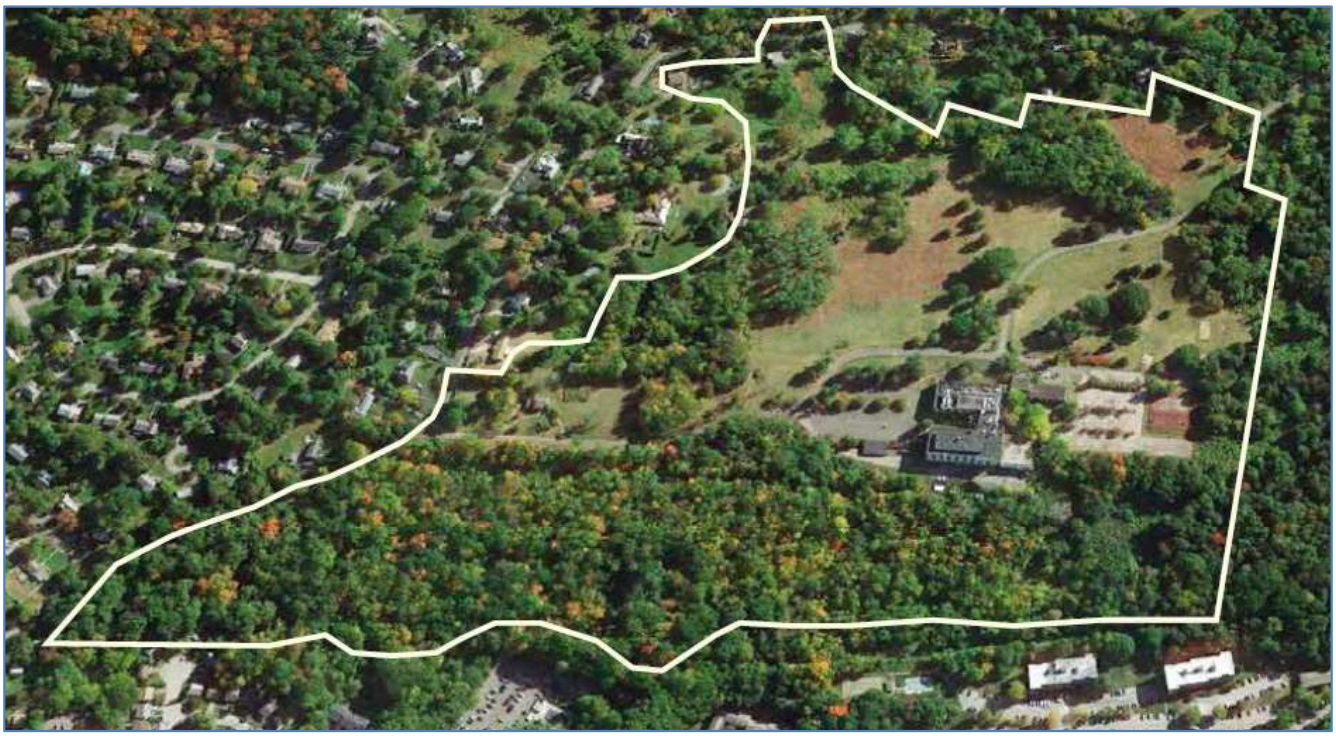
EXHIBIT I

GRELLA
PARTNERSHIP STRATEGIES

INFRASTRUCTURE READY

JCL CONSULTING, LLC



BRIARCLIFF MANSION

SITE FEASIBILITY ANALYSIS *FOR*

Mr. David Magid Founder,
Managing Partner

YSG
SOLAR

This site audit & review was prepared with information based on conceptual site design and development intent of YSG Solar for the construction of a 10 megawatt solar generating facility in Briarcliff Manor, NY. in Westchester County The study objective is the analysis of the site relative to the unique combination of factors included in a proposed project of this magnitude and scope. These factors include site scalability, site adjacencies, transportation, infrastructure, zoning, demographics, real estate market conditions and general development considerations.

The Grella Partnership Strategies YSG Solar engagement team strives to be accurate and thorough in the research and creation of this report; and while reasonable care has been taken in its preparation, there is the possibility of errors and omissions in facts or figures which we do not believe would materially impact the value of the overall report. Information, statistics and data from a wide span of time has been included for the directional and historical value it represents. The intent of this report is to provide data and analysis that would be valuable in the renewable energy site selection process and is not meant to take the place of any governmental due diligence, oversight, specific investigative work or similar fact-finding endeavors.

Infrastructure Ready LLC along with JCL Consulting Engineering have served as contributing consultants along with prime consultant Social Equity Ventures LLC (d/b/a Grella Partnership Strategies or "GPS"). Information contained herein is provided without any representations or warranties regarding future suitability or guarantee of the property for a particular project. This study does not certify or represent the property's compliance with applicable laws including, without limitation, environmental and development entitlement laws or ability to achieve infrastructure service connectivity.

The main purpose of this report is to validate the appropriateness of a renewable electricity project on the Briarcliff Manor site versus other potential approved site uses. This study articulates the elements typically undertaken during early-stage site evaluation and includes key topics used when evaluating a site for alternative projects of similar scope.

The report examined the potential for renewable energy development at the 79 +/- acre site located at 345 Scarborough Road in the Village of Briarcliff Manor, Town of Ossining, NY named the YSG Solar Briarcliff Project. From a geographical standpoint the site is situated within 30 miles of New York city, 100 miles from Philadelphia, Pennsylvania and 170 miles from Boston, Massachusetts. Logistically, the Briarcliff Manor area has several key aspects that are favorable for mission critical development as well as renewable energy initiatives.

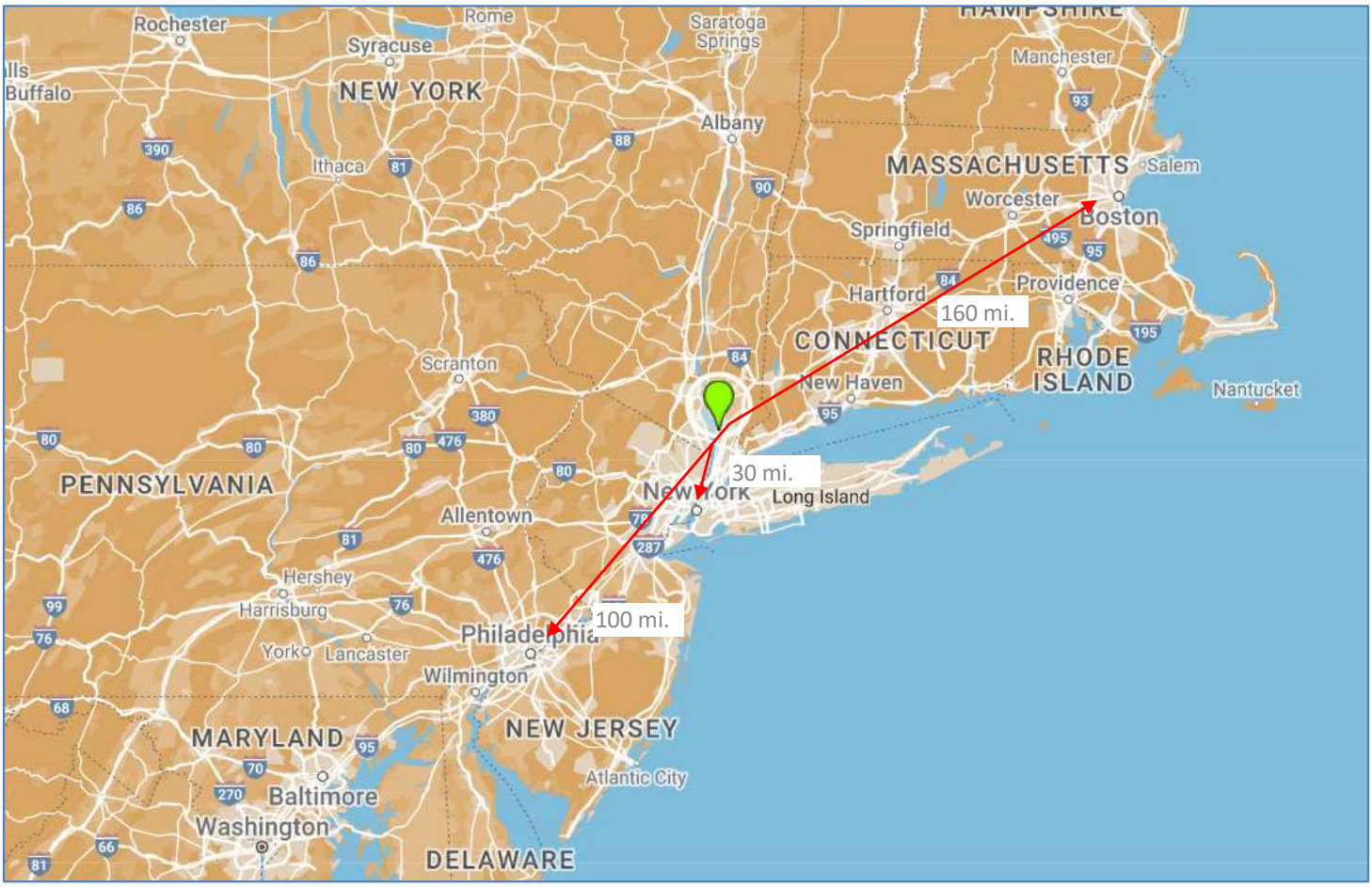
An appraisal was not performed on the subject property; however, fundamental principals for qualitative "Highest and Best Use" were applied. Accordingly, the following considerations were reviewed for data center use on the site: 1. Is the use physically possible? 2. Is the use legally permitted? 3. Is the use financially feasible? 4. Is the use maximally productive? In conjunction, the alternative approved uses were graded for consistency with zoning code along with likelihood of project development. This report is a review of those alternative uses and summarizes the solar farm project as the most consistent with Village zoning code and the most appropriate use.

The study demonstrates that a solar farm development is not only a preferred development alternative but also the likely alternative given current market conditions. The site's orientation is favorable for development in general and offers the infrastructure to support and thrive with a renewable energy deployment initiative.

Active YSG project markets in the United States include 10 states. Projects are generally defined as minimum 200 acres within 2 miles of transmission substations and 69 kV+ sub-transmission lines.

YSG PROJECT MARKETS

California
Illinois
Maine
Massachusetts
Michigan
Minnesota
New Jersey
New York
Rhode Island
Virginia

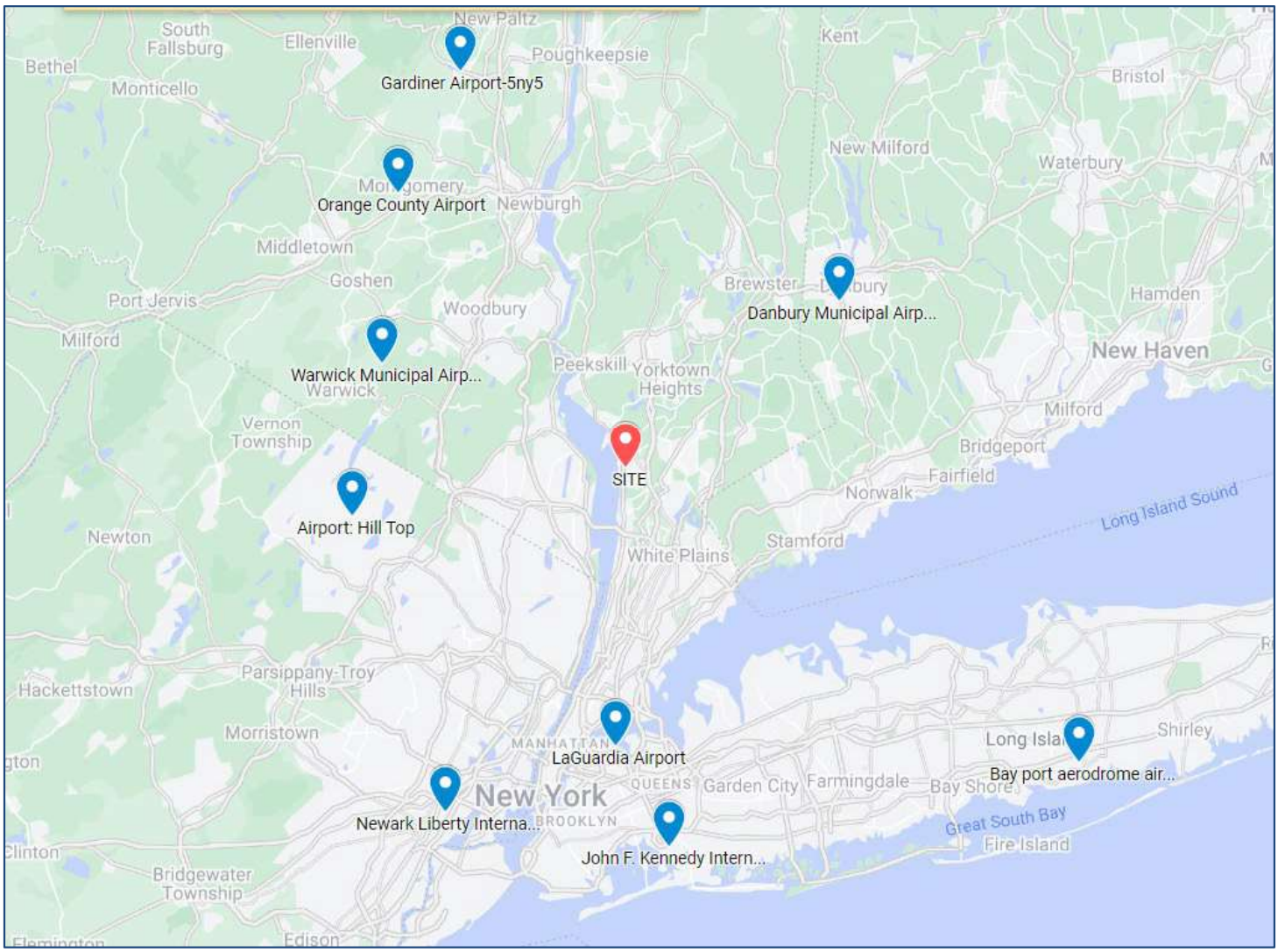


Source: Google Maps

The subject site is positioned in the Village of Briarcliff Manor, New York and is situated 15 miles from the I-95 logistics corridor serving the northern portion of the Eastern seaboard.

