

Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567
Ms. Loretta Taylor, Chairperson

February 25, 2020

Ms. Taylor,

We are grateful for the opportunity to present to the Planning Board for approval a Rooftop Solar and Battery Storage project located at *The Mines Press* 231 Croton Avenue Cortlandt Manor, NY 10567.

To start, some background on The Mines Press:

NEW YORK CITY, 1933

In the height of the Great Depression, using \$200.00 in capital borrowed from his wife, Samuel Mines opened a small commercial printing shop on West 21st Street. Samuel was the only employee, and the only equipment was a small second-hand printing press. From these humble beginnings, The Mines Press was born.

In the beginning, as the Depression faded, the fledgling business slowly grew, supplying letterheads, envelopes, business cards, office forms, and labels to local companies. The only customers were those that walked in off the street. There was no marketing, just word-of-mouth advertising, but gradually the company gained a reputation for high quality and affordable prices. The business began to thrive.

After World War II, Samuel's sons, Marty and Bernie, joined him, and The Mines Press became a family business. Initially, Marty worked in the office, while Bernie oversaw the day-to-day production. The company reorganized when a third son, Danny, joined the company. Marty concentrated on marketing, Bernie managed the office, and Danny took charge of production.



THE BIRTH OF THE "INSURANCE PRINTERS"

In 1952, the course of the company changed forever. The country was enjoying the post-war prosperity boom, and the insurance industry was growing by leaps and bounds, thanks in large part to the growing number of automobiles on the country's new highways. One day, a neighborhood insurance agent walked in with a small custom form that he needed for his office. The business was so brisk that he needed a form that his secretary could check off and drop in an envelope instead of sending his clients' individual typed letters. The form worked so well that the agent reordered the form again and again.

Recognizing the form's marketing potential, Marty set about creating an entire line of these "insurance" forms. He put them in a catalog and mailed a copy to every insurance agent in the country. The forms, appropriately named "Short Forms" and "Time Savers," were an immediate success. The Mines Press became forever known as "The Insurance Printers."



1960

The Mines Press relocated to the Hudson building on West 14th Street, occupying the corner of one floor in a six-story building. New insurance-related products were constantly developed and introduced, continuing its growth. In 1997, The Mines Press purchased the building, expanding to fill all six floors with various departments for customer service, order entry, marketing, accounting, data processing, art, and production.



1997

The Mines Press sells the “Hudson Street Mines Press” building and begins our move to Cortlandt Manor, NY. Construction began shortly after on a renovation that converted our factory and office building to luxury condominiums. The conversion was completed in 2000. Read about the history of the [“Hudson Building.”](#) at 342 West 14th Street.



TODAY

The Mines Press is now headquartered in a new, modern facility in Cortlandt Manor, NY, a Westchester County suburb 60 miles north of Manhattan. In a show of company loyalty, more than 90 of The Mines Press' 130 employees opted to remain with the company, allowing the Mines Press to retain many of its skilled, long-time employees.

Spread over 12,000 sq. ft. of office space and 100,000 sq. ft. of production and warehouse space, the facility is filled with a state-of-the-art order processing system, cutting-edge graphic arts workstations and the latest in pre-press and printing technology.

After over 80 years, the company is still actively run and managed by the Mines family, led by Danny Mines and his wife, Cynthia, and a third-generation, their children, Steven and Jennifer.



Additionally, we would like to provide you with an overview on the project. This will be a Rooftop Solar + Battery Storage Project that will create clean on-site renewable energy for 30+ years. The Solar system will lay on the roof of The Mines Press facility using a ballasted racking system. The Battery Storage container will be placed on a concrete pad on a small grassy area along with a transformer and other ancillary equipment. The site cannot be seen from the street because of the significant setback and abundant number of trees along Croton Avenue. Please see drawings provided.

With regards to our request to be on the Planning Boards calendar, this is due to the newly enacted NYSERDA approval process for Commercial & Industrial customers wishing to receive a Solar + Battery incentive. Over the years, NYSERDA has handled billions of dollars of incentives for various energy projects throughout the State. Specific to Solar + Battery systems, they have recently changed how the incentives are now secured. The old “throw your name into the hat” to see if you get the funding has ended, they now require a “shovel ready” project to apply and subsequently awarded any incentives or rebate funding. While this is a very simple application, a rooftop Solar project with a battery storage container, it’s extremely important to The Mines Press and to New York State in reaching the energy goals – 85% reduction in greenhouse gas emissions by 2050 and 100% of clean electricity by 2040 (<https://rev.ny.gov/>).

