

Town of Chateaugay

Minutes June 23, 2025

Meeting	The regular meeting of the Chateaugay Town Board on 06/23/2025 was called to order by Supervisor Donald Bilow at 6:30 P.M.
Members Present	Supervisor Donald Bilow, Councilman William Trombly, Councilman Scott Cowan, Councilman Jim Harrigan, Councilman Kirby Selkirk, Highway Superintendent Roger LaBombard and Town Clerk Phyllis LeMay.
Visitors	Michael Fingar from US Light and Ari Goldberg from Barclay Damon LLP.
Minutes	A motion was made by Kirby Selkirk and seconded by Scott Cowan to adopt the minutes of the June 9, 2025 Town Board meeting. All in favor, motion carried.
Bowling	Jody Warriner and Dave Krasselt are still working in the bowling alley refurbishing the pinsetters.
Valcour	Nothing new to report.
US Light	A motion was made by Bill Trombly and seconded by Scott Cowan to approve an extension on the Site Plan.
Resolution #24	A roll call vote was taken with the following results: Councilman Bill Trombly – Aye, Councilman Scott Cowan – Aye, Councilman Jim Harrigan – Aye, Councilman Kirby Selkirk – Abstain and Supervisor Donald Bilow – Aye, motion carried. (copy attached)
Resolution #25	A motion was made by Bill Trombly and seconded by Scott Cowan to adopt a resolution for the Host Community Agreement from \$5000 to \$2000 mW. A roll call vote was taken with the following results: Councilman Bill Trombly – Aye, Councilman Scott Cowan – Aye, Councilman Jim Harrigan – Aye, Councilman Kirby Selkirk – Abstain and Supervisor Donald Bilow – Aye, motion carried. (copy attached)
Stairs	The new stairs were approved to be installed. The town would like a roof to be installed 3 to 4 feet beyond the stairs.
Water	The water is connected to 25 French Settlement Road.
CDBG	There will be a public hearing on July 28, 2025 regarding the HUD application.
Reports	Highway Superintendent Roger LaBombard – Roger reported the following:

1. The week of July 4, highway employees will be off, using either vacation or personal time. Roger will be off the 8th, 9th and 10th of July.
2. Paving parts will be coming soon.

Jim Harrigan – Jim presented a letter of resignation as town councilman effective June 30, 2025.

Kirby Selkirk – Historical Society air conditioner is failing, discussion on replacement to their air conditioner and also to include for the justice office.

Bills A Motion was made by Kirby Selkirk and seconded by Scott Cowan to pay the bills. Motion carried, all in favor.

Adjournment A Motion was made by Kirby Selkirk and seconded by Jim Harrigan to adjourn the meeting. Motion carried, all in favor.

Meeting adjourned at 7:00 P.M.

Next Meeting July 14, 2025.



Phyllis LeMay, Town Clerk

TOWN OF CHATEAUGAY TOWN BOARD

Resolution # 24 of 2025

Resolution Granting Extension of Conditional Site Plan and Special Use Permit Approval and Approving Amended Host Community Agreement for 142 Chasm Road Solar Energy System

June 23, 2025

WHEREAS, NY USLE Chasm Road I LLC ("Applicant") proposes to construct one 4 megawatt alternating current ground mounted community solar energy system ("Facility") on approximately 26.30 acres of a 57.80-acre lot owned by Kirby Selkirk ("Owner") located at 142 Chasm Road (CR-35), Chateaugay, New York ("Property"). Applicant has entered into a written lease with the Owner and is authorized to construct the Facility. The Property spans the municipal boundary between the Town of Chateaugay (Tax Parcel ID No. 60.-2-7.2) and the Village of Chateaugay (Tax Parcel ID No. 60.12-1-1.100), however, the Facility will only utilize Tax Parcel 60.-2-7.2 in the Town; and

WHEREAS, the Facility will be operated by the applicable Applicant; and

WHEREAS, pursuant to the provisions of the Solar Energy Local Law of the Town of Chateaugay (the "Solar Law"), the proposed Facility is a "Tier 3 Solar Energy System" subject to site plan review and approval and the issuance of a special use permit by the Town of Chateaugay Town Board ("Town Board"); and

WHEREAS, on May 5, 2023, the Applicant submitted an application to the Town Board seeking site plan approval and a special use permit for the Facility; and

WHEREAS, following a completion of General Municipal Law (GML) referral to Franklin County Planning Board, a coordinated review of the Facility under the State Environmental Quality Review Act (SEQRA) resulting in a negative declaration adopted by the Town Board, and detailed review of the Application materials along with all requisite public hearings, the Town Board, by Resolution No. 44 of 2023, conditionally approved the Site plan and Special Use Permit ("Approval"); and

WHEREAS, the Town Board previously approved a Host Community Agreement (HCA) as part of the Approval; and

WHEREAS, Applicant is in compliance with all currently applicable conditions on Approval; and

WHEREAS, pursuant to Approval Condition No. 2, Applicant proposes to amend and approve its HCA with the Town to reflect a new rate of \$2,000 per megawatt as indicated in the annexed and revised "Host Community Benefit Agreement;" and

WHEREAS, given the Applicant's ongoing efforts to work with the Town on the Facility and construct the Facility in accordance with the Approval conditions, extension of site plan approval is warranted for an additional 18 months, as set forth in Solar Law § 7(c)(vi)(1).