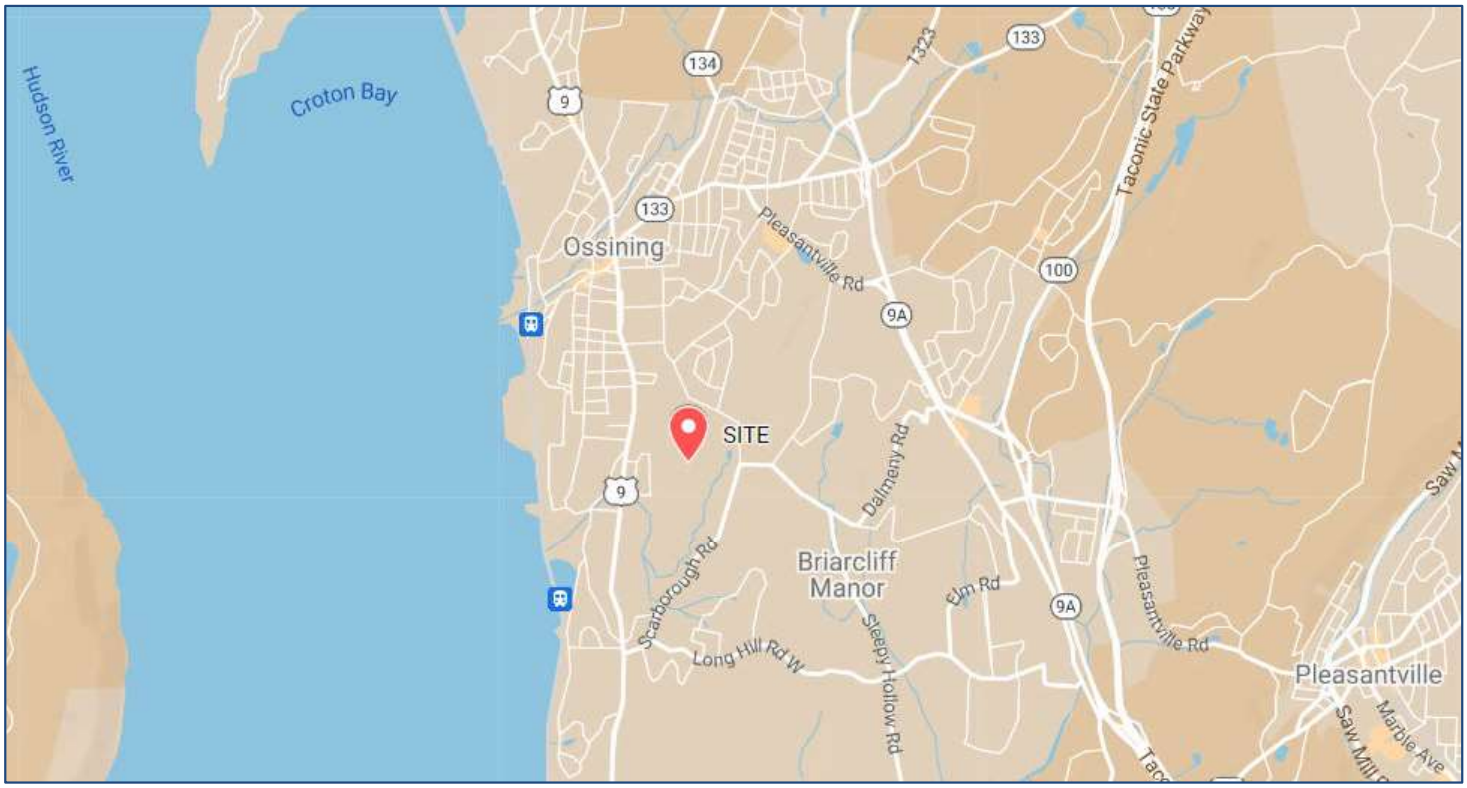
Notably, the subject site is proximate to 4 "NFL cities" including New York, New Jersey, Boston and Philadelphia. 39 Million people live within 150 miles of the site employing over 17 million people earning an average of $91,000 per year. Main employment by North American Industry Classification System (NAICS) include health care, retail trade, accommodation and food services, professional and scientific services, educational services, manufacturing, finance and insurance, transportation and warehousing and public administration. [1]

•1 U.S. Census Bureau, American Community Survey, 5-Year Estimates, U.S. Bureau of Labor Statistics, Local Areal Unemployment Statistics (LAUS) and Quarterly Census of Employment and Wages (QCEW), Indiana University, Kelley School of Business, Indiana Business Research Center retrieval algorithms and interface



Source: Google Maps

Proximity to International air hubs include New York LaGuardia, Newark Liberty and John F. Kennedy International. Proximity to Municipal airports include Gardiner, Orange County, Hill Top, Danbury Municipal and Bay Port aerodrome.



Source: Google Maps

The Briarcliff site is bordered to the far West by the Hudson River and surrounded contiguously by residential uses. Site access is achieved on Scarborough Road to the east of the site which is a two-way, single lane divided road.

Generally, the site buffers will reasonably restrict further expansion of the site beyond its current perimeter.

The subject site presents advantages that benefits the development, as well as some limitations that may require attention.

Strengths

- The subject has a single point of access.
- The subject has a relatively flat slope for ease of development.
- There is no floodplain existing on site which results in very low risk of flooding.
- The site is relatively well screened from observation with existing conditions.
- The site requires no additional utility service outside of electric service.

Weaknesses

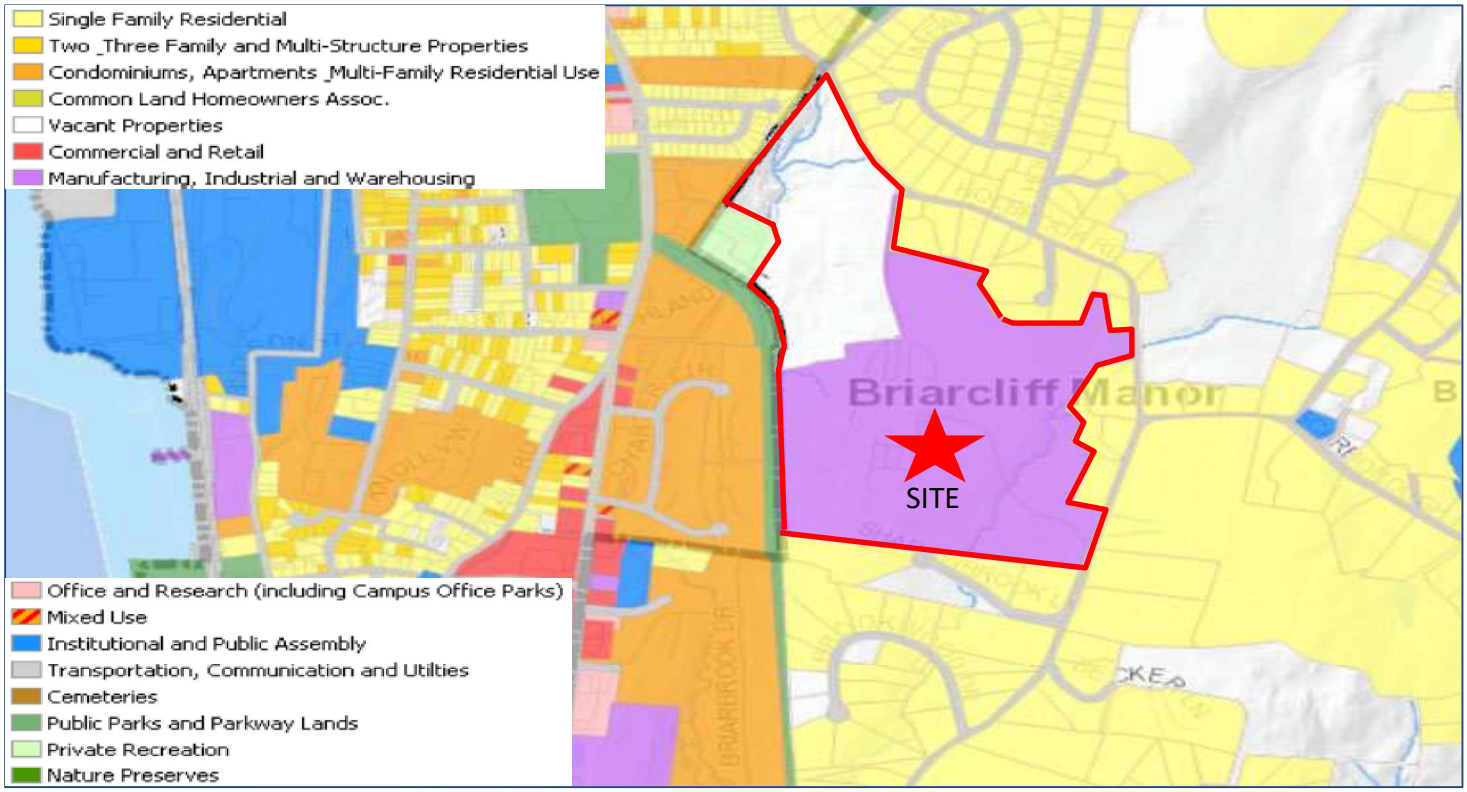
- Perception of the site as a former/future corporate headquarters where there is no current market demand for such use.
- Required demolition of existing structures.
- Minimal access roadways/ingress, egress.

Opportunities

- Creation of a renewable energy hub.
- Electricity cost savings passed through to the local residents.
- Minimal impacts to roads, bridges, schools and other public infrastructure with maximum return.

Threats

- Timing on viable projects.
- Public misconception of likelihood of other "preferred" uses under current market conditions
- Fear Of Missing Out (FOMO) on the “next best project”.



Source: ESRI ArcGIS

The Briarcliff site is located in a Complimentary Use Transition (CT1) District and is a former campus for Philips Research Corporation.

1 Class of District and Symbol	2 Permitted Principal Uses
CT1 and CT3	The following are the only principal uses permitted with a special permit in respective districts designated to the left hereof: 1. Clubs, lodges, recreation facilities 2. Conference center/event space 3. Data storage 4. Fitness clubs, training facilities 5. Hotels 6. Light manufacturing (experiential retail as accessory use) 7. Medical office, outpatient and ambulatory care facilities 8. Museum or art gallery 9. Office 10. Private institutions of higher learning 11. Research laboratory, biomedical and biotech facilities 12. Solar farms
CT2, CT4, and CT5	The following are the only principal uses permitted with a special permit in respective districts designated to the left hereof: 1. Clubs, lodges, recreation facilities 2. Conference center/event space 3. Data storage 4. Fitness clubs, training facilities 5. Hospital 6. Hotels 7. Light manufacturing (experiential retail as accessory use) 8. Medical office, outpatient and ambulatory care facilities 9. Museum or art gallery 10. Nursery school 11. Office 12. Private institutions of higher learning 13. Research laboratory, biomedical and biotech facilities 14. Retail (including experiential retail), shopping center 15. Self-storage facilities 16. Solar farms 17. Specialty warehouses

220 Attachment 3
Village of Briarcliff Manor
Table 3
Permitted Principal and Accessory Uses (Commercial)
[Amended 3-21-1996 by L.L. No. 4-1996; 5-15-1997 by L.L. No. 2-1997; 3-3-2005 by L.L. No. 1-2005; 1-19-2006 by L.L. No. 3-2006; 2-19-2009 by L.L. No. 3-2009; 10-20-2010 by L.L. No. 4-2010; 1-20-2011 by L.L. No. 1-2011; 3-16-2011 by L.L. No. 2-2011; 3-30-2015 by L.L. No. 1-2018; 5-17-2017 by L.L. No. 1-2017; 12-15-2020 by L.L. No. 1-2021; 9-28-2021 by L.L. No. 16-2021]

Pursuant to Briarcliff Manor zoning code, Chapter 220 as updated January, 2022 by Schedule A in attachment 3, the following Principal uses are the **ONLY** permitted with a special permit relative to the CT1 District, (peak period traffic count per 1,000 sf of gross floor area is in parenthesis, lower number represents less traffic):

1. Clubs, lodges, recreation facilities (3.58)
2. Conference center/event space (0.47 for arenas)
3. Data storage (0.09)
4. Fitness clubs, training facilities (3.45)
5. Hotels (0.60)
6. Light manufacturing (experiential retail as an accessory use) (0.67)
7. Medical office, outpatient and ambulatory care (3.46)
8. Museum or art gallery (0.18)
9. Office (1.15)
10. Private institutions of higher learning (0.17-0.26)
11. Research laboratory, biomedical facilities (.049)
12. Solar farms (0.00) - use is not listed, however, there will be no employees, customers on-site.

Pursuant to Briarcliff Manor zoning code, Chapter 220-6 regarding special permit uses:

"All uses listed as subject to approval as set forth in this section are declared to possess characteristics of such unique and distinct form that each specific use shall be considered as an individual case, and they shall conform, but not be limited, to the following general requirements, as well as the pertinent specific requirements."

1) The location and size of the use, the nature and intensity of the operations and traffic involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to the type, arrangement and capacity of streets giving access to it, are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
2) The location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping and screening on the site, as existing or proposed, are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
3) Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibrations, lighting or flashing of lights, than would be the operations of any permitted use not requiring a special permit.
4) Parking areas will be of adequate size for the particular use properly located and suitably screened from any adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.
5) Each special use shall be of such character, intensity, size and location that in general it will be in harmony with the orderly development of the district in which the property is situated and will not be detrimental to the orderly development of adjacent districts.
6) Each special use sought in a residential district shall be so located on the lot involved that it shall not impair the use, enjoyment and value of adjacent residential properties.
7) The nature and intensity of a special use sought in a residential district and the traffic generated by it shall not be hazardous, incongruous or detrimental to the prevailing residential character of the neighborhood.
8) Each special use in a business district shall be harmonious with the district in which its location is sought, shall not create undue pedestrian or vehicular traffic hazards and shall not include any display of signs, noise, fumes or lights that will hinder the normal development of the district or impair the use, enjoyment and value of adjacent land and buildings.

The analysis starts by defining two areas where the use will be assessed. The first is a qualitative highest and best use review which asks four basic questions regarding the proposed alternative use of the property. The second area frames the eight requirements as outlined in the Briarcliff code. Each area was then applied a grading score and a likelihood of achieving the use based on commercial real estate data on market supply and demand trends, leasing and vacancy, construction deliveries and specific market insights.

This study is not intended to replace a formal appraisal for highest-and-best use of the site (aka a formal fiscal impact analysis) but instead is targeted at demonstrating which of the contemplated uses the market data supports. In much the same way as the approved uses are weighed against vague general requirements such as being "appropriate and orderly" or asking of use potential for "operating nuisance", this study aims to articulate which uses are *more* likely to occur. These rankings are thusly subject to the judgement of the data reviewers experience and expertise when interpreting the data.

The reasoning behind this approach is born out of studies dating back to 2018 which have concluded that alternative uses are fiscally favorable to the property as-is by substantial margins.(1)(2) Despite these conclusions, the alternative uses have not come to fruition because they tend to ignore the realities of current commercial real estate market conditions. By focusing on these market conditions and following the market data the alternative uses are effectively ruled-out versus being ruled-in highlighting projects which will likely not be built anytime in the foreseeable future.