As you will see from the attached NYSERDA slide below, The Mines Press needs to demonstrate that they have received *Planning and Zoning approvals* when required, along with *A negative declaration under the State Environmental Quality Review Act (SEQRA)*. We’ve also provided a copy of a recent email from *Benjamin Faber at NYSERDA* in which he clarifies and confirms the requirements. In short, NYSERDA will be opening the application window for the Solar + Storage projects located in Westchester County sometime this April. With limited funding which will be allocated to shovel ready projects on a first-come first-serve basis, the Mines Press would like to request an expedited review of this application. Without the NYSERDA Funding, the project will be at risk of not being able to pencil financially.

We look forward to presenting to your Board and answering any questions you may have. As always, we greatly appreciate the time and effort your board provides to the Community.

Kind regards,

George P. Ford, Jr.
Director of Business Development
Solar and Storage
Centrica Business Solutions

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E: george.ford@centrica.com
W: www.centricabusinesssolutions.com

4 Submitting a Project Application

The participating contractor must submit all project applications electronically through the NYSERDA Web Portal. Electronic signatures may be obtained through NYSERDA's DocuSign account, which is available in the NYSERDA Web Portal. Under no circumstances is a participating contractor permitted to sign on behalf of the customer. Participating contractors can monitor the status of applications and perform other program-related activities via the NYSERDA Web Portal.

Project Application Requirements

Projects must meet all technical requirements in Section IX. At a minimum, the energy storage system must meet the requirements set forth in [NYSERDA's Battery Energy Storage Guidebook](#), which adheres to the 2021 International Fire Code. Participating Contractors must submit the following as part of the project application:

- A copy of a recent customer electric utility bill (if located with customer load)
 - One year of electrical usage data (if located with customer load)
 - The type of energy storage system and product description, which includes the storage technology type, manufacturer, kW and kWh capacity, and roundtrip efficiency
 - The intended uses of the energy storage system
 - Proof of UL safety certifications currently obtained, as detailed in the technical requirements (all certifications must be received before payment is made)
 - Proof of storage system 10-year warranty (provided prior to payment)
 - Site plan
 - Electrical drawing
 - Estimate of total project cost (the hardware, engineering and construction, permitting, and interconnection costs up to and including system commissioning)
 - If the utility requires a coordinated electric system interconnection review (CESIR): a copy of the final CESIR with email confirmation from the utility that a 25% interconnection upgrade payment has been made
 - If the utility does not require a CESIR for the project: a copy of the signed and executed interconnection agreement
 - Planning and Zoning Board Approval
 - NYSERDA's Planning and Zoning Confirmation Form available under "Program Application Guidance" on the [Retail Storage Incentive webpage](#) identifying local land use approvals required for the project
 - Approved special use permit from the local municipality (if required).
-
- A negative declaration under the State Environmental Quality Review Act (SEQRA) or City Environmental Quality Review Act (CEQR) as evidenced by meeting minutes or written approval from the local government/lead agency (if required by the lead agency).
 - Participating contractor, payee (if applicable), and customer (if applicable) certifications

From: Falber, Benjamin I (NYSERDA) <Benjamin.Falber@nyserda.ny.gov>
Sent: Tuesday, January 28, 2020 5:39 PM
To: Miguel Silva <Miguel.Silva@directenergy.com>
Cc: erda.sm.pvprocessing <pvprocessing@nyserda.ny.gov>; Neligan, Alison L (NYSERDA) <Alison.Neligan@nyserda.ny.gov>
Subject: EXT RE: SEQRA and Solar + Storage

Hi Miguel,

If a SEQRA review is required for the project, then a negative declaration from the local government/lead agency on the solar + storage project is required as part of the project application. Zoning board approval is also required with project applications, and the SEQRA neg dec would be issued before the town could issue the zoning board approval. We've also seen the zoning approval and the SEQRA neg dec get issued at the same time.

Just to confirm, which version of the NY-Sun manual are you using? Initially we had required the SEQRA neg dec for the storage component within 6 months of the project application to allow for some leniency as the market was starting off. However, currently for CR&I solar and retail storage projects, the SEQRA and zoning requirements are the same and both are required as part of the application.

Please let me know if that helps clear things up.

