

1 THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
2 STATE OF NEW YORK

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3 In The Matter of

4 Re: WEST WARWICK ENERGY STORAGE 2 LLC

5 -----x

6 March 7, 2022
7 1:15 p.m.
8 Zoom Meeting

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12 B E F O R E: WILLIAM FIORAVANTI
13 CEO OCNYIDA
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22 FRANCES ROTH
23 Court Stenographer
24 168 North Drury Lane
25 Newburgh, New York 12550
Telephone (845) 566-1641

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2 A P P E A R A N C E S:

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WILLIAM FIORAVANTI

CEO OCNYIDA

5

4 Crotty Lane

New Windsor, New York 12553

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ALSO PRESENT: Kelly Reilly
Project Manager

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Dennis Brady
Audio/Visual Consultant

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Daniel Spitzer, Esq.

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Kristin Kurylak
Convergent Energy Systems

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Michael Torelli, Chairman
IDA Board

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Noel Spencer, IDA Board Member
Robert Kennedy, IDA Board Member

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WEST WARWICK ENERGY STORAGE 2 LLC

1 MR. FIORAVANTI: Good afternoon everyone,
2 welcome to the public hearing for West Warwick
3 Energy Storage 2 LLC, my name is Bill Fioravanti
4 of the Orange County Industrial Development
5 Agency. We're opening this public hearing at
6 1:16, well, 1:15 p.m. we opened it. I would like
7 to first make in the interest of time and the
8 fact that we're running successive public
9 hearings I won't ask for another Pledge of
10 Allegiance, but we have honored our country. So
11 I'll jump to talking about our attendees, on
12 behalf of the Orange County staff members, again
13 Bill Fioravanti, Kelly Reilly, our Project
14 Manager, three members of our Board of Directors,
15 Chairman Mike Torelli, as well as Noel Spencer,
16 Mr. Robert Kennedy, thank you for joining us.
17 Representing the applicant is attorney Dan
18 Spitzer and from Convergent Energy Systems
19 Kristin Kurylak is here as well, thank you for
20 joining us. I'm going to now read the public
21 hearing notice that was made public in order to
22 notify everyone about this hearing inviting
23 public comment here. I'll read as follows. West
24 Warwick Energy Storage 2 LLC, a Delaware limited
25 liability company or an entity to be formed,

WEST WARWICK ENERGY STORAGE 2 LLC

known as the Company, requested the Agency undertake a project known as the Project, consisting of the following. The acquisition of a (sub)leasehold interest in approximately 15.75 acres of a larger 31.5 acre vacant parcel located at 63 County Highway 1, Warwick, New York, the Land, the construction of an approximate 10,000 square foot four megawatt, 16.4 megawatt per hour battery storage system, including an auxiliary switchboard and a metal enclosed switchgear located on the Land to service the local distribution grid and provide improvements to the distribution systems' reliability and resiliency, as well as providing emission free energy to the residents of Orange County, collectively the Facility. The acquisition and installation in and on the Facility, the Project Facility, of furniture, fixtures and equipment, known as the Equipment, and together with the Land and the Facility, the Project Facility, the granting of certain financial assistance in the form of exemptions from state and local sales and use tax and real property tax, collectively the Financial Assistance, the appointment of the Company or its designee as an agent of the Agency in connection

WEST WARWICK ENERGY STORAGE 2 LLC

1 with the acquisition, construction, equipping and
2 completion of the Project Facility, and the
3 acquisition of an interest in the Land and
4 Facility by the Agency pursuant to a sublease
5 agreement and the acquisition of an interest in
6 the Equipment pursuant to a bill of sale from the
7 Company to the Agency, and the (sub)sublease of
8 the Project Facility back to the Company pursuant
9 to a sublease agreement. The storage energy from
10 the Project Facility will be utilized by Orange
11 and Rockland utilities. The Company will be the
12 initial manager/owner of the Project. The Agency
13 will at the above-stated time hear all persons
14 with views with respect to the proposed Financial
15 Assistance to the Company, the proposed
16 owner/operator, the location of the Project
17 Facility and the nature of the Project. A copy
18 of the application filed by the Company with the
19 Agency with respect to the Project, including an
20 analysis of the costs and benefits of the Project
21 are available for public inspection during the
22 business hours at the office of the Agency
23 located at 4 Crotty Lane, Suite 100, New Windsor,
24 New York 12553 or on its website at
25 <https://www.ocnyida.com>. I'd like to clarify that

