

GREENSPARK SOLAR

December 1st, 2023

Steve Schultz, Town of Henrietta Supervisor
Town of Henrietta Town Board
475 Calkins Road
Rochester, NY 14623

Dear Mr. Schultz and Members of the Board,

We are submitting this updated Incentive Zoning Application per § 295-34.13 of the Town Code, in support of our Special Use Permit applications for the Lehigh South Solar 1 and Lehigh South Solar 2 projects. The proposed projects are two adjacent ground-mounted photovoltaic solar arrays to be located within tax parcel 189.02-1-5, measuring at 6.739 MW-DC, 5 MW-AC, and 2.414 MW-DC, 1.875 MW-AC, respectively. The projects will be owned by GreenSpark Solar subsidiaries EH Henrietta Solar 1 LLC and EH Henrietta Solar 2 LLC, respectively, under a lease agreement with landowner Lehrwood Estates LLC, and constructed and operated by Sustainable Energy Developments, Inc, D.B.A. GreenSpark Solar.

We are seeking the incentive provided for under § 295-34.11C(1) of a waiver of the area / dimensional requirements required under § 295-73D(20) of the Town's solar code (to secure an agricultural conservation easement across 96.09 acres) in exchange for sufficient qualifying amenities in accordance with § 295-34.11.

We offer to provide **the amenity of a bandshell for Veterans Memorial Park** at 595 Calkins Road under §295-34.12[A](5), creation of public parks, pocket parks (i.e., use of small vacant parcels), or community meeting areas. We will dedicate **\$150,000** to this project, split between both projects based on megawatts. Since Lehigh Valley I is 5 MW and Lehigh Valley II is 2 MW, LVI would get assigned 5/6.875 (\$109,500) of the incentive zoning amenity and LVII would get assigned 1.875/6.875 (\$40,500) of the incentive zoning amenity.

The 2011 Update to the Comprehensive Land Use Plan shows the intersection of Community Building (improving park facilities, the band shelter is used for community-wide events in the Town Center), Green Infrastructure (solar arrays to provide energy without emissions), and Economic Development (generating power and revenue from the output of the arrays). Our clean energy project paired with our proposed incentive zoning amenity demonstrates how corporate and town interests can be achieved in a mutually beneficial fashion to create a Sustainable Henrietta.



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None of the amenities proposed above would otherwise result from the project without the granting of the requested incentive as they do not hold utility specific to the project's goals, and are therefore outside of the base project scope.

We look forward to pursuing this improvement to further the Town of Henrietta's land use and development goals with your support of this project.

Sincerely,



Kevin Schulte
CEO, GreenSpark Solar
Manager, EH Henrietta Solar 1 LLC
Manager, EH Henrietta Solar 2 LLC



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