Stramborg</u>		<u>CCIDA</u>
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MS. STRANDBURG: Good morning. My name is Rosemarie Strandburg. I am a Project Manager and a duly authorized hearing officer of the County of Chautauqua Industrial Development Agency (the “Agency”) and I have been authorized to hold a public hearing pursuant to Section 859-a of the New York General Municipal Law, as amended (the “Act”).

Today is June 12, 2023 and the time is now 10:00 a.m. We are at the Town Courtroom, 125 Chautauqua Avenue, Lakewood, Town of Busti, County of Chautauqua, New York.

The Agency has received an application for financial assistance in connection with the following matter:

BUSTI SOLAR PROJECT, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Busti Solar Project, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “Applicant”), presented an application for financial assistance (the “Application”) to the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) consisting of the following: (A)(1) the acquisition of an interest in an approximately 107 acre parcel of land located at 4542 Baker Street Extension, Lakewood, Town of Busti, County of Chautauqua, New York (the “Land”), (2) the acquisition, construction, installation, and equipping on the Land of: (i) solar photovoltaic modules mounted on tracking steel structure, (ii) inverters and transformers, (iii) underground and overhead electrical lines, (iv) fencing, and (v) a system of access roads, parking, landscaping and related improvements to the Land (collectively, the “Improvements”), and (3) the acquisition and installation of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the “Equipment” and together with the Land and the Improvements, collectively, the “Project Facility”), all of the foregoing for use by the Applicant and/or its affiliates as an approximately 10 megawatt A/C solar-powered electrical generation facility consisting of two (2) 5 megawatt solar arrays each located on a 33 acre portion of the Land; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency.

The Project Facility would be initially owned, operated and/or managed by the Applicant (or such other designated entity or entities).

The Applicant (or such other designated entity(ies)) would receive financial assistance from the Agency in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Financial Assistance”).

Notice of this public hearing was published in [*The Post Journal*] on June 2, 2023 and provided to the Chief Executive Officer of each affected tax jurisdiction within which the Project Facility is or will be located by letter dated June 1, 2023.

The purpose of this public hearing is to provide an opportunity for all interested parties to present their views, both orally and in writing, with respect to the granting of the Financial Assistance contemplated by the Agency or the location or nature of the Project. As set forth in the notice of this public hearing, comments may also be submitted to the Agency in writing or electronically at the following email address: [strandbr@chqgov.com](mailto:strandbr@chqgov.com).

Subject to applicable law, copies of the Application, including an analysis of the costs and benefits of the Project, are available for review by the public online at [www.ccida.com](http://www.ccida.com).

This public hearing is being streamed on the Agency’s website in real-time and a video recording of this public hearing is being made and will be posted on the Agency’s website, all in accordance with Section 857 of the New York General Municipal Law, as amended. In addition, a report or summary of this hearing will be made and such report or summary of all comments received by the Agency shall be provided to the Agency’s members and posted on the Agency’s

website. Comments received in writing will be also be included in the report and any summary of this public hearing.

Is there anyone wishing to be heard with respect to the Project or the Financial Assistance?

**Rebecca Anderson** – Hi, my name is Rebecca Anderson and I live at 219 2<sup>nd</sup> Ave, in the Town of Busti. I have concerns on the long term use on this land. I have a questions, I know this is a hearing and you shouldn't be answering questions but my questions is about the 107 acres. 33 is going to be use for the site at this time, how much of that site is forested, how much forest would be removed to put in solar, and will the plans for this site include future expansion in to areas that are not being cleared at this time. There are probably wetlands and other issues on this site, and I am sure the Town of Busti has done their due diligence in SEQRA, but I wonder where on the property the solar array will be and if the installation method, which says "tracking steel structure", which I don't know what that means, if its embedded in the ground, what are the plans to restore the site when this is no longer of viable use. That is the end of my questions.

**Rosemarie Strandburg** – Thank you. Are there any other comments from the public?

**Thomas Lippert** – My name is Thomas Lippert, I am Business Agent from Labor's Local #621. Part of our jurisdiction is Chautauqua County, so I am here advocating on behalf of the labor union to try to work with the Developer and Town, where ever needed, to put our local laborers to work on the project and to see if they have advocated any way to reach out to our office to secure manpower coming up in the future. So my question is essentially to see when and if they are going to reach out for manpower needs, and when they do, if they're going to reach out to the local labor union.

**Rosemarie Strandburg** – Any other comments from the public?

MS. STRANDBURG: It is now 10:07 a.m. Let the record show that, no other members of the public have indicated a desire to comment with respect to the Project or the Financial Assistance. No written comments have been received by the Agency with respect to the Project or the Financial Assistance. I therefore call this hearing to a close.

(TIME NOTED: 10:07 a.m.)