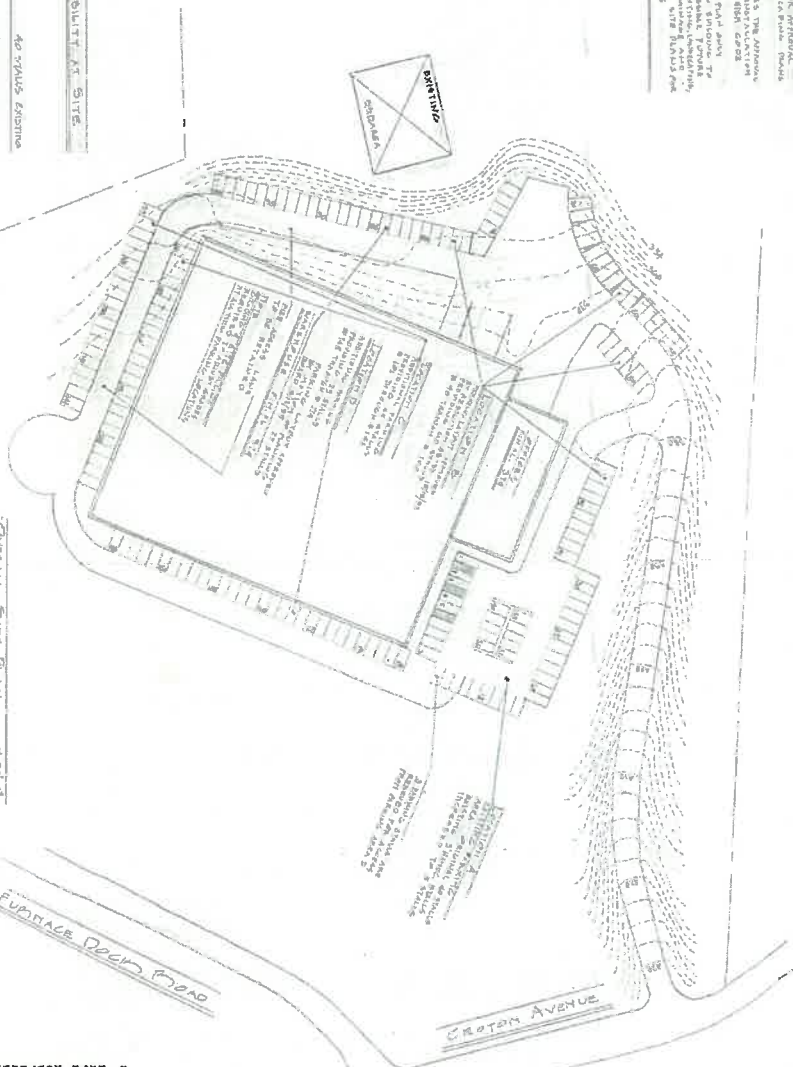
Thank you,
Ben

Benjamin Falber
Senior Project Manager, Energy Storage
NYSERDA
1359 Broadway, 19th Floor | New York, NY 10018-7842
P: 212-971-5342 x3050 | F: 518-862-1091 | E: Benjamin.Falber@nyserda.ny.gov
nyserda.ny.gov
[follow](#) : [friend](#) : [connect with NYSERDA](#)

STREET VIEW PICTURE OF THE MINES PRESS:



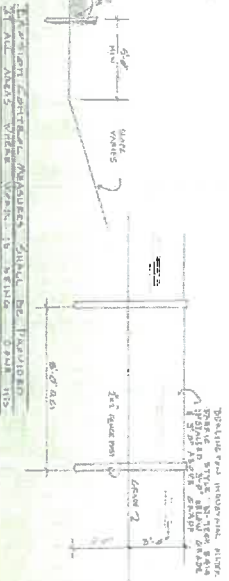
NOTE
 BEFORE THE CONSTRUCTION OF SPECIAL IMPROVEMENTS BY THE BOARD OF THE APPLICANT, THE APPLICANT SHALL SUBMIT TO THE BOARD A COMPLETE SET OF SPECIAL IMPROVEMENT DETAILS AND EVIDENCE THAT THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT. THE BOARD SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY THE APPLICANT.
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PARKING AVAILABILITY AT SITE

LOCATION A	40 STALLS EXISTING
LOCATION B	60 STALLS NEW
LOCATION C	48 STALLS NEW
LOCATION D	45 STALLS NEW
TOTAL PROPOSED	193 STALLS
TOTAL AVAILABLE	170 STALLS
TOTAL PARKING	363 STALLS
TOTAL AVAILABLE	170 STALLS

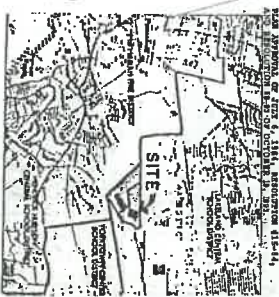
OVERALL SITE PLAN
 1" = 50' 0"