(1) Hughes, K. et all (2020) (Table 2) Former Philips North American Site Development – Fiscal Impact Analysis Scenario Comparisons Memo demonstrating senior living or office uses represent between $867k and $2.6M in surplus tax revenue versus as-is.
(2) Hudson Property Advisors (2018) (Table 1) Age Restricted Active Adult Townhouse Community demonstrating the proposed development of an Age Restricted development generated $2.2M in surplus tax revenue versus the Existing Condition generating $493k.

The Briarcliff site is proximate to multiple golf courses, a state park preserve, Mt. Pleasant and Pleasantville recreation centers, Fairview community center, a bowling alley, three gymnastics facilities, multiple fitness centers and a range of offerings which would fall into the clubs, lodges and recreation category. Current supply and demand forecasts currently indicate negative square footage growth through 2024 with .2% growth thereafter. The nature of the market saturation notwithstanding; any use consistent with these facilities would have negative impacts on traffic, residential congestion, potential for noise and light pollution and generally adverse impacts to the area.

(1) CLUBS, LODGES, RECREATION FACILITIES			
	GRADING	LIKELYHOOD	COMMENTS
QUALITATIVE HIGHEST AND BEST USE			
(1) PHYSICALLY POSSIBLE?	1	3	Saturated market\extensive planning
(2) LEGALLY PERMITTED?	1	3	Expect caveats
(3) FINANCIALLY FEASIBLE?	1	3	Saturated market\extensive planning
(4) MAXIMALLY PRODUCTIVE?	2	3	Saturated market\extensive planning
SPECIFIC REQUIREMENTS			
(1) APPROPRIATE AND ORDERLY	2	2	Challenging
(2) BUILDING LOCATION/LANDSCAPING SCREENING	1	2	With planning
(3) OPERATIONAL NUISANCE	2	3	Challenging
(4) PARKING	3	3	Challenging
(5) HARMONY WITHIN DISTRICT	2	2	Depending on character of development
(6) ADJACENT RESIDENTIAL USE IMPAIRMENT	2	2	Depending on character of development
(7) TRAFFIC IMPACT	3	3	Challenging
(8) HAZARDS IMPACTING USE & ENJOYMENT	2	3	Possible impacts
AVERAGE	**1.83**	**2.67**	

Sources: CoStar Hospitality Submarket Report Rockland/Westchester Q4 2022; Northwest Retail Report Q4 2022, GPS Consulting,

KEY - GRADING	
1	MEETS/EXCEEDS
2	75% MEETS
3	50 % OR LESS MEETS
4	DOES NOT MEET

KEY - LIKELYHOOD	
1	READY IMMEDIATELY
2	POSSIBLE WITH CAVEATS
3	CHALLENGING
4	NOT LIKELY

The Briarcliff site is within 10 miles of two conference centers (Edith Macy & Citigroup Armonk conference centers), the IBM learning center, three event spaces (Hudson Lofts, LIFE and Lake Lincolndale) and Davinci meetings rooms. The basic premise for meeting and event centers is based upon providing space to accommodate dozens or hundreds of attendees for specific events which can aggravate traffic and create congestion given the site limited ingress and egress.

(2) CONFERENCE CENTER/EVENT SPACE	GRADING	LIKELYHOOD	COMMENTS
QUALITATIVE HIGHEST AND BEST USE			
(1) PHYSICALLY POSSIBLE?	1	3	Saturated market\extensive planning
(2) LEGALLY PERMITTED?	1	3	Expect caveats
(3) FINANCIALLY FEASIBLE?	1	3	Saturated market\extensive planning
(4) MAXIMALLY PRODUCTIVE?	2	3	Saturated market\extensive planning
SPECIFIC REQUIREMENTS			
(1) APPROPRIATE AND ORDERLY	2	3	Challenging
(2) BUILDING LOCATION/LANDSCAPING SCREENING	1	2	With planning/Ssaturated Market
(3) OPERATIONAL NUISANCE	3	3	Challenging
(4) PARKING	3	3	Challenging
(5) HARMONY WITHIN DISTRICT	2	3	Depending on character of development
(6) ADJACENT RESIDENTIAL USE IMPAIRMENT	3	3	Depending on character of development
(7) TRAFFIC IMPACT	3	3	Challenging
(8) HAZARDS IMPACTING USE & ENJOYMENT	3	3	Possible impacts
AVERAGE	**2.08**	**2.92**	

Sources: CoStar Lower Hudson Valley Report Q4 2022, GPS Consulting

KEY - GRADING	
1	MEETS/EXCEEDS
2	75% MEETS
3	50 % OR LESS MEETS
4	DOES NOT MEET

KEY - LIKELYHOOD	
1	READY IMMEDIATELY
2	POSSIBLE WITH CAVEATS
3	CHALLENGING
4	NOT LIKELY

The vast majority of data storage facilities (datacenters) in the immediate area are located in and around New York city. Some facilities exists across the Hudson River in Orangeburg with more being developed in the Orangeburg area. Data storage facilities tend to require minimal jobs (though higher paying). In addition, data storage facilities can be operationally impactful on communities in which they operate due to noise, air pollution and water usage.

(3) DATA STORAGE	GRADING	LIKELYHOOD	COMMENTS
QUALITATIVE HIGHEST AND BEST USE			
(1) PHYSICALLY POSSIBLE?	1	2	Infrastructure expansion necessary
(2) LEGALLY PERMITTED?	1	2	Expect caveats
(3) FINANCIALLY FEASIBLE?	1	2	Plausible
(4) MAXIMALLY PRODUCTIVE?	2	2	Use is generally incentivized
SPECIFIC REQUIREMENTS			
(1) APROPRIATE AND ORDERLY	2	2	Operations can be misaligned
(2) BUILDING LOCATION/LANDSCAPING SCREENING	1	3	With planning
(3) OPERATIONAL NUISANCE	3	3	Challenging
(4) PARKING	1	2	Minimal
(5) HARMONY WITHIN DISTRICT	2	2	Operations can be misaligned
(6) ADJACENT RESIDENTIAL USE IMPAIRMENT	3	3	Can have impacts
(7) TRAFFIC IMPACT	1	1	Minimal impacts
(8) HAZARDS IMPACTING USE & ENJOYMENT	2	3	Possible impacts
AVERAGE	**1.67**	**2.25**	

Sources: CBRE North American Data Center Trends H1 2022, https://www.datacenterfrontier.com/cloud/article/11436923, GPS Consulting

KEY - GRADING	
1	MEETS/EXCEEDS
2	75% MEETS
3	50 % OR LESS MEETS
4	DOES NOT MEET

KEY - LIKELYHOOD	
1	READY IMMEDIATELY
2	POSSIBLE WITH CAVEATS
3	CHALLENGING
4	NOT LIKELY

The Briarcliff site is located within five miles of eleven fitness and training facilities including Anytime Fitness, Immortal Fitness, Club Fit of Briarcliff, and Westchester Workout. In addition, these facilities tend to require relatively small footprints of less than 50,000 square feet and typically are most collocated in retail environments. Both the saturated nature of the market and the inconsistency with the large parcel make this use improbable.

(4) FITNESS CLUBS, TRAINING FACILITIES			
	GRADING	LIKELYHOOD	COMMENTS
QUALITATIVE HIGHEST AND BEST USE			
(1) PHYSICALLY POSSIBLE?	1	3	Saturated market
(2) LEGALLY PERMITTED?	1	3	Expect caveats
(3) FINANCIALLY FEASIBLE?	1	3	Plausible
(4) MAXIMALLY PRODUCTIVE?	3	3	Saturated market
SPECIFIC REQUIREMENTS			
(1) APPROPRIATE AND ORDERLY	2	2	Saturated market
(2) BUILDING LOCATION/LANDSCAPING SCREENING	2	3	With planning
(3) OPERATIONAL NUISANCE	3	3	Challenging/intense use
(4) PARKING	3	3	Challenging/intense use
(5) HARMONY WITHIN DISTRICT	3	3	With planning
(6) ADJACENT RESIDENTIAL USE IMPAIRMENT	3	3	Can have impacts
(7) TRAFFIC IMPACT	3	3	Minimal impacts
(8) HAZARDS IMPACTING USE & ENJOYMENT	3	3	Possible impacts
AVERAGE	**2.33**	**2.92**	

Sources: CoStar Northwest Retail Report Q4 2022, GPS Consulting

KEY - GRADING	
1	MEETS/EXCEEDS
2	75% MEETS
3	50 % OR LESS MEETS
4	DOES NOT MEET

KEY - LIKELYHOOD	
1	READY IMMEDIATELY
2	POSSIBLE WITH CAVEATS
3	CHALLENGING
4	NOT LIKELY

The Briarcliff site is within 10 miles of 10 existing lodging establishments including: Comfort Inn & Suites, Hyatt, West Gate Inn, Super 8, Wyndham, Tappan Zee, Hotel MTK, Sleepy Hollow Hotel, Crabtree's Kittle House and Castle Hotel and Spa. While there is forecast demand in the market it is limited to the mid-scale sector (1). Given the market saturation of local available lodging it is unlikely that additional development on the Briarcliff site will occur.

(5) HOTELS	GRADING	LIKELYHOOD	COMMENTS
QUALITATIVE HIGHEST AND BEST USE			
(1) PHYSICALLY POSSIBLE?	1	3	Saturated market
(2) LEGALLY PERMITTED?	1	3	Expect caveats
(3) FINANCIALLY FEASIBLE?	1	3	Plausible
(4) MAXIMALLY PRODUCTIVE?	3	3	Saturated market
SPECIFIC REQUIREMENTS			
(1) APPROPRIATE AND ORDERLY	3	3	Saturated market
(2) BUILDING LOCATION/LANDSCAPING SCREENING	2	2	With planning
(3) OPERATIONAL NUISANCE	2	2	Challenging/intense use
(4) PARKING	3	3	Challenging/intense use
(5) HARMONY WITHIN DISTRICT	2	2	With planning
(6) ADJACENT RESIDENTIAL USE IMPAIRMENT	2	2	Can have impacts
(7) TRAFFIC IMPACT	3	3	Minimal impacts
(8) HAZARDS IMPACTING USE & ENJOYMENT	2	2	Possible impacts
AVERAGE	**2.08**	**2.58**	

Sources: CoStar Hudson Valley Hospitality Report Q4 2022, GPS Consulting

(1) New deliveries under construction are a Holiday Inn Express and a Comfort Inn.

KEY - GRADING	
1	MEETS/EXCEEDS
2	75% MEETS
3	50 % OR LESS MEETS
4	DOES NOT MEET

KEY - LIKELYHOOD	
1	READY IMMEDIATELY
2	POSSIBLE WITH CAVEATS
3	CHALLENGING
4	NOT LIKELY

The Briarcliff site is within 10 miles of 8 existing manufacturing facilities including Accumet Materials, Zierick Manufacturing, ECS Manufacturing, Indus Precision Manufacturing and Astra Tool and Instrument, Green Monster, Tubular Exchanger and Girard Rubber Corporation. Additionally, inventory is forecast to contract until 2027 with no new planned projects on the horizon. It is also anticipated that any light manufacturing operation will have negative impact on surrounding communities including noise, light and air pollution. Though these can be mitigated it is unlikely that uses such as these would be approved or viable on the Briarcliff site due to the intensity of use and likely negative impacts to the surrounding community.

(6) LIGHT MANUFACTURING			
	GRADING	LIKELYHOOD	COMMENTS
QUALITATIVE HIGHEST AND BEST USE			
(1) PHYSICALLY POSSIBLE?	1	2	Site allows for multiple facilties
(2) LEGALLY PERMITTED?	1	2	Possible pushback
(3) FINANCIALLY FEASIBLE?	2	2	Plausible
(4) MAXIMALLY PRODUCTIVE?	2	2	Plausible
SPECIFIC REQUIREMENTS			
(1) APPROPRIATE AND ORDERLY	3	3	Use inconsitent with community
(2) BUILDING LOCATION/LANDSCAPING SCREENING	3	3	With planning
(3) OPERATIONAL NUISANCE	3	3	Challenging/intense use
(4) PARKING	3	3	Challenging/intense use
(5) HARMONY WITHIN DISTRICT	3	3	Depends on end user requirements
(6) ADJACENT RESIDENTIAL USE IMPAIRMENT	3	3	Likely impacts
(7) TRAFFIC IMPACT	2	3	Likely impacts
(8) HAZARDS IMPACTING USE & ENJOYMENT	3	2	Likely impacts
AVERAGE	**2.42**	**2.58**	

Sources: CoStar Northwest Industrial Report Q4 2022, GPS Consulting

KEY - GRADING	
1	MEETS/EXCEEDS
2	75% MEETS
3	50 % OR LESS MEETS
4	DOES NOT MEET

KEY - LIKELYHOOD	
1	READY IMMEDIATELY
2	POSSIBLE WITH CAVEATS
3	CHALLENGING
4	NOT LIKELY

The Briarcliff site is within 10 miles of 10 existing medical care facilities. These include private medical doctors issuing care from facilities in which they manage patients from what can be considered medical office facilities. These doctors include: Primary Medical Care of Rockland, Clarkstown Medical Care, Columbia Doctors, Northwell Medical, New York Presbyterian, Dwell Family Doctors and a number of private practices. While the general office product in has seen contraction of space and struggled in general, the medical office segment shows some signs of strength. (1)

(7) MEDICAL OFFICE			
	GRADING	LIKELYHOOD	COMMENTS
QUALITATIVE HIGHEST AND BEST USE			
(1) PHYSICALLY POSSIBLE?	1	2	Site allows for multiple facilties
(2) LEGALLY PERMITTED?	1	2	Possible pushback
(3) FINANCIALLY FEASIBLE?	2	2	Plausible
(4) MAXIMALLY PRODUCTIVE?	2	2	Plausible
SPECIFIC REQUIREMENTS			
(1) APPROPRIATE AND ORDERLY	3	3	Use for entire site is unlikely
(2) BUILDING LOCATION/LANDSCAPING SCREENING	3	3	Possible but likely not feasible
(3) OPERATIONAL NUISANCE	2	2	Moderate
(4) PARKING	3	3	Moderate
(5) HARMONY WITHIN DISTRICT	2	2	Depends on end user requirements
(6) ADJACENT RESIDENTIAL USE IMPAIRMENT	2	2	Possible impacts with larger development
(7) TRAFFIC IMPACT	2	2	Possible impacts with larger development
(8) HAZARDS IMPACTING USE & ENJOYMENT	2	2	Possible impacts with larger development
AVERAGE	**2.08**	**2.25**	

Sources: CoStar Northwest Office Report Q4 2022, Colliers Office Market Snapshot Q3 2022, Newmark Westchester County Office Market Q3, 2022,GPS Consulting

(1) Colliers tracked Q3 New Leasing to include 235,000 square feet of Pharmaceuticals and Technology citing medical office space as significant amount of market activity.