WEST WARWICK ENERGY STORAGE 2 LLC

1 a complete cost analysis is not yet appearing on
2 our website. This is a new kind of project for
3 us, including we work with the Orange County Real
4 Property Department to calculate the PILOT
5 schedule for incentives like this for projects
6 like this and this is a new area and we need to
7 do some further research in order to ensure that
8 those, all the figures are correct and would, in
9 working with the local assessor, the local
10 municipality as well. So we're keeping this
11 public hearing open, when we complete, we'll
12 adjourn and reopen it, plan for Friday morning,
13 we'll post all of this information, all the
14 updated information about the resumed hearing of
15 course with, along with the comprehensive cost
16 benefit analysis, we'll keep everything posted on
17 our website. For further information, we only
18 received one letter of comment in advance and
19 it's from the Town Supervisor who we have been
20 keeping abreast about not only the details of
21 this project but also about the cost benefit
22 analysis and the PILOT schedule that I was just
23 referring to. So Mr. Sweeton, I'm going to read
24 his letter right now and it does address that.
25 Addressed to myself, I am writing in regards to

WEST WARWICK ENERGY STORAGE 2 LLC

1 the application for West Warwick Energy Storage
2 1, 2, 3 LLC requesting sales tax exemptions and a
3 PILOT agreement. A hearing is scheduled for
4 March 7th yet their application online with your
5 office shows no data regarding the amount of
6 taxes lost to the Town if this PILOT was granted.
7 While we all support projects that increase the
8 reliability of our energy system, without
9 complete information it is hard to weigh the
10 benefits versus those costs. It is, therefore,
11 hard for the Town to support this without having
12 done that analysis. Sincerely, Michael P.
13 Sweeton, Town Supervisor. I'm just going to
14 check to see if we have anyone else is looking to
15 join the meeting. We do not. Those are our only
16 public comments. Again, I'm going to adjourn at
17 1:21 p.m., adjourn this public hearing for West
18 Warwick Energy Storage 2 and we will have our
19 last public hearing for today at 1:30 p.m. for
20 West Warwick Energy Storage 3. Thank you.

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22 (Proceedings concluded at 1:21 p.m.)

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C-E-R-T-I-F-I-C-A-T-I-O-N

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I, FRANCES ROTH, a Stenographic Reporter and Notary Public
of the State of New York, do hereby certify:

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That the foregoing is an accurate record of the testimony,
as given, to the best of my knowledge and belief, the same
having been stenographically recorded by me and transcribed
under my supervision.

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That I am not related to any of the parties involved in
this matter, and that I have no personal interest
whatsoever in the outcome thereof.

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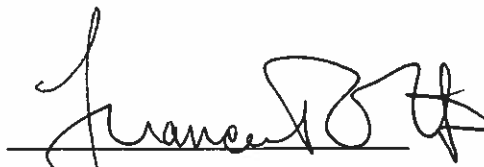
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FRANCES ROTH

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ORIGINAL

1 THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
2 STATE OF NEW YORK

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3 In The Matter of

4 Re: WEST WARWICK ENERGY STORAGE 2 LLC

5 -----x

6 June 7, 2022
7 12:42 p.m.
8 Zoom Meeting

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10 CONTINUATION OF MARCH 7, 2022 HEARING

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12 B E F O R E: WILLIAM FIORAVANTI
13 CEO OCNYIDA

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23 Court Stenographer
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A P P E A R A N C E S:

