



The Mount Sinai Civic Association

P. O. Box 339

Mt. Sinai, New York 11766

www.mountsinaicivic.org

February 7, 2024

Councilwoman Jane Bonner
One Independence Hill
Farmingville, New York 11738

Re: Proposed Battery Energy Storage in Mount Sinai

Dear Councilwoman Bonner:

The Mount Sinai Civic is aware of a battery energy storage project being proposed at 642/650 Mount Sinai Coram Road in Mount Sinai. The Civic has been engaging with attorney of the record for the project, Steven Losquadro, to gather information regarding this project.

At this time the Civic has no opinion on the project. The Civic Board is working to schedule a meeting with representatives of New Leaf Energy, the developers, to learn about the project. Once we have more information we will be able to decide if the Civic membership supports the project and change of zone required.

The Civic is also engaging with community stakeholders including the Mount Sinai school district and the Mount Sinai Fire Department so that relevant stakeholders can make an informed opinion and be prepared in the event this project moves ahead. Their opinions will also inform the Civic's decision.

Of note, the Civic recently learned that the project owners have applied to make PILOTs for this project. The Civic OPPOSES the use of PILOTs, believing that private development projects must be economically viable on their own merits without causing harm to the tax-paying residents via reduced tax revenue. Under current laws PILOTs have negative effects on school district finances. Further, it has been represented to the Civic by project stakeholders that requested change of zone would result in a substantial increase in ratables for the parcel in question and thus increases tax revenue. Therefore, the Civic believes that full rateables must be paid as part of the overall consideration.

The Civic requests that the Town copy us any requests or filings made pertaining to this project.

Sincerely,

Brad Arrington
President

CC: Supervisor Daniel Panico
Dr. Christine Criscione, MSUFSD
Mount Sinai Fire Department