KEY - GRADING	
1	MEETS/EXCEEDS
2	75% MEETS
3	50 % OR LESS MEETS
4	DOES NOT MEET

KEY - LIKELYHOOD	
1	READY IMMEDIATELY
2	POSSIBLE WITH CAVEATS
3	CHALLENGING
4	NOT LIKELY

The Briarcliff site does not have proximate museum or art gallery uses. This use would likely be classified as a specialty retail use and has been assessed based on current retail market conditions. Overall retail supply is expected to contract through 2025 and grow .2% annually to 2027 adding marginal 10-20k square feet a year. (1) While the museum use would be potentially appropriate for the nature of the surrounding community it would add to traffic and congestion which is not preferred on the site. Additionally, it is not likely that a new museum would prefer to occupy the entire site without generating large gross receipts which would translate to increase traffic and likely community impact.

(8) MUSEUM OR ART GALLERY			
	GRADING	LIKELYHOOD	COMMENTS
QUALITATIVE HIGHEST AND BEST USE			
(1) PHYSICALLY POSSIBLE?	1	2	Site allows for multiple facilties
(2) LEGALLY PERMITTED?	1	2	Possible pushback
(3) FINANCIALLY FEASIBLE?	3	3	Plausible
(4) MAXIMALLY PRODUCTIVE?	3	3	Plausible
SPECIFIC REQUIREMENTS			
(1) APPROPRIATE AND ORDERLY	2	2	Use for entire site is unlikely
(2) BUILDING LOCATION/LANDSCAPING SCREENING	2	2	Possible but likely not feasible
(3) OPERATIONAL NUISANCE	3	3	Moderate
(4) PARKING	3	3	Moderate
(5) HARMONY WITHIN DISTRICT	2	2	Depends on end user requirements
(6) ADJACENT RESIDENTIAL USE IMPAIRMENT	2	2	Possible impacts with larger development
(7) TRAFFIC IMPACT	3	3	Possible impacts with larger development
(8) HAZARDS IMPACTING USE & ENJOYMENT	3	3	Possible impacts with larger development
AVERAGE	**2.33**	**2.50**	

Sources: CoStar Northwest Retail Report Q4 2022, GPS Consulting

(1) For context the total submarket retail universe consists of approximately 6.1M square feet of existing space.

KEY - GRADING	
1	MEETS/EXCEEDS
2	75% MEETS
3	50 % OR LESS MEETS
4	DOES NOT MEET

KEY - LIKELYHOOD	
1	READY IMMEDIATELY
2	POSSIBLE WITH CAVEATS
3	CHALLENGING
4	NOT LIKELY

The Briarcliff site is in the Westchester County office market which has been generally morose recording negative absorption (tenants leaving existing space) in the last three quarters. Office space in general has been impacted across the country as COVID has reset many expectations regarding tele-employment and the ability of employees to work-from-home. It is unlikely that the Briarcliff site would attract a new office development given the current financial conditions and forecast and as such is an improbable solution for the Briarcliff site. Westchester County has a current record high 26% availability of office space square footage. (1)

(9) OFFICE			
	GRADING	LIKELYHOOD	COMMENTS
QUALITATIVE HIGHEST AND BEST USE			
(1) PHYSICALLY POSSIBLE?	1	2	Site allows for multiple facilties
(2) LEGALLY PERMITTED?	1	2	Possible pushback
(3) FINANCIALLY FEASIBLE?	3	4	Unplausable given current conditions
(4) MAXIMALLY PRODUCTIVE?	3	4	Unplausable given current conditions
SPECIFIC REQUIREMENTS			
(1) APPROPRIATE AND ORDERLY	2	2	Use for entire site is unlikely
(2) BUILDING LOCATION/LANDSCAPING SCREENING	2	2	Possible but likely not feasible
(3) OPERATIONAL NUISANCE	2	2	Moderate
(4) PARKING	3	3	Moderate
(5) HARMONY WITHIN DISTRICT	2	2	Depends on end user requirements
(6) ADJACENT RESIDENTIAL USE IMPAIRMENT	2	2	Dependant on Office Plan
(7) TRAFFIC IMPACT	3	3	Dependant on Office Plan
(8) HAZARDS IMPACTING USE & ENJOYMENT	2	2	Possible impacts with larger development
AVERAGE	**2.17**	**2.50**	

Sources: CoStar Northwest Office Report Q4 2022, Colliers Office Market Snapshot Q3 2022, Newmark Westchester County Office Market Q3, 2022,GPS Consulting

(1) (Westchester County Office Market Report – Appendix B)

KEY - GRADING	
1	MEETS/EXCEEDS
2	75% MEETS
3	50 % OR LESS MEETS
4	DOES NOT MEET

KEY - LIKELYHOOD	
1	READY IMMEDIATELY
2	POSSIBLE WITH CAVEATS
3	CHALLENGING
4	NOT LIKELY

The Briarcliff site is within six miles of Pace University and Westchester Community College, Ossining, NY. As is commonplace with educational institutions there are a multitude of barriers to entry which would complicate locating on site. In addition, online applications (1) and the ability to reduce costs have greatly impacted so called "brick and mortar" institutions rendering the likelihood of this particular use generally very low.

(10) HIGHER LEARNING			
	GRADING	LIKELYHOOD	COMMENTS
QUALITATIVE HIGHEST AND BEST USE			
(1) PHYSICALLY POSSIBLE?	1	2	Site allows for physical deployment
(2) LEGALLY PERMITTED?	2	2	Dependant on end user
(3) FINANCIALLY FEASIBLE?	3	3	Dependant on end user
(4) MAXIMALLY PRODUCTIVE?	3	3	Unlikely given current proximate uses
SPECIFIC REQUIREMENTS			
(1) APPROPRIATE AND ORDERLY	3	3	Use for entire site is unlikely
(2) BUILDING LOCATION/LANDSCAPING SCREENING	2	2	Possible but likely not feasible
(3) OPERATIONAL NUISANCE	3	3	Moderate impacts
(4) PARKING	3	3	Moderate impacts
(5) HARMONY WITHIN DISTRICT	3	3	Depends on end user requirements
(6) ADJACENT RESIDENTIAL USE IMPAIRMENT	2	2	Dependant on Plan
(7) TRAFFIC IMPACT	3	3	Dependant on Plan
(8) HAZARDS IMPACTING USE & ENJOYMENT	3	3	Possible impacts with larger development
AVERAGE	**2.58**	**2.67**	

Sources: https://research.com/education/trends-in-higher-education, GPS Consulting

(1) https://www.classcentral.com/report/mooc-stats-2019 ;Class Central estimates show online learning platforms garnered over 100 million users in 2019.

KEY - GRADING	
1	MEETS/EXCEEDS
2	75% MEETS
3	50 % OR LESS MEETS
4	DOES NOT MEET

KEY - LIKELYHOOD	
1	READY IMMEDIATELY
2	POSSIBLE WITH CAVEATS
3	CHALLENGING
4	NOT LIKELY

The Briarcliff site is former home to Philips Research Corporation. The stated cause of the relocation of Philips was*: "…[to] secure a thriving and impactful future for Philips Research in North America by anchoring it in a unique and vibrant innovation and high-tech environment…in Cambridge which will offer us collaborative access to a very large number of education facilities and innovative companies within walking distance."* (Philips in Briarcliff moving to Massachusetts (lohud.com). It is unlikely that this campus will attract a new user of this type without large incentives and cost outlay to the Village consistent with courting a corporate user of this magnitude.

(11) RESEARCH LABORATORY/BIOMEDICAL FACILTY			
	GRADING	LIKELYHOOD	COMMENTS
QUALITATIVE HIGHEST AND BEST USE			
(1) PHYSICALLY POSSIBLE?	1	3	Site allows for physical deployment
(2) LEGALLY PERMITTED?	1	3	Dependant on end user
(3) FINANCIALLY FEASIBLE?	1	3	Dependant on end user
(4) MAXIMALLY PRODUCTIVE?	3	3	In the event of qualified user
SPECIFIC REQUIREMENTS			
(1) APROPRIATE AND ORDERLY	2	2	Use for entire site is unlikely
(2) BUILDING LOCATION/LANDSCAPING SCREENING	2	3	Possible impacts with larger development
(3) OPERATIONAL NUISANCE	2	3	Moderate impacts
(4) PARKING	2	3	Moderate impacts
(5) HARMONY WITHIN DISTRICT	2	3	Depends on end user requirements
(6) ADJACENT RESIDENTIAL USE IMPAIRMENT	2	3	Dependant on Plan
(7) TRAFFIC IMPACT	2	3	Dependant on Plan
(8) HAZARDS IMPACTING USE & ENJOYMENT	2	3	Possible impacts with larger development
AVERAGE	**1.83**	**2.92**	

Sources: https://www.lohud.com/story/news/local/2014/10/22/phlips-closing-briarcliff/17751231/, Colliers Office Market Snapshot Q3 2022, Newmark Westchester County Office Market Q3, 2022,GPS Consulting.

KEY - GRADING	
1	MEETS/EXCEEDS
2	75% MEETS
3	50 % OR LESS MEETS
4	DOES NOT MEET

KEY - LIKELYHOOD	
1	READY IMMEDIATELY
2	POSSIBLE WITH CAVEATS
3	CHALLENGING
4	NOT LIKELY

The Briarcliff proposed Solar Project is one of multiple renewable energy projects in the immediate upstate region. The proposed project will result in no air emissions and will minimize natural resource impacts. Solar Farm use as proposed eliminates noise and light pollution along with zero target traffic impacts. The use is consistent with the current requirements of the special use permitting as specified with the code generally and allowing for modifications needed to articulate specific requirements of Briarcliff Manor Village. The use is consistent with demand of renewable energy across the United States.

(12) SOLAR FARM			
	GRADING	LIKELYHOOD	COMMENTS
QUALITATIVE HIGHEST AND BEST USE			
(1) PHYSICALLY POSSIBLE?	1	2	Site allows for physical deployment
(2) LEGALLY PERMITTED?	1	2	By-Right use
(3) FINANCIALLY FEASIBLE?	1	1	Qualified by end user
(4) MAXIMALLY PRODUCTIVE?	2	1	Minimal impacts/useful outputs
SPECIFIC REQUIREMENTS			
(1) APROPRIATE AND ORDERLY	1	2	Siteplan is minimally impactful
(2) BUILDING LOCATION/LANDSCAPING SCREENING	2	2	Siteplan is minimally impactful
(3) OPERATIONAL NUISANCE	1	2	Minimal impacts
(4) PARKING	1	2	Zero Impacts
(5) HARMONY WITHIN DISTRICT	1	2	Minimal impacts
(6) ADJACENT RESIDENTIAL USE IMPAIRMENT	2	2	Minimal impacts
(7) TRAFFIC IMPACT	1	2	Minimal impacts
(8) HAZARDS IMPACTING USE & ENJOYMENT	1	2	Minimal impacts
AVERAGE	**1.25**	**1.83**	

Sources: NREL Fall 2022 Solar Industry Update, USDOE Solar Futures Study 2021, https://www.nyserda.ny.gov, GPS Consulting.

KEY - GRADING	
1	MEETS/EXCEEDS
2	75% MEETS
3	50 % OR LESS MEETS
4	DOES NOT MEET

KEY - LIKELYHOOD	
1	READY IMMEDIATELY
2	POSSIBLE WITH CAVEATS
3	CHALLENGING
4	NOT LIKELY

Based on the objective analysis regarding A) site grading and B) likelihood of project fruition it is the conclusion that the Highest and Best use along with the most likely project for the Briarcliff site is a Solar Farm deployment. This scoring methodology indicates that this use is most consistent with the Village code and the appropriateness of use given:

1. Zero impacts to traffic, noise, light or other pollution found in the other permitted uses.
2. Consistency with Village comprehensive planning
3. Consistency with harmonious application of Village standards to proposed use.
4. Ability of use to conform and support Village goals

PERMITTED USES - SUMMARY			
QUALITATIVE HIGHEST AND BEST USE	AVERAGE RANKING	AVERAGE LIKELYHOOD	**WEIGHTED SCORE**
SOLAR FARM	1.25	1.83	**1.54**
DATA STORAGE	1.67	2.25	**1.96**
MEDICAL OFFICE	2.08	2.25	**2.17**
CLUBS, LODGES, RECREATION	1.83	2.67	**2.25**
OFFICE	2.17	2.50	**2.33**
HOTELS	2.08	2.58	**2.33**
BIO MEDICAL/RESEARCH	1.83	2.92	**2.38**
MUSEUM	2.33	2.50	**2.42**
CONFREENCE CENTER	2.08	2.92	**2.50**
LIGHT MANUFACTURING	2.42	2.58	**2.50**
FITNESS CLUBS	2.33	2.92	**2.63**
HIGHER LEARNING	2.58	2.67	**2.63**

KEY - USE GRADING	
1	HIGHEST INDICATED USE
2	SECOND HIGHEST INDICATED USE
3	THIRD HIGHEST INDICATED USE

The site's location is appropriate for a development of a renewable energy campus in general. The site is capable of handling this application with minimal impact to the Village and would be consistent with Briarcliff Manor comprehensive planning standards.

Location: The site allows for the construction of a pair of co-located 5-MWAC Community Solar facilities. The Community Solar Garden makes use of approximately 28,000 solar panels to generate electricity that can power over 2,500 residential homes.

Access: The site has access to major transportation corridors. The site is logistically well positioned for a solar farm and the project as proposed has minimal impact to transportation systems.

Environment: The site environment has been preliminarily assessed for impacts to ancillary uses. Based on a review of the development application and engineering proposal it is anticipated that the proposed project will have zero hazard impacts to traffic, noise, light, fumes or other post development conditions.

Speed to market: A capacity ready state (ie go-live) defines the facility. The date that the facility needs to be operational is typically the driving site selection factor. All of the above need to be factored for impact to the go-live date and what, if any, special consideration(s) each may require to achieve the schedule. The Briarcliff site has the ability to scale a renewable power operation in a politically favorable environment.

Generally, the Briarcliff site is appropriate for a solar farm application above all other permitted uses.