SITE PLAN DETAILS

1. THE APPLICANT'S PROPOSED IMPROVEMENTS SHALL BE CONFORMANT WITH THE ZONING REGULATIONS AND THE SUBDIVISION MAP ACT OF THE STATE OF NEW YORK.
2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL IMPROVEMENTS AND THE COST OF ALL PERMITS.
4. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES AND THE COST OF ALL CONNECTIONS.
5. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL EROSION CONTROL MEASURES.
6. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL LANDSCAPING AND THE COST OF ALL MAINTENANCE.
7. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL SIGNAGE AND THE COST OF ALL MARKING.
8. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL FENCING AND THE COST OF ALL SECURITY.
9. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL LIGHTING AND THE COST OF ALL ELECTRICAL.
10. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL WATER AND THE COST OF ALL SEWER.
11. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL GAS AND THE COST OF ALL HEATING.
12. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL TELEPHONE AND THE COST OF ALL COMMUNICATIONS.
13. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL INTERNET AND THE COST OF ALL DATA.
14. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL SECURITY AND THE COST OF ALL PROTECTION.
15. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL INSURANCE AND THE COST OF ALL LIABILITY.
16. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL LEGAL AND THE COST OF ALL PROFESSIONAL.
17. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL TAXES AND THE COST OF ALL FEES.
18. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL RECORDS AND THE COST OF ALL ARCHIVES.
19. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL TRAINING AND THE COST OF ALL EDUCATION.
20. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL RESEARCH AND THE COST OF ALL DEVELOPMENT.
21. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL TESTING AND THE COST OF ALL ANALYSIS.
22. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL MONITORING AND THE COST OF ALL EVALUATION.
23. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL REPORTING AND THE COST OF ALL DOCUMENTATION.
24. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL REVIEW AND THE COST OF ALL APPROVAL.
25. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL IMPLEMENTATION AND THE COST OF ALL COMPLETION.
26. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL MAINTENANCE AND THE COST OF ALL REPAIRS.
27. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL REPLACEMENT AND THE COST OF ALL UPGRADES.
28. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL DEMOLITION AND THE COST OF ALL REMEDIATION.
29. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL RESTORATION AND THE COST OF ALL REHABILITATION.
30. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL PRESERVATION AND THE COST OF ALL PROTECTION.

LOCATION MAP



REVISIONS

NO. 1	DATE	DESCRIPTION
1	6-5-97	ISSUED FOR PERMITS
2	6-15-97	REVISIONS TO PERMITS
3	6-22-97	REVISIONS TO PERMITS
4	6-29-97	REVISIONS TO PERMITS
5	7-6-97	REVISIONS TO PERMITS
6	7-13-97	REVISIONS TO PERMITS
7	7-20-97	REVISIONS TO PERMITS
8	7-27-97	REVISIONS TO PERMITS
9	8-3-97	REVISIONS TO PERMITS
10	8-10-97	REVISIONS TO PERMITS
11	8-17-97	REVISIONS TO PERMITS
12	8-24-97	REVISIONS TO PERMITS
13	8-31-97	REVISIONS TO PERMITS
14	9-7-97	REVISIONS TO PERMITS
15	9-14-97	REVISIONS TO PERMITS
16	9-21-97	REVISIONS TO PERMITS
17	9-28-97	REVISIONS TO PERMITS
18	10-5-97	REVISIONS TO PERMITS
19	10-12-97	REVISIONS TO PERMITS
20	10-19-97	REVISIONS TO PERMITS
21	10-26-97	REVISIONS TO PERMITS
22	11-2-97	REVISIONS TO PERMITS
23	11-9-97	REVISIONS TO PERMITS
24	11-16-97	REVISIONS TO PERMITS
25	11-23-97	REVISIONS TO PERMITS
26	11-30-97	REVISIONS TO PERMITS
27	12-7-97	REVISIONS TO PERMITS
28	12-14-97	REVISIONS TO PERMITS
29	12-21-97	REVISIONS TO PERMITS
30	12-28-97	REVISIONS TO PERMITS

REVISIONS AS PER REQUIREMENTS OF SECTION 22-47 JUNE 2007

1/24/97

SITE PLAN
 THE MINES PRESS INC.
 JAMES CORRADO PICCONE & ASSOCIATES, ARCHITECTS
 ROBIN DRIVE, OSSINING, N. Y. 10562 914-762-5334 FAX 914-762-5939

2

centrica

\$35bn
Group revenue

\$15.5bn
North America
revenue

26m
Customer
accounts

27k
Employees
worldwide

200+
Years in business

**Global
500**
Investment grade
publicly listed

We are a leading, international energy and services company. Everything we do is focused on satisfying the changing needs of our customers.

Through our British Gas, Direct Energy, and Centrica Business Solutions brands we provide energy supply, service, and solutions to homes and businesses internationally.

British Gas



- 709,000 business supply points
- 484 mmth gas consumption
- 10.8 TWh power consumption

Direct Energy.

centrica
Business Solutions

- 475,000 business supply points
- 7,753 mmth gas consumption
- 80.7 TWh power consumption
- 6,100 customer sites
- \$369M revenue
- \$859M order book