

Questions submitted during the Flat Creek solar project live Q&A Community Meeting on April 17, 2024

QUESTIONS ADDRESSED TO THE PANEL IN REAL TIME

Speaker unknown:

1. My main concern is water flow. What would you do for people that lose their water supply?
2. Do the panels crack?
3. Who is responsible for my property value tanking?
4. What are the efficiency of the panels?

From Susan Mallory:

5. How many solar facilities has SunEast developed?
6. Each development has been its own LLC, is that because of liability issues?
7. If there is a catastrophic failure, are we only protected by the LLC asset?
8. Has the panel of speakers ever sold a project?
9. Can a landowner still buy and sell their property?
10. Can a landowner get a mortgage?
11. Is the lease renegotiated for a new landowner?
12. How was this project originated?
13. If this location isn't efficient, why is it being built?
14. Who is responsible for liability insurance?
15. Are landowners required to carry their own liability insurance?
16. Is it typical that projects cover two towns?
17. How many full-time jobs will the project create?
18. Will locals be hired for the jobs?
19. If there are no qualified locals to do the job, will you train them?
20. Who monitors the hail?

From Claude Pietrowicz:

21. Can someone break their contract?
22. What are the poles in the ground made of?
23. How do first responders get to the facilities through deep soil?
24. Is there PFAs in anything you are using?
25. How many acres of prime farmland will the project use?
26. Why are you building so close to a breeding ground for grouse? Ponds were put in by the USDA.

From Jen Stein:

27. If wells are damaged, who is liable?
28. Who is liable if a fire happens?
29. Who is double checking the take surveys? There are no residents that can check the work – there are eagles out there.
30. If you are granted a take permit, are you able to relocate the eagles?

31. How will this affect hunting?
32. How will non-participating residents going to be made aware of project changes?
33. How can people be assured that soil is not compacted?
34. What protections are put in place for archaeological finds?
35. Notes on property values: My realtor told me that my property value would drop 35% because of the panels and only 1 in 30 buyers would be interested in a house near a solar project. My realtor gave a presentation about the decrease in property values due to the solar project.
36. How long has Flat Creek been in business?
37. How many solar projects have you permitted and built?
38. Who owned the leases before SunEast?
39. What happens when fire goes towards a town if batteries or panels burn?
40. How long is the life of the lease?
41. How long until land can be used after decommissioning?

From Leonard Lloyd:

42. Are you testing for water in the soil? For water in the wells?
43. After panels have been taken down, who is in charge for 35-40 years after?

From Faye Meade:

44. Comment: Do not call this a solar "Farm", it does not meet the definition of farm.
45. Note: Expressed upset that Greg asked her to look for eagles and indicated that we should have found all five nests.
46. What are you going to do about drainage tile to ensure it still properly functions?
47. Concern: Expressed concern about whatever slow growing seed mixture the project will use and about the wind blowing and the seeds pollinating elsewhere, particularly if it includes milkweed since her family has spent thousands to remove milkweed. She asked to be notified what will be used.
48. What are your plans for Lincoln Road, Canyon Road and Lookout Road? These are all single lane farm roads where residents use radio calls to communicate.

From woman who worked with local law firm:

49. Comment: People feel powerless because local laws can be overridden. People want to see setbacks respected.
50. Comment: Nobody made the project in the town of Sharon comply with plans. Towns need money to hire engineers to inspect compliance.
51. Comment: Don't use seasonal dirt roads. Don't use them in the winter.

From Cindy Jacksland:

52. Comment: Only half of the residents received the notice for this meeting.
53. Is construction plan public?
54. Are you familiar with the term incurable defect as it relates to property?

From Lynette:

55. What does Cordelio consider a safe distance to live from panels? Expressed concern that people should live 1-2 miles from solar projects because the projects cause behavioural issues and anemia in children.

From Robert Moore (student representative):

56. Have you reached out to consult students? Come to the school and do a presentation?

QUESTIONS SUBMITTED IN WRITING

From Gary Aney:

57. Where are the panels and the replacement parts from? (asked to the panel)

58. Is the 10% credit on bill just delivery charge or the entire bill?

From Lester Walker III:

59. How can you site panels on pipelines and along a creek? (asked to the panel)

60. I thought plastic is bad for the environment (PFAs covered in a previous question)

From Carl Nasse:

61. What reserves are set aside in a trust for cleanup and restoration of the land if the solar company files bankruptcy? (asked to the panel)

From Les Chase:

62. How is the area maintained? Will pesticides be used, and will a landscaping company be hired to keep it tidy? (asked to the panel)