- *CoStar Lower Hudson Valley-NY-Hospitality-Market ReportQ422, costar.com*
- *CoStar Rockland/Westchester-NY-Hospitality-MarketreportQ422, costar.com*
- *CBRE North American Data Center Trends H1 2022, cbre.com*
- *www.datacenterfrontier.com*
- *Costar Northwest-NY-Retail-MarketreportQ422, costar.com*
- *CoStar Northwest-NY-Industrial-MarketreportQ422, costar.com*
- *CoStar Northwest-NY-Office-MarketreportQ422, costar.com*
- *Colliers Westchester-Office Snapshot-Q322, colliers.com*
- *Newmark Westchester-County-Office-MarketreportQ322, Newmark.com*
- *Bouchrika, I. (2019) 11 Top Trends in Higher Education: 2023 Data, Insights & Predictions. Research.com*
- *Feldman , D. (2022) NREL Fall 2022 Solar Industry Update; Oak Ridge Institute for Science and Education*
- *CoStar Traffic-Count-ReportQ422, costar.com*
- *CoStar Westchester-County-Multi-Family-MarketreportQ422, costar.com*
- *Village of Briarcliff Manor-Zoning-Chapter-220*
- *Village of Briarcliff Manor-Zoning-220-Attachment 3-Permitted Principle and Accessory Uses (Commercial)*
- *Village of Briarcliff Manor-Zoning-Table 4- Permitted Lot Sizes, Setbacks, Height Requirements (Commercial)*
- *CBRE-Confidential-Land-Offering-Memorandum_345ScarboroughRoad*
- *Hughes, K. et all (2020) Former Philips North American Site Development – Fiscal Impact Analysis*
- *Institute of Transportation Engineers Common Trip Generation Rates (PM Peak Hour) - 10th Edition*

APPENDIX A BRIARCLIFF SOLAR PROJECT APPLICATION

Briarcliff Solar, LLC

Project Application Book

PREPARED FOR
VILLAGE OF BRIARCLIFF MANOR

BRIARCLIFF SOLAR, LLC

79 Madison Ave., 8th Floor, New York, NY 10016

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Table of Contents

LIST OF FIGURES

LIST OF TABLES

APPENDICES

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1.0 INTRODUCTION

Briarcliff Solar, LLC ("Briarcliff Solar") is affiliate of YSG Solar Development Company, LLC. ("YSG" or the "Applicant") is a national renewable energy development company established in 2010, based in New York, New York. YSG is responsible for developing, constructing, structuring financing, and working with community-based organizations to build portfolios of successful clean energy projects across the country.

1.1 Purpose and Statutory Authority

Pursuant to Village of Briarcliff Manor §178 "Solar and Alternative Energy" and §220 "Zoning", Briarcliff Solar LLC (the "Applicant"; or "Briarcliff Solar") respectfully petitions the Village of Briarcliff Manor Village Board for a Special Use Permit for the proposed construction, operation, and maintenance of two, co-located 5.0 megawatt-alternating current ("MW_{AC}") solar-based electric generating facilities (the "Project") located at 345 Scarborough Road, Briarcliff Manor, New York (the "Project Site"; or the "Site").

Briarcliff Manor §178-1-A states, in relevant part:

> *Solar energy collectors shall be permitted (a) to provide power for use by owners, lessees, tenants, residents, or other occupants of the premises on which they are erected; (b) to capture solar energy and convert it to electrical energy for interconnection to the utility grid under New York State regulations for remote net-metering and/or community distributed generation (CDG or community solar) or (c) to promote usage of alternate energy sources consistent with any solar energy programs approved by the New York State Energy Research and Development Authority (NYSERDA) in accordance with New York Public Service Law § 66-j or similar state or federal statute.*

As demonstrated by the information included herein, the proposed Project will result in no air emissions, has been designed to minimize natural resource impact(s), and complies with the applicable air and water quality standards of the New York State Department of Environmental Protection ("NYSDEC"). In addition, the Project will not have an adverse environmental effect in the State of New York and will contribute to the State's efforts in promoting the deployment of clean, renewable energy sources. In accordance with the above and 6 NYCRR Part 617, State Environmental Quality Review ("SEQR") Briarcliff Solar respectfully requests that the Village of Briarcliff Manor declare themselves as Lead Agency.

1.2 Project Overview/Key Project Elements

The proposed Briarcliff Community Solar Garden project is located at 345 Scarborough Rd, Briarcliff Manor, NY 10510 (Parcel ID: 97.16-1-1). The parcel encompasses 78.24 acres and housed the former Philips Research Facility (see Figure 1). The project will raze the dilapidated Philips Research Facility and construct a pair of co-located 5-MW_{AC} Community Solar facilities. The Community Solar Garden makes use of approximately 28,000 solar panels to generate electricity that can power over 2,500 residential homes.

1.2.1 Public Notice and Outreach

Briarcliff Solar and YSG have been proactive in their attempts to inform members of the community of our intentions for the property. The initial public outreach campaign for the Project began in November of 2021. By way of example, Briarcliff Solar has:

- Mailed certified letters to the Facility's neighbors notifying them about the project. In total 12 certified letters were sent out to the neighbors and only two were returned as undeliverable. Please refer to Appendix A for an example of the letter sent to the neighbors as well as the certified mail receipts.
- Engaged in a virtual meeting with neighbors on December 3, 2021 to discuss the project.
- Engaged in regular discussions with local officials about the Project;

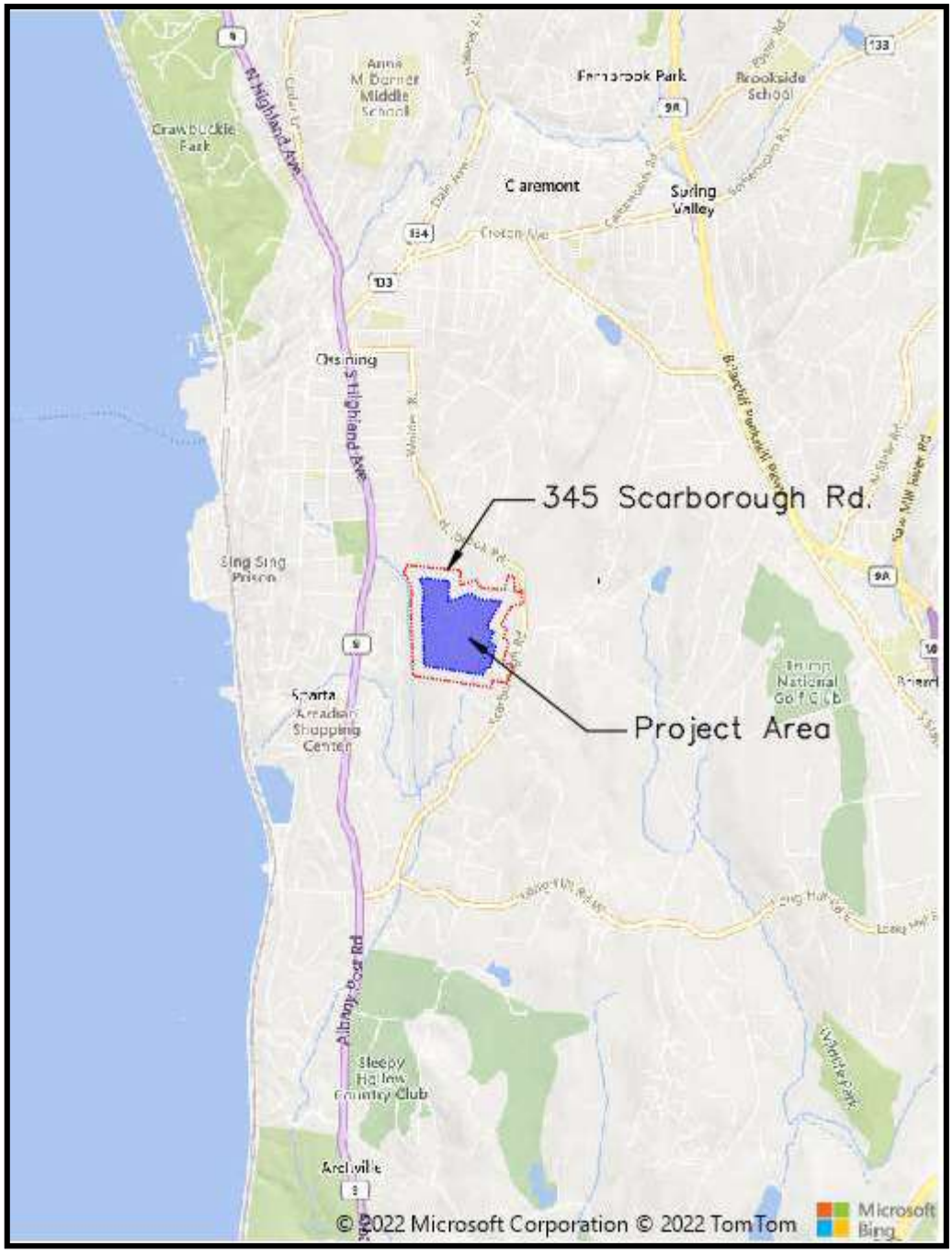

Figure 1 - Site Location (Scale 1:2000)

2.0 Legal Name and Address of Applicant & Contact Information

The legal name of the Applicant is Briarcliff Solar LLC. Briarcliff Solar is a New York limited liability company with its principal place of business in New York, New York. Briarcliff Solar is in affiliate of YSG Solar Development Company LLC ("YSG"). YSG is a professional renewable energy business with a decade of experience in the solar industry; the core of its business is developing, financing, constructing, managing, and operating solar projects.

Mailing Address: Briarcliff Solar LLC
79 Madison Ave, 8th Floor
New York, NY 10016

Correspondence and other communications concerning the Project are to be addressed to, and notices, orders and other papers may be served upon the following:

David Magid
Managing Partner
Briarcliff Solar LLC
79 Madison Ave, 8th Floor
New York, NY 10016
DMG@YSGSolar.com
(212) 389-9215

Jim Taravella, P.E.
Project Developer
Briarcliff Solar LLC
79 Madison Ave, 8th Floor
New York, NY 10016
James.T@YSGSolar.com
(212) 389-9215

Nadia Jagdat
Development Associate
Briarcliff Solar LLC
79 Madison Ave, 8th Floor
New York, NY 10016
Nadia.Jagdat@YSGSolar.com
(212) 389-9215

All three individuals consent to electronic mailings of all Council and Application-related correspondence.

3.0 Description of Proposed Project

The Briarcliff Community Solar Garden will be located within the Complimentary Use Transition (CT1) District, and is one of the few large commercial zoned parcels in the Village of Briarcliff Manor. The project will result in the redevelopment of a dilapidated and underutilized site within the Village. Maintaining the quantity of commercially zoned parcels within the Briarcliff Manor is a key component for the community and local economy. Additionally, the proposed solar garden is consistent with the community's and State's clean energy goals. It will generate clean electricity that will be fully exported into Con Edison's existing infrastructure.

To facilitate this development, Briarcliff Solar LLC has engaged with several demolition and abatement companies to prepare for the razing of the former Research Facility. The goal is to remove the facility while maintaining the integrity of Shadow Brook Lane for use as the project's access. No new roads or entrances will be required for this project. By abating and razing the existing facility, the project will improve the property's appearance and increase the permeability

of the site.

Concurrent with the plans to reclaim the site, two active projects have been initiated with Con Edison's Distributed Generation department for this project. The project initiated with Con Edison consist of two co-located 5 MW_{AC} Community Solar facilities. Each project has a total of approximately 14,000 solar panels.

The solar panels will be mounted on a steel racking structure that tracks the direction of the sun on a single axis. The maximum height of the solar equipment is approximately 9ft and the lowest point is approximately 3ft. The solar equipment will be protected with a security fence that reached a height of 7ft. The equipment is accessed from an existing private roadway accessed from Scarborough Road. Each solar facility will be connected to its own electrical service. The electrical service and metering equipment will be set by Con Edison.

3.1 Project Site Description and Site Selection

3.1.1 Site Description

The proposed project parcel encompasses 78.24 acres and housed the former Philips Research Facility. The Research Facility consists of four main interconnected buildings designated as Buildings A, B, C, and D and related improvements including a Maintenance Garage, basketball court, tennis courts, volleyball courts, helipad, and patio area. The property is accessed by a private drive known as Shadow Brook Lane. Asphalt paved parking is present to the north and south of the Research Facility. The remainder of the Site is either grass field or wooded. Water and power easements are present in the area occupied by Shadow Brook Lane and a sewer easement runs north/south.

Philips lighting constructed the original buildings (A and B) in 1964 for use as a research facility and office building. Philips added building C in 1980 and building D in 1988. The facility has been vacant since Philips ceased their operations at the site in 2015.

Site security has been a challenge due to large area of open area creating numerous points of entry to unauthorized individuals. The community, residents, and neighboring properties are eager to see the building removed. As shown in the photos below the Research Facility is in a state of disrepair and has been the subject of extensive vandalization. In addition to the damages done to the facility's interior and exterior, an asbestos report completed in 2017 (see Appendix B) indicates that an extensive abatement will be required prior to any activity within the Research Facility.

Photos of 345 Scarborough Rd

East facing wall (looking west)

North facing wall (looking south)

South facing wall (looking north)

West facing (looking south)

Figure 2 - Existing Site Photos

The proposed project will abate the asbestos containing materials within the Research Facility, razing of the structure, removal of the demolished structure, regrading of the former building footprint, and the installation of two 7.5MW_{DC} solar arrays for a total of 15MW_{DC} of power generation.

The current state of the economy and allowed uses of the land limit the ability for an investment on the premises and has left the parcel with an abandoned commercial building that has been plagued with vandalism. The vandals have posed a safety threat to themselves and the community.

3.1.2 Site Selection

The Site is suitable for the Project for a variety of reasons, including

- It is near an existing Con Edison distribution center.
- Due to existing vegetation, it is largely shielded from public views and neighborhoods.
- The facility's construction and subsequent operation is not expected to have undue adverse environmental impacts on the surrounding area.

3.2 Proposed Project Description

3.2.1 Solar Panels and Related Ground Equipment

As currently designed, the proposed Project will consist of approximately 28,000 ET Solar ET-M772BH540TW 540W bifacial solar modules; 100 Solectria 1500V 125kW (XGI 1500-125/125) inverters; Single-axis tracker racking in 4 High Landscape orientation; a switchgear, transformers, and electrical systems interconnected to the utility grid along Prospect Street. The Project also includes the installation of access roads and an NEC-compliant, seven (7)-foot safety and security fencing system.

For more detail(s) regarding the Project's design, please refer to Appendix C, Project Site Plans.

3.2.2 Service Life and Capacity Factor

The Facility's panels and inverters have an anticipated service life of thirty-five (35) years.

3.2.3 Site Access

The Facility will be accessed via an existing private road, Shadow Brook Lane, accessed from Scarborough Road.

3.2.4 Interconnection

The direct current ("DC") electricity generated by the solar panels will be converted to AC and stepped up to 13.2-kilovolts (kV) at two transformers and associated inverters located at the southern end of the Project Area. From the transformers, the AC power from the Project will be carried underground, following the existing access road, to connect to an existing Con Edison 13.2-kV distribution line along Scarborough Rd.