NOW, THEREFORE BE IT RESOLVED that the Town Board approves the following:

- (1) The amended HCA agreement as annexed hereto; and

- (2) Extends site plan approval for the Facility for an additional 18 months, expiring on September 25, 2026.

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be filed in the office of the Town of Chateaugay Town Clerk within five (5) days of the date of this Resolution, and shall be mailed to the Applicant within the same five (5) day period.

The foregoing resolution was voted upon with members of the Town Board voting and signing as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain/Absent</u>	<u>Signature</u>
Don Bilow, Supervisor	<u>✓</u>	<u> </u>	<u> / </u>	<u>Donald W. Bilow</u>
William Trombly	<u>✓</u>	<u> </u>	<u> / </u>	<u>W. Trombly</u>
Kirby Selkirk	<u> </u>	<u> </u>	<u>✓ /</u>	<u>Kirby Selkirk</u>
Jim Harrigan	<u> </u>	<u> </u>	<u> / </u>	<u>Jim Harrigan</u>
Scott Cowan	<u>✓</u>	<u> </u>	<u> / </u>	<u>Scott Cowan</u>

STATE OF NEW YORK:

COUNTY OF FRANKLIN: ss

TOWN OF CHATEAUGAY:

I, **PHYLLIS LEMAY**, Town Clerk for the Town of Chateaugay, Franklin County, New York, DO HEREBY CERTIFY that I have compared the foregoing resolution duly adopted by the Town Board of the Town of Chateaugay on the 14th day of July, 2025, with the original thereof now on file in my office, and the same is a correct and true copy of said resolution and of the whole thereof.

Dated: June 23, 2025

(SEAL)

Phyllis A. Lemay

Resolution # 25 of 2025

HOST COMMUNITY BENEFIT AGREEMENT

THIS HOST COMMUNITY BENEFIT AGREEMENT (the “Host Community Benefit Agreement”) is dated as of the 23rd day of June, 2025 (the “Effective Date”), by and between the Town of Chateaugay, a municipal corporation of the State of New York, with offices at 191 E. Main Street, Chateaugay, New York 12920 (the “Town”), and NY USLE Chasm Road I, LLC, (the “Company”) a New York Limited Liability Company duly organized and validly existing under the laws of the State of New York, with offices at 8 British American Blvd., Floor 2, Latham, NY 12110.

WITNESSETH:

WHEREAS, the Company is developing or shall develop a 4 MWAC “Solar Energy System” as defined in New York Real Property Tax Law (“RPTL”) Section 487(1)(b) on a portion of property located at 142 Chasm Road, Chateaugay, NY 12920 (Tax Map 60.-2-7.200) in the Town (the “Project”);

WHEREAS, the Company intends to enter into an agreement respecting the Project making provisions for payments in lieu of taxes (the “PILOT Agreement”) by the Company with the County of Franklin Industrial Development Agency (the “IDA”) for the benefit of the Town, Franklin County (the “County”), and the Chateaugay Central School District;

WHEREAS, the Company recognizes that the Project will impact the surrounding community, particularly the Town, more specifically that, during the development, construction, and long-term operation of said Project, the Town may incur expenses in connection with its “police powers”;

WHEREAS, in consideration for the impacts on the community with respect to the Project, the Company has agreed to pay a Host Community Benefit Fee (as such term is defined in Section 2.1 below) to the Town, as set forth within this Host Community Benefit Agreement in addition to payments made pursuant to the PILOT Agreement; and

WHEREAS, the Town and the Company wish to memorialize the terms and conditions associated with the payment of the Host Community Benefit Fee and are entering into this Host Community Benefit Agreement for that purpose.

NOW, THEREFORE, in consideration of the covenants herein contained, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

Article I - Representations and Covenants.

Section 1.1. Representations and Covenants of the Town.

The Town makes the following representations and covenants as the basis for the undertakings on its part herein contained:

(a) The Town has the power to enter into this Host Community Benefit Agreement and the transaction contemplated by this Host Community Benefit Agreement and to carry out its obligations hereunder and has duly authorized the execution and delivery of this Host Community Benefit Agreement.

(b) The Town has been duly authorized to execute and deliver this Host Community Benefit Agreement.