WILLIAM FIORAVANTI
CEO OCNYIDA
4 Crotty Lane
New Windsor, New York 12553

ALSO PRESENT: Kelly Reilly
Project Manager

Dennis Brady
Audio/Visual Consultant

Daniel Spitzer, Esq.
Attorney for Project

Van Neils
Convergent Energy Systems

Vince Galligan
O & R Utilities

Michael Torelli, Chairman
IDA Board

WEST WARWICK ENERGY STORAGE 2 LLC

1 MR. FIORAVANTI: We're just going to keep
2 going here. So it's 12:42 p.m. My name is Bill
3 Fioravanti, CEO of the Orange County Industrial
4 Development Agency. We're opening the hearing
5 for West Warwick 2, a renewable battery storage
6 project in the Town of Warwick. And we have
7 present with us myself again, Bill Fioravanti,
8 also Kelly Reilly, project manager for the IDA,
9 Miss Frances Roth is our stenographer, Dennis
10 Brady is our audio/visual expert. We also have
11 from the applicant team Mr. Daniel Spitzer of
12 Hodgson Russ representing Convergent Energy, Van
13 Neils directly from Convergent and Mr. Vincent
14 Galligan from Orange & Rockland and then we have
15 as guests Legislator, Deputy Mayor and Village of
16 Warwick Trustee Barry Cheney, we have Town
17 Supervisor Michael Sweeton of the Town of Warwick
18 and we have Mayor Michael Newhard of the Village
19 of Warwick. I think I got everyone on there and
20 I don't see any of our board members on, I don't
21 think I missed that. Yes, I'm sorry I do see
22 Mr. Torelli's still on there so thank you. And
23 that's everyone that's on the call today. I'm
24 going to read the notice for this, apologies for
25 it being very similar to what you heard but we

WEST WARWICK ENERGY STORAGE 2 LLC

1 want to do this in proper form. The purpose of
2 this public hearing is to consider the following
3 project, West Warwick Energy Storage 2 LLC, a
4 Delaware limited liability company or an entity
5 to be formed, known as the Company, requested the
6 agency to undertake a project known as the
7 Project consisting of (a) the acquisition of a
8 (sub)leasehold interest in approximately
9 15.75 acres of a larger 31.5 acre vacant parcel,
10 tax map number 42-1-35.1 located at 63 County
11 Highway 1, Warwick, New York, known as the Land,
12 the construction of approximate 10,000 square
13 foot 4 megawatt 16.4 megawatt per hour battery
14 storage system including an auxillary switchboard
15 and a metal enclosed switchgear located on the
16 Land to service the local distribution grid and
17 provide improvements to the distribution system's
18 reliability and resiliency as well as providing
19 emission free energy to the residents of Orange
20 County, known as the Facility, and the
21 acquisition and installation in and on the
22 Facility of furniture, fixtures and equipment,
23 known as the Equipment, and together with the
24 Land and the Facility, known as the Project
25 Facility, (b) the granting of certain financial

WEST WARWICK ENERGY STORAGE 2 LLC

1 assistance in the form of exemptions from state
2 and local sales and use tax and real property
3 tax, collectively known as the Financial
4 Assistance, (c) the appointment of the Company or
5 its designee as an agent of the Agency in
6 connection with the acquisition, construction,
7 equipping and completion of the Project Facility,
8 and (d) the acquisition of an interest in the
9 Land and Facility by the Agency pursuant to a
10 sublease agreement and the acquisition of an
11 interest in the Equipment pursuant to a bill of
12 sale from the Company to the Agency, and the
13 (sub)sublease of the Project Facility back to the
14 Company pursuant to a sublease agreement. The
15 storage energy from the Project Facility will be
16 utilized by Orange & Rockland Utilities. The
17 Company will be the initial manager/owner of the
18 Project. And again at this time the Agency will
19 hear from all persons with views with respect to
20 the proposed Financial Assistance to the Company,
21 the proposed owner/operator, the location of the
22 Project Facility and the nature of the Project.
23 Lastly, once again, a copy of the application
24 filed by the Company with the Agency with respect
25 to this Project, including an analysis of the

WEST WARWICK ENERGY STORAGE 2 LLC

1 costs and benefits of the project are available
2 for public inspection during the business hours
3 at the office of the Agency located at 4 Crotty
4 Lane, Suite 100, New Windsor, New York or on our
5 website at www.ocnyida.com. With that read, are
6 there any additional questions pertaining to West
7 Warwick 2?