Briarcliff Solar will conduct the interconnection in accordance with Con Edison's technical standards, and State of New York requirements, and Federal Energy Regulatory Commission ("FERC") requirements.

3.2.5 Construction Schedule and Phasing

Construction Schedule and Phasing Construction activities within the Project Area will include asbestos abatement, building demolition, tree clearing, grading, incorporating stormwater best management practices, installing erosion and sedimentation ("E&S") control measures, racking and module installation, electrical trenching, Tree clearing beyond the fenced area will be required to facilitate construction of the Project. Existing grades throughout the Project Area

will be modified which will require some manipulation (cuts/fills) and regrading. Briarcliff Solar's preliminary construction plans for the Project are as follows:

3.2.5.1 PHASE 1 (Asbestos Abatement, Building Demolition, Clearing, and Site Erosion Controls)

1. Obtain building Demolition Permit from the Town of Briarcliff Manor;
2. Obtain permits/clearances from NYS Department of Labor and the NYS Department of Health to abate the building;
3. Contact Call Before You Dig 811 prior to any construction;
4. Begin building abatement;
5. Survey flag limits of clearing;
6. Conduct a pre-construction meeting with site contractor to discuss operations and limits;
7. Install perimeter erosion control measures. Measures will be inspected weekly or after all rainfall events of 0.5'' rainfall or greater. Fix any defects in erosion control measures immediately;
8. Clear trees and brush (All stumps, etc., to be ground and removed offsite);
9. Complete abatement and building demolition;
10. Regrade areas in accordance with the site plans; and
11. Use erosion control fabric (Tensar North American Green 575 or equal) on all slopes greater than 5:1 (if any).

3.2.5.2 PHASE 2 (Array Installation)

1. Erect temporary erosion and control measures within the array areas as shown in the Project Site Plans.
2. Strip and stockpile topsoil as required to complete grading. Topsoil pile to be protected with geo-textile silt fence. Stockpile time frame will be short term (i.e., two (2) weeks or less);
3. Complete grading for arrays as shown in the Project Site Plans.
4. Restore all graded areas with topsoil;
5. Install racking posts for ground-mounted solar panels;
6. Install ground-mounted solar panels and complete electrical installation
7. Hydro-seed array area; and
8. Maintain down-slope erosion control measures until turf has been established.

3.2.5.3 PHASE 3 (Perimeter Limit of Disturbance)

1. Complete restoration of all perimeter areas with seed mix;
2. Install fencing;
3. Install equipment pad and underground utilities to pole location on Scarborough Rd; and,
4. Maintain all erosion control measures until turf and all up-slope areas have been established.
5. For additional details regarding Briarcliff Solar's preliminary construction plans for the Project, please refer to Appendix C, Project Site Plans.

3.2.6 Project Maintenance

Throughout operation of the Project, periodic inspections and maintenance will be performed as required. Required maintenance of the Project, however, will be minimal. Briarcliff Solar will designate an Operations & Maintenance ("O&M") Service Provider. The maintenance service provider and/or its authorized subcontractors will visit the Site monthly to assess site

conditions and perform maintenance as needed. Signage and egress functionality will be inspected during this time and repaired, if necessary. Other anticipated management/maintenance activities for the Project are as follows:

1. **Equipment Maintenance**: The maintenance service provider and/or its authorized subcontractors will inspect and maintain electrical and PV equipment in accordance with the manufacturers' respective requirements to maintain proper operation and warranty status of the equipment. The maintenance service provider will also perform the following inspections: (a) the operation of all safety devices will be reviewed and corrected to maintain proper function; (b) full visual inspection of all equipment, subassemblies, wiring, connectors, etc.; (c) thermal scanning of electronic equipment, wiring terminations, connectors, etc.; (d) mechanical inspection, including torque verification of critical connections; (e) String Testing (IV curve test); and, (f) air filter elements.

2. **Grass Management**: Grass around and under the array will be mowed in accordance with the schedule provided below and will be maintained at a height intended to mitigate the risk of fire. Grass will be re-planted in bare areas onsite to ensure that erosion control is maintained.

3. **Panel Cleaning**: Although panel cleaning is rarely necessary in the Northeast, in the event that the panels were to experience enough soiling to adversely affect production, the panels will be cleaned using water brought in by tanker truck(s) and soft bristle brooms. No chemicals will be used in connection with panel cleaning.

4. **Snow Maintenance/Removal**: The maintenance service provider and/or its authorized subcontractors will clear snow from the access roads to all the electrical equipment pads onsite. Snow will be plowed or removed in a manner to maintain emergency turnarounds. Briarcliff Solar does not intend to remove snow from the panels. The angle of the panels relative to the ground which will allow any accumulating snow to sheet off.

5. **Long-Term Stormwater Maintenance Plan**: The O&M team will provide maintenance in accordance with the approved stormwater maintenance plan produced by the Project's engineer of record.

Table 1, below, summarizes the anticipated scheduled maintenance activities for the Project. For additional information regarding the expected maintenance of the Project, please refer to Appendix D - Operations and Maintenance Plan.

Table 1 – Scheduled Maintenance

Task	Frequency
On-Site Ground Inspection	Monthly
Visual Array & Equipment Inspection	1x per year or per equipment manufacturer requirements
Mechanical & Electrical Inspections	1x per year or per equipment manufacturer requirements
Panel Cleaning	As Needed
Mowing and Trimming	2-3x per year or more as required to maintain a safe site
Snow Removal	As Needed
Perimeter Fence Inspection	1x per year
Stormwater Management System Inspection	1x per year or per engineer's stormwater management plan

3.2.7 Project Decommissioning

At the end of its lifespan, the Project will be fully decommissioned and removed from the Site in accordance with the project Decommissioning Plan in Appendix E.

4.0 Project Purpose and Need

The Project meets a clear public need. Global climate change has become a real and dire threat on the regional, national, and international scale(s). In New York, the effects of climate change are already being felt, and expected to worsen if not attended to immediately.

Clean renewable energy resources, such as the proposed Project, are integral to New York's success in mitigating climate change. To that end, the Project is consistent with New York's long-range strategy to reduce greenhouse gas ("GHG") emissions and increase the deployment of renewable resources in the state.

5.0 Project Benefits

The Project creates several benefits with local, statewide, and regional significance - including supporting renewable energy development and construction related jobs and contributing to New York's statewide renewable energy goals.

The Briarcliff Community Solar Garden will provide community members access to clean renewable energy through a subscription arrangement that Briarcliff Solar will market. As part of the NYS Public Service Commission's Order on Community Distributed Generation, Con Edison will provide a monetary credit, known as "solar credits," for each unit of electricity that is exported into their electrical grid.

Briarcliff Solar, and its local partners will be responsible for marketing the "solar credits" to local homeowners, renters, small businesses, and municipalities. Recipients of the "solar credits" are considered subscribers and will receive a benefit that ranges from 5%-10% based on the subscriber's rate structure, and NYS PSC's Value of Distributed Generation Order. Subscribers can save an average of $500 each year. The Solar Garden will enable renters and homeowners who do not have the proper roof orientation or load bearing capacity the ability to access the benefit of solar power.

Given the Project's size, it can be expected to generate enough energy to power 2,500 homes for a year, while generating zero pollution or carbon emissions. Moreover, Briarcliff Solar will be an economic contributor to the Village of Briarcliff Manor. Once operational, the Village of Briarcliff Manor will receive annual tax revenues from the Project Briarcliff Solar also intends to use, where appropriate, local and regional labor for the construction and subsequent operation of the Project and expects that approximately twenty-one (21) new jobs will be created (19 construction jobs and two (2) new full-time job positions). Moreover, there will be no additional burdens placed on municipal infrastructure or demands on Village of Briarcliff Manor services due to the development of the Project.

Importantly, the Project will generate the majority of its power during the summer electrical peak, thereby providing peaking resources when the State has its greatest need for energy.

6.0 Potential Environmental Impacts

As is evidenced by the information provided below, the Project has been designed to avoid or minimize impact(s) to public health and safety, the existing environment, wildlife, and habitat on and around the Site; and, in accordance with NYSDEC and USACE regulations, will not have an adverse effect on scenic, historical, or recreational areas within and surrounding the project site area.

6.1 Public Health and Safety

6.1.1 Public Health

As a Renewable Energy Source, Briarcliff Solar represents a clean and safe method of electricity generation in the State. The Project will contribute to reducing greenhouse gas emissions to the extent it displaces the fossil-fueled generating resources, and the Project, once operational, will not create any waste or other emissions that would be detrimental to the public health and safety. In addition, the Project will not consume any water or produce any wastewater or otherwise involve the injection of waste or harmful or toxic substances into ground water or wells.

6.1.2 Site Safety

The Philips Research Facility building on site has been vacant since Philips ceased their operations at the site in 2015. The abandoned building has since faced an ongoing issue with loitering, vandalism, and trespassing. Refer to current existing condition photos of the site in Appendix F – Existing Conditions Photos. The implementation of Briarcliff Solar on the property will secure the site with reinforced fencing and security measures and make it a safe place for the community and neighbors.

Right now, the site is of access to trespassers via the Old Croton Aqueduct Trail that is adjacent to the West side of the Project site. The Project has been designed resolve the trespassing issue through the implementation of numerous security techniques and demolition of the existing building. Briarcliff Solar will meet or exceed applicable local, state, national and industry health and safety standards and requirements related to electric power generation, including the National Electrical Safety Code ("NESC"), and those codes and standards promulgated by the National Fire Protection Association ("NFPA"). In accordance therewith, all of the Project's electrical equipment will be secured by a seven 7-foot high locked security gate that is National Electric Code ("NEC")-compliant to ensure that the Facility is not readily accessible to the public. The property line that faces the public Old Croton Aqueduct Trail will also be equipped with chain link security fencing that is equipped with barbed wire which will prevent future trespassers and vandalism in the area. As a result. the security measures will not only be protecting the Project site, but all neighbors immediately adjacent to the property as well who have a direct view of the site.

6.1.3 Emergency Access/Training

On May 9th, 2022, YSG conducted an in-person meeting with Mr. John Wynne, the Police Chief for the Briarcliff Manor Police Department. On the same day, YSG scheduled an in-person meeting with Mr. Vincent Caruso, the Fire Chief for the Briarcliff Manor Fire Department, but plans to reschedule the fire department meeting for a date in the future. The purpose of the meeting was to discuss emergency services regarding access to the Facility and emergency shutoff switches. YSG Presented the Site Plan Set (Appendix C) to the Police Department and verified that our site map complied with NFPA standards, incorporated a 20' wide driveway with a minimum 45' radius. Each of the entrance gates to the Facility will have a universal key lock for emergency responders. Below, Table 2 provides an emergency contact list for the Village of Briarcliff Manor. The project is designed to comply with all local and state emergency access standards and Briarcliff Solar does not anticipate any emergency access issues for the Project or the Village of Briarcliff Manor.

Table 2 – Emergency Contacts

Department	Contact Information
Emergencies	Dial 911
Briarcliff Manor Fire Department	(914) 941-4440 Fire Chief: (914) 941-0879 Alternate: (914) 944-2762 Briarcliff Manor Village Hall 1111 Pleasantville Road Briarcliff Manor, NY 10510
Briarcliff Manor Police Department	Non-Emergency: (914) 941-2130 Briarcliff Manor Village Hall 1111 Pleasantville Road Briarcliff Manor, NY 10510

6.1.4 Electric and Magnetic Fields

Existing sources of electric and magnetic fields ("EMF") along the boundaries of the Project Site include the 60-Hz AC fields associated with the Con Edison 13-kV overhead distribution line along Holbrook Road and Scarborough Road, to which the electricity from the

solar arrays will connect.

During Project operation, electric and magnetic fields on the Project Site are expected to derive from the following sources: (1) the DC solar panels; (2) the DC cables that connect the solar arrays to the power inverters; (3) the AC power inverters that convert the DC power to AC power; and, (4) the underground 13-kV interconnection and existing Con Edison 13-kV distribution line along Holbrook Road and Scarborough Road, to which the Project will connect.

The proposed DC solar panels, AC power inverters, and AC transformers will be located more than 500 feet from the boundaries of the Site, with the nearest residences even further away. DC magnetic-field levels from cables connecting the solar arrays to the inverters will produce a DC magnetic field, however at the northern site boundary, would represent a small fraction of the earth's natural static (i.e., DC) geomagnetic field. The higher-frequency AC fields from the inverters, like the DC fields from the solar panels, generally decrease to near background levels within a few tens of feet or less. Thus, the operation of these sources would not appreciably change the EMF levels outside the Project Site.

The Project's solar arrays and related equipment in the Project Area will be sufficiently far from the Project Site's boundaries, and therefore, sufficiently far from the nearest residences such that the AC EMF levels from the solar equipment would be negligible off-site and far below the exposure limits for the general public recommended by the ICNIRP and ICES.

6.2 Federal, Local and State Land Use, Conservation and Development Plans

The Project plans are consistent with the goals, policies and implementation strategies contained in the Village of Briarcliff Manor's zoning regulations (the "Zoning Regulations"), Comprehensive Plan and Special Use Permit requirements (Ch. 220-6). Local, State and Federal land use policies and conservation recommendations have been implemented within the plans also to ensure that construction follows all conservation and development prerequisites.

6.3 Ecological, Vegetation, Wildlife Habitat, and Natural Diversity Database and Endangered Species

Provided in the following sections is information summarizing the identified onsite threaten and endangered wildlife (Indiana Bat and Monarch Butterfly); Phase 1 ESA; Geology; Forest and Meadow Implementation; and Prime Farmland Soils/Farmland Soils of Statewide Importance.

6.3.1 Threatened and Endangered Wildlife

The Project Area is located entirely within three (3) non-wetland habitats: Mixed Hardwood Forest, Grasslands and Commercial Yard space. Findings obtained from The USFWS Ecological Services Program IPaC Official Species List (Appendix G) combined with the data generated from NYSDEC's SEQR FEAF (Appendix H) provide a baseline inventory of all ecological, vegetation, wildlife habitat and endangered species that exist at the site. The following sections outline how YSG has determined the Project will not have any adverse impacts on Natural Diversity around the Project site.

On April 1, 2022, YSG received an email response (Appendix I-2) to an environmental due diligence notification letter (Appendix I-1) sent to NYSDEC Natural Heritage along with a copy of the site plan set and SEQR FEAF. The response from Heidi Krahling, Environmental Review Specialist, from the NY Natural Heritage Program confirmed the results of the SEQR FEAF, indicating that there are not any known records of rare or endangered species, or significant habitats, at or in the vicinity of the proposed project site, so further action involving NYSDEC Natural Heritage is not necessary.