(c) Neither the execution and delivery of this Host Community Benefit Agreement, the consummation of the transactions contemplated hereby nor the fulfillment of or compliance with the provisions of this Host Community Benefit Agreement will conflict with or result in a breach of any of the terms, conditions or provisions of any agreement or instrument to which the Town is a party or by which it is bound, or will constitute default under any of the foregoing.

Section 1.2. Representations and Covenants of the Company.

The Company makes the following representations and covenants as the basis for the undertakings on its part herein contained:

(a) The Company is duly organized and validly existing under the laws of the State of Delaware, has the authority to enter into this Host Community Benefit Agreement and has duly authorized the execution and delivery of this Host Community Benefit Agreement.

(b) Neither the execution and delivery of this Host Community Benefit Agreement, the consummation of the transactions contemplated hereby nor the fulfillment of or compliance with the provisions of this Host Community Benefit Agreement will conflict with or result in a breach of any of the terms, conditions or provisions of any agreement or instrument to which the Company is a party or by which it is bound, or will constitute a default under any of the foregoing, a violation of any applicable law, or result in the creation or imposition of any lien of any nature upon any of the property of the Company under the terms of any such instrument or agreement.

(c) To the knowledge of the Company, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court or public board or body pending to which the Company is a party, nor has the Company received written notice of any such threatened action, suit, proceeding, inquiry or investigation, and in which an adverse result would materially diminish or adversely impact on the Company's ability to fulfill its obligations under this Host Community Benefit Agreement.

Article II - Payee/Payment of Host Community Benefit Fee.

Section 2.1.

(a) *Host Community Benefit Fee.* In consideration for the potential impacts on the community with respect to the Project, the Company agrees to pay an annual fee to the Town at its address noted above in the initial amount of \$8,000, Eight Thousand and 00/100 Dollars (calculated as \$2,000 per megawatt AC based on Project size of 4 megawatt AC) (the "Host Community Benefit Fee") commencing on the first day of the month that is at least thirty (30) days following the date the Project achieves commercial operation, and on each subsequent anniversary date thereafter (each, a "Payment Date"), which Host Community Benefit Fee shall, effective as of the first anniversary of the Payment Date, and on each subsequent Payment Date, increase by two percent (2%) over the

immediately preceding Host Community Benefit Fee. The Company agrees to make annual payments of the Host Community Benefit Fee until this Host Community Benefit Agreement is terminated. The term “commercial operation” shall mean the later of when the Project has (i) been issued a certificate of completion by the Town, or (ii) commenced generating electricity (excluding any electricity generated during start-up and commissioning of the Project) and delivering such energy to the local utility grid for sale. Notwithstanding the foregoing, should the Company, following the expiration or earlier termination of this Host Community Benefit Agreement, enter into a new PILOT Agreement with the IDA in connection with the repower or other modification of the Project, then this Host Community Benefit Agreement shall be extended automatically for a term equal to the term of the new or extended PILOT Agreement; provided, however, nothing herein shall preclude the Town and the Company from amending this Host Community Agreement.

(b) *Notice: Cure.* In the event the Company fails to pay the Host Community Benefit Fee by the date due under this Host Community Benefit Agreement (a “Monetary Breach”), the Town Board shall provide written notice of the alleged Monetary Breach specifying the details of the alleged Monetary Breach and the amount due. The Company shall cure any Monetary Breaches within thirty (30) days after receipt of such notice.

(c) *Use of Funds; Public Purposes.* The parties agree and acknowledge that the Host Community Benefit Fee payments made hereunder are voluntary and shall be used for any lawful, public purposes to be undertaken by the Town. The Host Community Benefit Fee revenues paid by the Company to the Town are to be utilized at the sole and absolute discretion of the Town, including, but not limited to, as a source of funding for prospective costs and expenses associated with and related to anticipated municipal services and infrastructural improvements to be provided as a result of the Project’s presence within the Town.

Article III - Termination.

Section 3.1. This Host Community Benefit Agreement shall terminate upon the earlier of (a) full payment of all Host Community Benefit Fees to the Town due under the terms and conditions of this Host Community Benefit Agreement, and full cessation of operation and the decommissioning of Project, or (b) the written agreement of the parties hereto.

Article IV - Miscellaneous.

Section 4.1. This Host Community Benefit Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but which together shall constitute a single instrument.

Section 4.2. All notices, claims and other communications hereunder shall be in writing and shall be deemed to be duly given if delivered by overnight courier or mailed first class, postage prepaid, as follows:

To the Town:

Town of Chateaugay
191 E. Main Street
Chateaugay, New York 12920
Attention: Town Supervisor

With a copy to:

Pease and Gustafson, LLP
Attention: Eric J. Gustafson
40 Main Street
Massena, New York 13662

To the Company:

NY USLE CHASM ROAD I, LLC
8 British American Blvd., Floor 2,
Latham, NY 12110

With a copy to:

Barclay Damon LLP
Attn: Ari M. Goldberg
80 State Street
Albany, New York 12207

or at such other address as any party may from time to time furnish to the other party by notice given in accordance with the provisions of this Section. All notices shall be deemed given when delivered in the manner provided in this Section.

