

**PUBLIC HEARING PURSUANT TO
SECTION 859-a OF
THE GENERAL MUNICIPAL LAW**

Agency:	Allegany County Industrial Development Agency (the “Agency”)
Project Beneficiary:	Water Chestnut Solar Partners, LLC (the “Company”)
Project Location:	5955 Hamilton Hill Road (tax map no.: 165.-1-3.3) in the Town of Alfred, Allegany County, New York
Hearing Date:	August 5, 2025
Hearing Time:	7:00 o’clock p.m.
Hearing Location:	Alfred Town Hall located at 6340 Shaw Road in the Town of Alfred, Allegany County, New York

Attendance: Craig Clark, Executive Director ACIDA
Janice Burdick, Alfred Town Clerk

Minutes

Good evening, my name is Craig R. Clark, and I am the Executive Director of Allegany County Industrial Development Agency in connection with the project which is the subject of this public hearing. The project is Water Chestnut Solar Partners located in Alfred and the public hearing is August 5 at 7 pm at the Alfred Town Hall.

Today I am holding this Public Hearing to allow citizens to make a statement, for the record, relating to the involvement of the Agency with a project for the benefit of Water Chestnut Solar Partners, LLC, a Delaware limited liability company.

The Proposed Project consists of the following: the acquisition of an interest in a portion of an approximately 29 acre parcel of land located at 5955 Hamilton Hill Road (tax map no.: 165.-1-3.3) in the Town of Alfred, Allegany County, New York , the construction on the Land of an approximately 3.5 MW AC solar energy generating facility including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements and the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property, all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company . The granting of certain financial assistance within the meaning of Section 854(14) of the Act with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes the lease with an obligation to purchase or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

I intend to provide general information on the Agency’s general authority and public purpose to provide assistance to this Proposed Project. I will then open the comment period to receive comments from all present who wish to comment on either the Proposed Project or the Financial Assistance contemplated by the Agency with respect to the Proposed Project.

However, before discussing the general information and opening the hearing for public comments, I would like to first describe some details regarding the Proposed Project, as outlined in the completed Application.

The estimated costs of the Proposed Project are equal to approximately \$9,247,017 and the estimated benefits being considered by the Agency are described briefly as follows:

1. Sales Tax Exemption: \$504,848.18
2. Real Property Tax Exemption: \$257,217.19

The provisions of Chapter 1030 of Laws of 1969 of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York as amended, and Chapter 99 of the 1973 Laws of the State of New York, as amended, codified as Section 906-a of said General Municipal Law, authorize the Agency to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining and equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others.

Pursuant to Section 859-a (2) of the General Municipal Law of the State of New York, prior to the Agency providing any financial assistance) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project. Since the proposed “financial assistance” to be provided by the Agency with respect to the Proposed Project may exceed \$100,000, then prior to providing any financial assistance of more than \$100,000 to the Proposed Project, the Agency must hold a public hearing on the nature and location of the Project Facility and the proposed financial assistance to be provided by the Agency with respect to the Proposed Project.

After consideration of the Application received from the Company, the members of the Agency adopted a resolution on July 10, 2025 authorizing the Executive Director of the Agency to conduct this Public Hearing with respect to the Proposed Project pursuant to Section 859-a (2) of the Act.

The Executive Director of the Agency caused notice of this Public Hearing to be mailed on July 23, 2025 to the chief executive officers of Allegany County, Town of Alfred and the Alfred-Almond Central School District and published on July 24, 2025 in The Spectator, a newspaper of general circulation available to the residents of Town of Alfred, Allegany County, New York. In addition, the Executive Director of the Agency caused notice of this Public Hearing to be posted on July 25, 2025 on the Agency’s website and also on a public bulletin board located at the Alfred Town Hall located at 6340 Shaw Road in the Town of Alfred, Allegany County, New York, New York and their website.

Copies of the notice of this Public Hearing are available on the table.

Now, unless there is any objection, I am going to suggest waiving the full reading of the notice of this Public Hearing and instead request that the full text of the notice of this Public Hearing be inserted into the record of this Public Hearing.

The comments received today at this Public Hearing will be presented to the members of the Agency at or prior to the meeting at which the members of the Agency will consider whether to approve the undertaking of the Proposed Project by the Agency and the granting by the Agency of any “financial assistance” in excess of \$100,000 with respect to the Proposed Project.

The notice of this Public Hearing indicated that written comments could be addressed to: Craig R. Clark, P.E., Ph.D., the Executive Director of the Agency. No written comments have been received by the Agency prior to this Public Hearing.

I will now open this Public Hearing for public comment at 7:07, p.m.

By way of operating rules, if you wish to make a public comment, please raise your hand, and I

will call on you. Please wait to be recognized, once recognized, please stand and state your name and address for the record.

So, if there are no comments and no public attending, I will now close this Public Hearing at 7: 15 p.m.

Submitted by Craig Clark , Executive Director ACIDA