Additional correspondences with the Region 3 Wildlife department at NYSDEC further confirms the findings from the Natural Heritage Program. On May 10th, 2022, Lisa Masi, Senior Wildlife Biologist at the Region 3 Field Office provided a response email (Appendix J-2) to the notification letter (Appendix J-1) stating "no impacts to these species are anticipated and a NYSDEC endangered and threatened species permit will not be needed. The FEAF also indicated no ETS are known on the project site."

On May 11, 2022, YSG conducted a virtual meeting with Sandra Doran and Tim Sullivan, Biologists at USFWS New York Ecological Services Field Office to review the IPaC Official Species List for the Project generated through the USFWS website[1]. According to the Species List, there is a total of two (2) threatened, endangered, or candidate species potentially present at the project site. Table 3 lists the species as per the Biological Assessment (Appendix J) results obtained from IPaC. The Species List also confirms that there are no critical habitats within the project area under USFWS jurisdiction. The Official Species list, Biological Assessment and YSG's determination was generated and submitted to the NY field office on May 13, 2022 and no impact findings are expected to be verified by the assigned biologist within 90 days. If the NY Field Office determines that further study is required for any USFWS r

[1] https://ipac.ecosphere.fws.gov/location/index

egulated species, YSG is prepared to conduct Phase 1 Habitat Surveys during the necessary survey periods.

Table 3 – Threatened & Endangered Species

Classification	Species Name	Status	Present In Action Area	Effect Determination
Mammal	Indiana Bat *(Myotis sodalist)*	Endangered	No	No Effect
Insect	Monarch Butterfly *(Danaus plexippus)*	Candidate	Excluded from Analysis	Excluded from Analysis

6.3.1.1 Indiana Bat

Information and data provided by Biologist, Sandra Doran from USFWS NY Field Office via email (Appendix L – USFWS Species Data) confirmed that the distance to the nearest Indiana bat roost tree is approximately 26 miles. The distance to the nearest hibernaculum (overwinter site) is approximately 23 miles. The project will not have any remote wildlife impacts that will reach distances past the site boundaries and therefore impacts to the Indiana Bat species are not anticipated.

6.3.1.2 Monarch Butterfly

Information and data provided by Biologist, Sandra Doran from USFWS NY Field Office via email (Appendix L – USFWS Species Data) confirmed that the monarch butterfly is currently a candidate species for listing under the Endangered Species Act. While the monarch butterfly may be identified through the U.S. Fish and Wildlife (Service) Information, Planning and Consultation (IPaC) program official species list requests, there is no requirement under section 10 (non-federal agency involvement) to coordinate with the Service on candidate, proposed, or listed species. However, as encouraged by USFWS, the Project will take advantage of any opportunity we may have to conserve the monarch butterfly and implement construction to support the growth of the species. We also continue consider incorporating habitat restoration or enhancement measures into project plans that benefits the monarch butterfly and other similar pollinator species.

6.3.1.3 Migratory Birds

The migratory list reveals the presence of the bald eagle habitat located near the project site. Information and data provided by Biologist, Sandra Doran from USFWS NY Field Office via email (Appendix L – USFWS Species Data) confirmed that the nearest bald eagles nest is located on the Hudson River, approximately 2.6 miles from the center of the project site, and

therefore, will not be impacted by the Project. Ms. Doran confirmed that there is no permit required for disturbing bald eagles or take of a bald eagle nest.

The conference call with USFWS NY Field Office confirmed that the migratory birds listed on the Official Species List provides recommendations for site preparation time frames based on probability of presence and breeding seasons of each bird species. YSG intends to conduct all site preparation and construction activities outside the threshold timeframes listed in the species list.

6.3.2 Phase 1 ESA

Prior to the Project being proposed, the owners of the site, Ridgewood Briarcliff Owner, LLC conducted a Phase 1 Environmental Site Assessment (Phase 1 ESA) in May 2017 which provides an in-depth summary of the site's historical environmental conditions. GZA GeoEnvironmental Inc. performed the Phase 1 ESA in general conformance with the scope and limitation of ASTM E1527-13 for the Project property located at 345 Scarborough Road in Briarcliff Manor, NY. The results revealed that there is no evidence of Recognized Environmental Conditions (REC) or Controlled Recognized Environmental Conditions (CREC). One Historic Recognized Environmental Condition (HREC) was identified on site regarding four underground storage tanks (UST) that were removed from the Site from 1998 to 2004 and replaced by a one 20,000-gallon UST. Additionally, the Site was listed in the database[2] report for at lease five petroleum-related spills and one complaint of a leaking drum. The spills and tank removals were listed as closed indicated that they were resolved to the satisfaction of the applicable regulatory agencies. The proof closed spill incidents are included at the end of the SEQR FEAF (Appendix H) as attachments, showing that there is no further action required to remediate these findings. One *de minimus* condition present on site included staining in the parking lot associated with parked vehicles and within various locations of the Site building. These stains are associated with property and equipment operations and repairs. The observed staining does not appear to be significant or pervasive and constitutes a *de minimus* condition. The results of this report that there are no significant environmental concerns related to the project site.

A new ESA Phase 1 was conducted in general conformance with the scope and limitation of ASTM E1527-13 by Environmental Affiliates, Inc. on April 4th, 2022. The updated report

[2] https://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=2

(Appendix M) was provided on April 26th, 2021. The results revealed that there is no evidence of Recognized Environmental Conditions (REC) or Controlled Recognized Environmental Conditions (CREC). The report detailed the Historic Recognized Environmental Conditions (HREC) regarding the UST on site. Two of the three fuel oil tanks were removed, and the larger 20,000-gallon tank was abandoned by filling the tank with a slurry of concrete. The tank closures were overseen by either the NYSDEC or the Westchester County Health Department, and the regulatory agency provided written notification to Philips that no further action was required to address residual impacts, and the spill files established for these tanks were subsequently closed. The fourth underground storage tank containing fuel oil was successfully removed from the Holbrook residence in 1998. Visual inspection of the tank at the time of closure indicated that it was in sound condition and post-excavations sampling completed during the removal did not detect petroleum impacts. The spill and *de minimis* findings were consistent with the report from GZA, indicating that all spills were officially closed by NYSDEC and that staining due in the parking lot areas were due to property and equipment operations and repairs. The observed staining does not appear to be significant or pervasive and constitutes a *de minimus* condition. The results of the updated report therefore verify that there are no significant environmental concerns related to the project site. Briarcliff Solar intends to follow all recommendations as outlined in the April 26th, 2022 ESA Phase 1 Report provided by Environmental Affiliates, Inc during construction and operation of the facility.

6.3.3 Geology

Although a Geotechnical report of the site has not been conducted yet. The Project has gathered quotes from accredited Geotechnical surveyors such as GZA GeoEnvironmental Inc. and Foundation Design P.C. in preparation for the project. Prior to scheduling the geotechnical investigation. Briarcliff Solar plans to review the scope of Geotechnical work required for engineering design and environmental due diligence to ensure that all required data is gathered, and necessary precautions are implemented. The project intends to evaluate all site preparation, design and equipment recommendations based on the geotechnical report findings once it is received to minimize any impacts on the Briarcliff solar and its surrounding soils and geologic environment.

6.3.4 Forest and Meadow Implementation

The total parcel area of the property is 78.24 acres. The proposed project will cause

ground disturbance on approximately +/ 49.33 acres of this land or ~63%. The Project will result in the conversion of approximately ~20.455 acres of Mixed Hardwood Forest to meadows and grasslands to support the installation of the solar facility and prevent shading on the solar panels after installation. To mitigate the loss of forest habitat, Briarcliff Solar proposes establishing areas of native meadow habitat through planting and landscaping. Small tree and grass plantings will be established at the outer limits of the Project Area and the perimeter fence surrounding the Project's arrays. The landscaping will be well maintained to prevent panel shading.

While these plantings do not necessarily "replace" forest loss, they will serve to increase early-successional/forest edge habitat value—particularly for species like the Indiana Bat and Monarch Butterfly.

6.3.5 Prime Farmland Soils and Farmland Soils of Statewide Importance

According to the NRCS Web Soil Survey[3] Map and Soil Data Access[4] (Appendix N – Site Soils), the Project area lays on six (6) soil types: PnD, PnC, PnB, RdB, WdB and Ub, in order of most to least prominent on site. PnC and RdB is Farmland of Statewide importance and makes up ~23.2% and ~10.2% of the site respectively. PnB and WdB are prime farmland and makes up ~10.7% and 8.9% of the site respectively. All soils on the site consist of generally low slopes between 3 to 15 percent and are moderately well drained. The only disturbance to the soil will be for grading (site preparation) and piling (installation of helical piles). No soils will be removed from the site.

6.4 Wetlands

This Section describes the wetlands identified at the Site, including anticipated Project-related impacts to these resources. As discussed below, the Project has been successful in avoiding all direct impacts to the identified wetlands, and adverse impacts to these resources is not expected.

6.4.1 Identified Wetlands and Regulating Agencies

The property contains two wetland areas identified per the delineation: (i) Freshwater Pond, which is Federally regulated by the US Army Corps of Engineers (USACE) and listed within the National Wetland Inventory; and (ii) Riverine, which is also federally regulated by USACE and listed within the National Wetland Inventory. Only a portion of the pond and stream

[3] https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
[4] https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcseprd1338623.html

are located on the Project Site, with a total size of approximately ~0.50 acres going through the Project Site.

JMC Planning, Engineering & Land Surveying, PLLC completed drawing number C-010B, Wetland Flagged Map, dated 06/08/2018 (Appendix O-1). The drawing contains wetland flags that have been identified and flagged by Ecological Solutions, LLC who was contracted to visit the Project site as a wetland delineator on January 26, 2017.

The wetlands are illustrated on the Environmental Resource Mapper (Appendix O-2). The Riverine runs North/South through the East side of the Site and discharging at the freshwater pond on the Northeast corner of the site. No wetlands on site are regulated by the NYSDEC according to the NYSDEC and as reflected in the SEQR FEAF.

6.4.1.1 Federal Wetlands: USACE

On March 28th, 2022, Briarcliff Solar notified the NY Regulatory District of USACE of its intentions to develop a solar facility on the Site via notification letter (Appendix O-3) along with an attached SEQR FEAF and site map. Briarcliff Solar intends to make use of the existing on-site infrastructure (i.e., roadways) and construct the solar arrays without disturbing the stream that runs through the site, as a roadway crossing through the stream is pre-existing. The roads on site will stay in place and the work will not involve discharging dredges or fill material into waters.

On May 3rd, 2022, Ms. Alexandra Ryan, General Engineer/Project Manager for USACE, provided a no impact response letter (Appendix O-4) stating that no permit would be required for the site as the wetlands will remain undisturbed as per the project Site plan set.

6.4.1.2 State Wetlands: NYSDEC

As mentioned above, the NYSDEC Environmental Resource Mapper does not show any State regulated wetlands on Site. On March 28th, 2022, Briarcliff Solar issued a notification letter (Appendix O-5) to the NYSDEC Region 3 Field Office along with the SEQR FEAF and Site Plan sets. On the same day, Rebecca Crist, Deputy Permit Administrator of the Division of Environmental Permits, provided a response (Appendix O-6) indicating that there are no NYSDEC regulated wetlands on the Project Site, confirming the findings of the NYSDEC Environmental Resource Mapper. As a result, there is no further action required for State wetland regulations on site

6.4.2 Impacts on Wetlands

The fundamental concept of wetland impact analysis is based on the precept that wetland impacts should first be avoided where possible. Secondly, if practicable alternatives do not exist to avoid wetland impacts, then such impacts should be minimized. Thirdly, unavoidable wetland impacts should be mitigated.

The Project has been successful in avoiding all direct impacts to the identified wetlands, as no tree-clearing, construction or other vegetation alteration will occur within these areas and the Project maintains substantial buffers from all wetlands and watercourses. Because development activity is proposed adjacent to the wetlands, there is the potential for secondary impacts to these resources. However, the potential for such secondary impacts will be minimized through the implementation of best management practices.

The principal protection measure proposed for the Project is the preservation of substantial and undisturbed wetland and stream buffers. These buffers will not be affected by the Project, and the width of these buffers will allow for the preservation of the existing watershed drainage patterns, the natural infiltration of surface water runoff, as well as the preservation of stream-shading and temperature-sensitive stream micro-climates.

Nonetheless, to minimize the potential for soil erosion and sedimentation during development, a full SWPPP (Appendix P) has been provided by the Project's civil engineers, Labella Associates and outlines all recommended measures that will be implemented to minimize any adverse impact on the wetland.

As demonstrated by the foregoing, the Project will not adversely affect any identified wetlands.

6.5 Water Resources and Stormwater Management

The Project is not expected to have an adverse impact on the State or Federal water resources, as the Facility operations are passive by nature. The Facility, once operable, will be unstaffed, no potable water uses or sanitary discharges are planned, and no liquid fuels are associated with the operation of the Facility. The demolition of the existing building on site will result in a net decrease of pervious area which will positively impact stormwater flows and minimize runoff. Regarding potential stormwater issues, and as discussed in greater detail below, the stormwater generated by the proposed development, once operative, will be properly handled and treated as per SWPPP recommendations. The SWPPP has been developed in accordance

with the "New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity," Permit No. GP-0-20-00. The SWPPP includes the elements necessary to comply with the national baseline general permit for construction activities enacted by the U.S. Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program and all local governing agency requirements. As a result, the Project is not expected to have an adverse impact on any State or Federal water resources, and therefore, there will not be any impact on the site or surrounding wetlands.

6.5.1 Floodplain Areas

Briarcliff Solar reviewed the United States Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Maps ("FIRM") for the Site. The Project Site is mapped on FIRM PANEL #36119C0138F, dated September 28, 2007 (Appendix Q-1). Based upon the reviewed mapping, the Site is classified as an unshaded "Zone X," which is defined as an area of minimal flooding, typically above the 500-year flood level. The Project is outside the influence of 100- and 500-year floodplains and will have no effect on these resources. On April 11th, 2022, Briarcliff Solar received an email correspondence from NYSDEC's assistant engineer in floodplain management, Geoff Golick. Mr. Golick provided a no impact response letter (Appendix Q-2) which confirmed the FIRM data for the site. As a result, no special considerations, or precautions relative to flooding are therefore required for the Project.

6.5.2 Pollution

The site is located adjacent to the Old Croton Aqueduct, and it is a priority for Briarcliff Solar to ensure that no pollution will occur as a result of the Project. The impervious area of the site is expected to increase after construction and therefore runoff and stormwater management practices will be implemented to avoid pollution. Water quality will be enhanced through the implementation of temporary and permanent erosion and sediment control measures and peak rate control practices as outlined in the Stormwater Pollution Prevention Plan (Appendix P). The approach consists of pipes and open drainage ways to adequately collect, treat, and convey runoff safely; sufficient setbacks from the identified wetlands and water resources onsite have been established in the Site Plan set; erosion and sediment controls will be installed and maintained during construction; and, once the Facility becomes operative, all water resources will be managed in accordance with local, State and Federal water resource and water quality

laws. Once operational, the facility will not have potable water uses, liquid fuels or sanitary, eliminating concern for water contamination. Collectively, the above-mentioned plans will ensure that the Project will have no adverse effect on ground and surface water quality.