Section 4.3. This Host Community Benefit Agreement shall be governed by, and all matters in connection herewith shall be construed and enforced in accordance with, the laws of the State of New York applicable to agreements executed and to be wholly performed therein and the parties hereto hereby agree to submit to the personal jurisdiction of the federal or state courts located in or for Franklin County, New York.

Section 4.4.

(a) The obligations and agreements of the Town contained herein shall be deemed the obligations and agreements of the Town, and not of any trustee, officer, agent or employee of the Town or in an individual capacity; and the trustees; officers; agents and employees of the Town shall not be liable personally hereon or be subject to any personal liability or accountability based upon or in respect hereof or of any transaction contemplated hereby.

(b) The obligations and agreements of the Company contained herein shall be deemed the obligations and agreements of the Company, and not of any member, officer, agent or employee of the Company in his individual capacity, and the members, officers, agents and employees of the Company shall not be liable personally hereon or be subject to any personal liability or accountability based upon or in respect hereof or of any transaction contemplated hereby.

Section 4.5. The failure of any Party to insist on the strict performance of any term or provision hereof will not be deemed a waiver of the right to insist on strict performance of any other term or provision, nor will it be deemed a waiver of any subsequent breach. Unless specifically stated, the selection of any specific remedy hereunder or under any applicable law, rule or regulation ("Applicable Law") by either Party shall not be deemed an election of remedies limiting either Party's right to seek any other remedy otherwise allowed by this Host Community Benefit Agreement or Applicable Law.

Section 4.6 ASSIGNMENT BY TOWN.

The Town may transfer or assign any of its rights under this Host Community Benefit Agreement, provided that such transfer or assignment is due to a Town-related financing transaction, without the prior written consent of the Company. The Company shall cooperate with the Town from time to time, including, without limitation, by entering into a consent and assignment or other agreements with the Town and the financing parties involved with any such financing or securitization in connection with any collateral assignment on such terms as may be customary under the circumstances and shall reasonably be required by the involved financing parties, subject to the Company's approval of the forms of such documents.

Section 4.7 ASSIGNMENT BY COMPANY

The Company may: (a) assign this Host Community Benefit Agreement to any (i) purchaser or successor in and to the Project, (ii) affiliate or subsidiary of the Company that is controlled by, controlling, or under common control with the Company and is then the owner of the Project, or (iii) persons or entities providing financing for the Project ("Lender", and such purchaser, affiliate, and Lender are collectively defined as a "Successor"), provided such Successor assumes and agrees to be bound by this Host Community Benefit Agreement by executing and submitting to the Town a notice of assignment and assumption of this Host Community Benefit Agreement, and may (b) pledge, encumber, hypothecate, mortgage, grant a security interest in and collaterally assign this Host Community Benefit Agreement to any Lender as security for the repayment of any indebtedness and/or the performance of any obligation whether or not such obligation is related to any indebtedness (a "Lender's Lien"). A Lender shall have the absolute right to: (a) assign its Lender's Lien; (b) take possession of and operate the Project or any portion thereof solely in accordance with the Company's rights under this Host Community Benefit Agreement (and subject to the Company's obligations under this Host Community Benefit Agreement) and perform any obligations to be performed by Company or a Successor hereunder; or (c) exercise any rights of Company hereunder. The Town shall cooperate with the Company, its affiliates, any Successor from time to time, including, without limitation, by entering into a consent and assignment or other agreements with such Successor and the Company in connection with any collateral assignment on such terms as may be customary under the circumstances and shall reasonably be required by such Successor, including execution of a consent to the assignment of this Host Community Benefit Agreement, subject to the Town's reasonable approval of the forms of such documents. In the event this Host Community Benefit Agreement is assigned to a Successor and the Town consents to the assignment, the Company shall have no further obligations hereunder, except for any obligations outstanding on the date of the transfer, but only if the Successor has in

writing confirmed its acceptance of its obligations. Subject to the requirements set forth herein, nothing herein shall limit in any way the right of the owners of the Company to sell or otherwise transfer (including by merger or consolidation with any other entity) all or a portion of their ownership interests in the Company.

[Signature Page to Host Community Benefit Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Host Community Benefit Agreement as of the day and year first above written.

TOWN

Town of Chateaugay
191 East Main Street
Chateaugay, New York 12920

By: Donald W Bilow, Donald W Bilow 6/23/25
Name: _____
Title: Town Supervisor

COMPANY

NY USLE CHASM ROAD I, LLC
8 British American Blvd., Floor 2,
Latham, NY 12110

By: _____
Name: _____
Title: _____