No name included on comment card:

63. Why isn't this project considered Industry for assessment? (asked to the panel)

No name included on piece of paper:

64. You mentioned \$16.6 million to Canajoharie School District over 20 years. What type of funds are these? If this isn't done as an educational contribution it will affect our school taxes. (asked to the panel)

65. Have you met with the school boards and Fort Plain and Canajoharie could merge so will you include the Fort Plain board as well? (asked to the panel)

From Elizabeth Aurand:

66. Will towns/villages be compensated for the wear and tear on the roads and bridges? (asked to the panel)

67. Will homeowners impacted by the view of solar panels be compensated for the loss of view? (did not ask the panel)

From Dominic Miele – received via email prior to the meeting:

68. Has the scope of the project changed recently and if so, how did it change? (asked to the panel)
69. Is there a new map for these changes and can you provide one to each of us? (covered in meeting presentation, which is available on the website/copies have been delivered to the Amish)
70. When you have meetings with the town, are they combined, or have you been dealing with each town separately? (asked to the panel)
71. In regard to this project,
 - a. What type of soils do you generally prefer to work in? (soil information contained in a previous response and in FAQ on website/delivered to Amish)
 - b. Are there still two projects? (asked to the panel)
 - c. Will you be trying to make this project bigger? (asked to the panel)
72. Has Cordelio or any affiliated companies in this project made campaign contributions to any politicians in NY? (did not ask panel – determined this was not relevant)
73. Will you be using direct buried cable between panels, inverters, and the substation? (asked to the panel)

From Patti Pietrowicz – received via email prior to the meeting:

74. How are the intervenor funds being broken up between the two towns? (asked to the panel)
75. Is there a formula that is used for what goes to the town and what goes to private intervenor groups? (asked to the panel)
76. Would it be possible to double the intervenor funding so we don't have to use money out of our own pocket? (asked to the panel)
77. Do any of the areas you're working in require a wetlands permit? Have or will you acquire it/them if so? (wetlands addressed in a previous response and in FAQ on website/delivered to Amish)
78. Where the access roads cross what you've marked as wetlands, will there be a culvert underneath the road so it doesn't pond up and create an environment for mosquitos to breed? (asked to the panel)
79. Will you be setting up a fully funded account paid for by Cordelio with a testing lab where residents can have their water tested yearly at no cost to the resident if they so choose? (water contamination covered at length in a previous response and in FAQ on website/delivered to Amish)
80. Most of these fields will be draining into creeks that wind up in the Mohawk River. How often will you be testing the water in the creeks as it also ends up being someone's drinking water along the way? (asked to the panel)
81. Are you able to absolutely 100% able to guarantee that you will not affect anyone's drinking water in any way? (water contamination covered in a previous response and in FAQ on website/delivered to Amish)
82. Is there a set list of penalties/fines for working outside the parameters/violating your permit? (asked to the panel)
83. What are you trying to accomplish with this project – is it to reduce carbon footprint and greenhouse gasses? Will the landowners by their contract still be allowed to keep cows as this would seem counterproductive to what you are trying to accomplish as a single cow

can produce upwards of 200 lbs of methane gas per year, thus cancelling out the good of your project. (did not ask the panel – inflammatory and irrelevant)

From Nicholas Campiglia – received via email prior to the meeting:

84. What is the plan for week control (asked to the panel)
85. Who is paying the taxes for damage to roads? (road damages covered in a previous response)
86. What is your fire control plan (asked to the panel)
87. Comment: Worried about our Amish who have started to revitalize the project area
88. Will property values be impacted (covered in a previous response and in FAQ on website/delivered to Amish)
89. Are you a US company? (Cordelio information covered during the presentation and in a previous response)

From Roland Vinyard – received via email prior to the meeting:

90. How much will Cordelio be bonded for? (decommissioning security and insurance covered in previous responses and in FAQ on website/delivered to Amish)
91. What assurances do we have that Cordelio will remain in business for the duration of the project? (asked to the panel)
92. If they go bankrupt or close down, who's left holding the bag? (decommissioning security covered in a previous response and in FAQ on website/delivered to Amish)
93. How much of the project will be Cordelio-owned land vs leased land? (asked to the panel)
94. Regarding screening (landscaping covered in meeting presentation and FAQ, which are available on the website/copies have been delivered to the Amish)
 - a. What kind of trees will you use
 - b. How many rows around the perimeter
 - c. Will they create shadows on the panels
 - d. How large will they be when planted
 - e. Do you intend to water them periodically
 - f. Will the trees that die be replaced
95. Will grass be planted under the panels to control potential erosion? (erosion/vegetation covered in a previous response and in FAQ on website/delivered to Amish)
96. How will you control the grass and bushes that grown on project land? (asked to the panel)
97. Will panels be high enough so that animals can graze under them – if so, what kind of animals are we talking about?
98. Are there safety issues involved for children or pets? (safety covered in a previous response and in FAQ on website/delivered to Amish)
99. Was consideration given to quality of soils under the panel?
100. Are panels glass or plastic faced, and how breakable are they? (asked to the panel)
101. What happens on leased land after the project is over, will the leases be renewed? (asked to the panel)
102. What is the useful life of the panels (asked to the panel)
103. Who is responsible for removing the panels and restore the land? (decommissioning covered in previous response and in FAQ on website/delivered to Amish)
104. Are dangerous substances used to manufacture the solar panels? (safety covered in a previous response and in FAQ on website/copies have been delivered to the Amish)

From Jen Stein – pulled from list of questions I was handed; the below were not asked by Jen when it was her turn to speak:

105. What is your plan to implement a cybersecurity plan in line with industry standards? Do you plan to hire and train someone locally who will have physical access to controls and incident response plans and be able to properly manage assets and removable media? (emergency response covered in a previous response)
106. How will unavoidable and possible impacts on neighboring agriculture be minimized and mitigated? (impacts to agricultural covered in a previous response and in FAQ on website/delivered to Amish)
107. What assurances will be in place for winter conditions in the event emergency personnel need to have access? The towns are not responsible for maintaining personal driveways, so what plan will be in place to maintain access roads without using town equipment as this is not a responsibility that should be paid using tax dollars? (fortifying roads covered in a previous response)
108. Regarding environmental justice, who is in charge of making sure that this project is reducing the negative effects as much as possible? (did not ask to panel – question unclear)
109. Has anyone from SunEast reached out to the Amish community – what is being done to lessen the impact on them?
110. How can citizens be assured that the land being used will be returned to its former state? (decommissioning and restoration covered in a previous response and in FAQ on website/delivered to Amish)

From Sandra Atchinson:

111. Who is responsible for repairing the panels if damaged by wind, hail etc.? (asked to panel)
112. Will the panels have hailstorm capability? (asked to the panel)
113. Will the project need noise mitigation? (asked to the panel)
114. Will the panels have lead or cadmium? (asked to the panel)
115. Why was there a well survey? (asked to the panel)
116. How far away should the panels be from residences and wells? (setback distances covered in a previous response)
117. If the Town Board votes down the installation can the state override them? (state siting process covered in meeting presentation, which is available on the website/copies have been delivered to the Amish)
118. Is this project a done deal no matter what? (state siting process covered in meeting presentation, which is available on the website/copies have been delivered to the Amish)
119. How much of the generated electricity will the town receive? (not asked to the panel)

From Suan Mallery – pulled from list of questions I was handed; the below were not asked by Jen when it was her turn to speak:

120. Have any operational installations or partially developed installations (by SunEast of parent co/subsidiaries) been sold or transferred ownership? (covered in a previous response)

- a. If yes, how does this affect PILOT/HCA agreements with local tax entities? (not asked to the panel)
 - b. Are the original terms legally binding to the new owner/lessee (transfer of ownership covered in a previous response)
121. What happens if a landowner dies and the estate is required to be split between multiple parties (covered in a previous response)
122. How were the sites for the panels chosen? Some are steeply sloped and north-facing. (asked to the panel)
123. Has SunEast or subsidiaries had any legal action filed against them as a result of development or other issues? (covered in a previous response)
124. If there is injury or damage to adjacent landowner or property due to negligence during installation, who is responsible? (liability insurance covered in a previous response)
125. Is it common that one township is participating in PILOT and adjacent township in the same project is not? (not asked to panel)
126. Are the PILOT/HCA agreements dependent on actual output? (not asked to panel)
127. By what means to you provide decommissioning funding? (financial security covered in a previous response)
128. What is the minimum height/weight required for construction equipment to travel down our roads? (not asked to the panel - speculative)

From Anonymous:

129. What would stop your company in its tracks and prevent this project (not asked to the panel – inflammatory)

From Steve Helmin – I held these until the end because Steve does not live in the project area, and by the time the residents’ questions were exhausted, Steve had already left:

130. Sun East’s RFP award for REC strike price for Flat Creek 1 was \$55.95/MWh. Sun East cancelled the project to request more money. Approx. what REC strike price do you expect to get for the project?
131. How much do you expect to gross each year?