6.5.3 Stormwater Management

The NYSDEC requirements for new development states that runoff reduction shall be achieved through infiltration, groundwater recharge, reuse, recycle and/or evaporation/evapotranspiration of 100-percent of the post-development water quality volume to replicate pre-development hydrology. The Project will ultimately result in a net decrease of impervious surface area and is expected to have a positive impact on stormwater flows in the area.

A detailed stormwater management plan, SWPPP (Appendix P), was developed for the Project. This plan was reviewed for adherence with best design practices proven to prevent degradation of downstream waters from stormwater runoff. Additionally, the proposed stormwater system is designed to manage the water quality volume ("WQV") through removal of impervious surfaces and the slow release of water in a manner that will not increase peak flow rates—thereby reducing the likelihood of downstream erosion or increased flooding. Runoff control techniques provide treatment in a distributed manner before runoff reaches the collection system, by maintaining pre-construction infiltration, peak runoff flow, discharge volume, as well as minimizing concentrated flow. This can be accomplished by applying a combination of Runoff Reduction Techniques, standard Stormwater Management Practices (SMPs) with RRv capacity, and good operation and maintenance.

According to the SWPPP Runoff from the project site will discharge to the Sparta Brook on the east side of the project and an unnamed tributary of Sparta Brook on the west side of the project. Project construction activities will consist primarily of site grading, and the installation of storm drainage infrastructure necessary to support the proposed redevelopment project with no increase in impervious area. Construction phase pollutant sources anticipated at the site are disturbed (exposed) soil, vehicle fuels and lubricants, and building materials. Without adequate control there is the potential for each type of pollutant to be transported by stormwater. Stormwater quality will be enhanced through the implementation of temporary and permanent erosion and sediment control measures, the proposed stormwater management practices, and other construction-phase pollution controls outlined within the SWPPP. The proposed stormwater management approach consisting of on-site stormwater management practices will

adequately collect, treat, and convey the stormwater runoff. Grass filter strips will be used to manage and treat stormwater runoff generated by the proposed redevelopment project with no increase in impervious area. Pre- and post-development surface runoff rates have been evaluated for the 1-, 10-, and 100-year 24-hour storm events. Comparison of pre- and post-development watershed conditions demonstrates that the peak rate of runoff from the project site will not be increased.

Briarcliff Solar also notes that, due to the land use proposed, high pollutant loads (i.e., nutrients, petroleum hydrocarbons and liquid fuels, etc.) from stormwater runoff are not expected to result from the Project—especially when compared to a residential or commercial development of similar scale. These conventional types of development include higher vehicular traffic, septic systems effluent, and manicured lawns which are the primary sources of stormwater pollutants. Nevertheless, the stormwater management measures proposed for the Project have been designed in a manner to maximize pollutant removal, and are designed to capture and sequester sediment.

Implementation of these measures will ensure that any stormwater generated from the Project will not result in harm to the surrounding area or the degradation of downstream waters.

6.6 Air Quality

Due to the nature of solar energy generating facilities, the Project, once operational, will not generate any air emissions onsite. While Briarcliff Solar acknowledges that there is the potential for temporary, mobile source emissions associated with the construction of the Project resulting from vehicles and related construction equipment, any such potential air quality impacts resulting therefrom are considered minimal.

Nonetheless, Briarcliff Solar will mitigate such construction-related emissions by utilizing a series of protective measures, including, (i) limiting idling times of equipment; (ii) properly maintaining all vehicles and equipment; and, (iii) watering/spraying construction equipment to minimize dust and particulate releases. In addition, Briarcliff Solar will ensure that all on-site and off-road equipment will meet the latest standards for diesel emissions (as proscribed by the United States Environmental Protection Agency).

6.7 Historic and Archaeological Resources

On March 28th, 2022 Briarcliff Solar issued a notification letter (Appendix R-1) to the

NYS Office of Parks, Recreation and Historic Preservation Tectonic Region Office. On April 6th, 2022, the Director of the Technical Preservation Services Bureau, Nancy Herter, Ph.D, provided a response (Appendix R-2) stating that the NYSHPO needs to complete the review of the Project prior to provide an official effect opinion.

The NY State Historic Preservation Offices (SHPO) Cultural Resource Information System (CRIS)[5] submission was submitted and accepted on March 14th, 2022 (Appendix R-3) and was assigned a project number of 22PR01760. On the same day, SHPO issued a first response (Appendix R-4) requesting a Project Zone of Visual Impact ("ZVI") analysis according to the SHPO guidelines for Solar Facility Development Cultural Resources Survey Work. YSG issued a response (Appendix R-5) to SHPO on April 14th, 2022 including photos and property details of each adjacent property to the site that is knowingly 50 years or older, including the Project site itself.

On May 5th, 2022, SHPO issued a second response (Appendix R-6) asking Briarcliff Solar to reconsider the demolition of the Philips Research Facility that is currently on site. However, Briarcliff Solar stands behind the decision to demolish the existing facility due to a number of safety hazards and concerns that has raised as a result of the building remaining standing. The abandoned building has been known to be a danger to local in the past as it attracts trespassers who have vandalized property and partaken in illegal activities on site. Refer to site photos. The current building condition is less than standard for any other potential use. Briarcliff Solar has ensured that all site plans were updated as per SHPO requirements to show the Old Croton Aqueduct boundaries on the site plans as well as all proposed fencing and screening methods.

YSG believes that it is in the best interest of the Project and local community members to demolish the existing facility due to the crime occurrences that have taken place as recently as May 2022. As indicated in "People vs Ridgewood Real Estate Partners (345 Scarborough Rd)", see Appendix R-7, the facility has been subject of litigation between the village of Briarcliff Manor and the previous owner. In the time since the building's occupancy the facility has fallen into disrepair and has been subject to repeated incidents of trespassing. On October 1, 2020 "as a result of the trespassers, a fire broke out in the main building and on its roof which required the

[5] https://cris.parks.ny.gov/

immediate response of village fire personnel as well as mutual aid response from as many as four surrounding municipalities involving 9 fire vehicles and approximately 80 volunteer firefighters."

Further, the premises has been deemed an unsafe structure, riddled with unsafe and/or vandalized equipment that results in the structure being unfit for human occupancy, in accordance with the 2020 Property Maintenance Code of New York State Section 107 "Unsafe Structures and Equipment".

During the week of May 2, 2022, the property management company has reported additional trespassing violations that has necessitated the resecuring of points of entry. Photos of the damage incurred to the building over the building's vacancy are provided in Appendix F.

In order to receive a final determination, Briarcliff Solar intends to draft and submit documentation (Appendix R-8), including existing conditions photographs and an engineer's report documenting structural failures, that will provide SHPO with proof that there are no other feasible locations for the proposed solar arrays that do not require the demolition of the on-site Philips Facility. SHPO's final determination is pending the review of the abovementioned material and data that prove demolition should be allowed for the safety of the community and implementation of renewable energy project within the village of Briarcliff Manor.

6.8 Noise

As abovementioned, the Project is located in Briarcliff Manor's Business district classified as a CT1 (Complementary Transition Use 1) Zone, with Residential Zones surrounding the property. Pursuant to the Village of Briarcliff Manor's Noise Control Law §146-5, in an emitter in a nonresidential zone cannot exceed, 65 dBA during the hours of 8:00 a.m. to 6:00 p.m. on weekdays and Saturdays; and ii) 50 dBA during the hours of 6:00 p.m. to 8:00 a.m. on weekdays and Saturdays, and at all times on Sundays and holidays.

The Facility will have limited noise-producing equipment onsite, consisting of the inverters and transformers. The Facility's noise levels are not anticipated to be greater than ~15 dBA, which is considerably quiet.

During the short-term construction period, Briarcliff Solar expects that some typical construction equipment noise will occur. However, such noise will in accordance Village of Briarcliff Manor's Noise Control Law §146-6, regulated activities, and will be limited to weekday, daytime construction hours, and will not exceed the Village's 65 dBA threshold.

6.9 Lighting

No exterior lighting is planned for the Facility. There will be some small, non-intrusive lighting fixtures within the equipment to aid in maintenance; however, Briarcliff Solar expects that such lighting will be minimal and will not impact nearby residences.

6.10 FAA Determination

The Federal Aviation Administration (the "FAA") conducted an aeronautical study for the Project under the provisions of 49 U.S.C., Section 44718 and Title 14 of the Code of Federal Regulations, part 77 by utilizing the online Notice Criteria Tool[6]. The Notice Criteria Tool results (Appendix S) dated March 10, 2022 revealed that the Project does not exceed obstruction standards and would not be a hazard to air navigation. No further filing was required by the FAA to study the Project further.

6.11 Project Visibility

The Project will have limited year- round visibility in areas within the immediate vicinity of the Site—primarily, those abutting properties to the northeast along Holbrook Road. These limited year-round visibilities will depend on the height of vegetation along the site perimeter. Briarcliff Solar has been proactively developing a detailed landscaping plan that will address any potential views from surrounding properties. In general, views of the Project will be limited due to the relatively low height of the Facility (the proposed panels are only nine feet tall), in conjunction with the existing, dense vegetation along the perimeter of the site being maintained.

Briarcliff Solar also notes that the proposed solar modules are designed to absorb incoming solar radiation and minimize reflectivity, such that only a small percentage (approximately two (2%) percent) of incidental light will be reflected off the panels. This incidental light is significantly less reflective than common building materials, such as steel, or the surface of smooth water. The panels will be tilted up toward the southern sky, thereby further reducing reflectivity/visibility of the Project in certain areas.

As such, Briarcliff Solar does not anticipate any adverse visual impacts will result from the development of the Project.

[6] https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm

7.0 CONCLUSION

As demonstrated by the foregoing, Briarcliff Solar's proposed Project will result in no air emissions, has been carefully designed to minimize natural resource impact(s), and complies with the applicable air and water quality standards of the Village of Briarcliff Manor, New York State DEC, New York SHPO, United States ACE, and United States FWS.

The Project satisfies the requisite standards, and in light of the benefits this Project will provide to the State of New York and the Village of Briarcliff Manor, Briarcliff Solar LLC respectfully requests that the Village of Briarcliff Manor declare the Village as Lead Agency in accordance with 6 NYCRR Part 617, State Environmental Quality Review and respectfully petitions the Village of Briarcliff Manor for a Special Use Permit or the proposed construction, operation and maintenance of two 5.0 megawatt-alternating current solar-based electric generating facilities located at 345 Scarborough Road, Briarcliff Manor, NY 10510, parcel number: 97.16-1-1.

MIKE GRELLA

FOUNDER / CHIEF PROSPERITY OFFICER

GRELLA PARTERSHIP STRATEGIES

Mike Grella has over 27 years of domain expertise and experience in economic development, business site selection, investment attraction, tax, public finance, and public policy as an attorney and advisor. Mike spent the first 17 years of his career advising hundreds of clients including some of the world's most recognizable brands at three of the top five global accounting & advisory firms on economic development strategy and expansion transactions.

In March 2012, Mike was recruited by Amazon's legal team to build and lead its global economic development function from the ground up in Seattle. Over seven years the team created public-private partnerships representing more than ten billion dollars of capital investment and hundreds of thousands of new jobs spanning over two dozen U.S. states and 15 countries.

From 2012 -2016 Mike was responsible for the expansion of Amazon's e-commerce logistics and last-mile delivery network collaborating with hundreds of state, regional, and local partners to construct over fifty million square feet of new development.

From 2016 - 2019 Mike spearheaded the economic development function for Amazon Web Services, Amazon's rapidly growing, cloud computing / hyperscale global data center business segment and served as Director of Infrastructure supporting global site selection for new data center regions and availability zones around the world.

In March 2019 Mike formed Grella Partnership Strategies (GPS), a next generation economic development & public policy advisory firm delivering value to public & private sector organizations &

investment funds leveraging cutting-edge data analytics and deep connections in the logistics/e-commerce, data center, and cleantech / sustainable manufacturing industries. For community and economic development clients GPS conducts strategic planning studies, market studies, highest & best use assessments, mock site selection RFPs, preparing communities with the precise data and tools necessary to optimize investment attraction where GPS can make curated introductions to desirable end-users, site selectors, & developers.

Mike focuses on making communities more resilient and prosperous by embracing smart-city technologies, diversity & inclusion, environmental sustainability, providing equitable access to education, broadband, financial capital, workforce training, healthcare & transportation resources as well as eliminating historical and institutional barriers to economic mobility.

Mike is a frequent contributor and cited in national media outlets including the New York Times, Bloomberg, Crains, Wall Street Journal, Washington Post, NPR, Fox Business, Buzzfeed, Recode, and Business Journals around the country.

He is also a frequent speaker on myriad economic development matters including Sustainable Development; Industry 4.0; Best Practices & Trends in Attracting Tech Industry Investments; The Role Of Diversity/Equity/Inclusion In Fortune 500 Site Selection; Innovation In Supply Chain & Logistics; and Demand-Based Workforce/Skills Development.

Mike's speaking appearances include CoreNet Global, NAIOP, Utility Economic Development Association, International Economic Development Council, New York State Economic Development Council, Villanova Business School, Cornell School of Public Affairs, Yale Graduate School Of Management, Indiana Economic Development Association, Virginia Economic Development Association, Kansas City SmartPort, Duke Energy Florida Site Selector's Forum, BISNOW Southeast Data Center Conference.

Mike received his undergraduate degree from Villanova University school of business and His Juris Doctor Degree from Hofstra University School of Law. Mike is admitted to the New York State Bar.

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Carl Nelson
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Carl Nelson is the Managing Principal of Infrastructure Ready, a location economics, site selection and commercial real estate development firm. Mr. Nelson is a real estate development specialist and has orchestrated over $5 Billion in industrial real estate transactions over the course of his 20 year career. Prior to his current firm, Mr. Nelson led the team responsible for deploying data center infrastructure across North America for a Fortune 500 hyperscale cloud internet provider.

Mr. Nelson has built and led teams responsible for site selection, acquisition, design, municipal entitlements, financing, joint venture structuring and construction for over 30 million square feet of commercial office and industrial space for some of the largest industrial real estate occupiers in the world. Most recently Mr. Nelson built and led the team responsible for 12 million square feet of datacenter development and over 3 Gigawatts of datacenter power footprint.

A graduate of Gustavus Adolphus College, Mr. Nelson holds a Masters degree in Real Estate Development from Clemson University. He resides in Honolulu with his wife and his four daughters.