8 SUPERVISOR SWEETON: Just I didn't ask the
9 question before. What's the construction
10 timeline on the two, one and two?

11 MR. NEILS: So these projects are fully
12 permitted and basically awaiting this approval
13 and the current construction timeline is to
14 finish towards the end of 2-3 (sic.) of this
15 year.

16 SUPERVISOR SWEETON: Do you have a building
17 permit from the Town of Warwick?

18 MR. NEILS: Yes, this is fully permitted.

19 SUPERVISOR SWEETON: Okay.

20 MR. FIORAVANTI: Any other questions,
21 Supervisor Sweeton?

22 SUPERVISOR SWEETON: That's it, thank you.

23 MR. FIORAVANTI: Mr. Cheney, Mr. Newhard,
24 any other questions? Hearing none, we're going
25 to close this public hearing at 12:47 p.m. for

WEST WARWICK ENERGY STORAGE 2 LLC

1 West Warwick 2. Thank you for joining us. We'll
2 wait momentarily and we'll then resume our last
3 public hearing for West Warwick 3.

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8 (Proceedings concluded at 12:47 p.m.)
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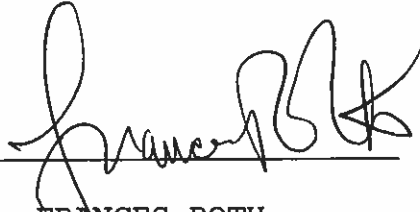
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C-E-R-T-I-F-I-C-A-T-I-O-N

I, FRANCES ROTH, a Stenographic Reporter and Notary Public
of the State of New York, do hereby certify:

That the foregoing is an accurate record of the testimony,
as given, to the best of my knowledge and belief, the same
having been stenographically recorded by me and transcribed
under my supervision.

That I am not related to any of the parties involved in
this matter, and that I have no personal interest
whatsoever in the outcome thereof.


FRANCES ROTH

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manager [3] 2/7 3/8 5/17 manager/owner [1] 5/17 map [1] 4/10 MARCH [1] 1/10 matter [2] 1/3 8/15 Mayor [2] 3/15 3/18 me [1] 8/11 Meeting [1] 1/7 megawatt [2] 4/13 4/13 members [1] 3/20 metal [1] 4/15 Michael [3] 2/14 3/17 3/18 Miss [1] 3/9 missed [1] 3/21 momentarily [1] 7/2 Mr. [5] 3/11 3/13 3/22 6/23 6/23 Mr. Cheney [1] 6/23 Mr. Daniel [1] 3/11 Mr. Newhard [1] 6/23 Mr. Torelli's [1] 3/22 Mr. Vincent [1] 3/13 my [3] 3/2 8/10 8/12 myself [1] 3/7		
name [1] 3/2 nature [1] 5/22 Neils [2] 2/11 3/13 NEW [8] 1/1 1/23 2/5 2/5 4/11 6/4 6/4 8/7 Newburgh [1] 1/23 Newhard [2] 3/18 6/23 no [1] 8/15 none [1] 6/24 North [1] 1/23 not [1] 8/14 Notary [1] 8/6 notice [1] 3/24 number [1] 4/10		
OCNYIDA [2] 1/12 2/4 office [1] 6/3 Okay [1] 6/19 on [8] 3/19 3/20 3/22 3/23 4/15 4/21 6/4 6/10 once [1] 5/23 one [1] 6/10 opening [1] 3/4 operator [1] 5/21		

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will [3] 5/15 5/17 5/18
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Windsor [2] 2/5 6/4
www.ocnyida.com [1] 6/5

Y

year [1] 6/15
Yes [2] 3/21 6/18
YORK [6] 1/1 1/23 2/5 4/11
6/4 8/7
you [5] 3/22 3/25 6/16 6/22
7/1

Z

Zoom [1] 1/7