

**RESOLUTION  
TOWN OF ULSTER TOWN BOARD**

**LINCOLN PARK GRID SUPPORT CENTER  
CONDITIONAL SITE PLAN AMENDMENT APPROVAL**

*Miron Lane and Frank Sottile Boulevard*

*Town of Ulster, Ulster County, New York*

S-B-L: 48.012-1-20, 48.016-1-1 and 48.016-1-2.21

**November 21, 2019**

**WHEREAS**, the Applicant, Lincoln Park DG LLC, seeks amended site plan approval pursuant to the Town of Ulster Zoning Law to construct the Lincoln Park Grid Support Center (LPGSC), a battery array that provides capacity and ancillary services to the regional electric grid by absorbing (charging) and generating (discharging) electricity as directed by New York Independent System Operator (NYISO), the regional grid operator; and

**WHEREAS**, the 20 MW battery energy storage facility requires approximately 11,500 battery modules with a collective capacity of approximately 80 megawatt hours (MWh) within 40 non-occupiable containers measuring 40'L x 8'W x 9'H that will be arranged in groups comprised of four containers each; and

**WHEREAS**, the approved Site Plan proposed a 30,000 square foot building to house the batteries, but changes to the New York State Uniform Fire Prevention and Building Code and National Fire Protection Association (NFPA) code 855, allows for the battery containers to be stored out-of-doors; and

**WHEREAS**, the Applicant has submitted an amended Site Plan Set that no longer calls for a 30,000 square-foot building, but instead proposes the placement of 40 non-occupiable battery containers measuring 40'L x 8'W x 9'H that will be arranged in groups comprised of four containers each; and

**WHEREAS**, the materials submitted in support of the application includes; and

- *SEQR FULL EAF* Part 1 by Chazen Eng. & Land Surveying, & Landscape Architecture P.C, 10/8/2019;
- *Revised Stormwater Pollution Prevention Plan* prepared by The Chazen Companies, dated 10/8/2019;
- *G001 Title Sheet* for Lincoln Park Grid Support Center by The Chazen Companies, dated 11/8/2019;
- *G002 Notes and Legend* for Lincoln Park Grid Support Center, The Chazen Companies, dated 10/8/19;
- *SV100 Existing Conditions Plan* prepared by The Chazen Companies, dated March 4, 2019;
- *C110 Map of Proposed Lot Line Revisions* prepared by The Chazen Companies, dated February 5, 2019;
- *C130 Site Plan* prepared by The Chazen Companies, dated November 8, 2019;
- *C140 Utility Plan* prepared by The Chazen Companies, dated November 8, 2019;
- *C150 Erosion & Sediment Control and Grading Plan* by The Chazen Companies, dated November 8, 2019;
- *C530 Site Details* prepared by The Chazen Companies, dated March 26, 2019; revised November 8, 2019;
- *C540 Storm Sewer Details* prepared by The Chazen Companies, dated March 26, 2019;
- *C541 Storm Sewer Details* prepared by The Chazen Companies, dated November 8, 2019;
- *C550 Erosion & Sediment Control Details* prepared by The Chazen Companies, dated March 26, 2019;
- *C551 Erosion & Sediment Control Notes* prepared by The Chazen Companies, dated March 26, 2019; and
- *Container Layout 3D Simulation* prepared by The Chazen Companies, dated October 8, 2019.

**WHEREAS**, at its October 17, 2019 meeting, the Town Board reaffirmed its SEQRA Negative Declaration for the Proposed Action and referred this matter to the Ulster County Planning Board; and

**WHEREAS**, the Ulster County Planning Board in its letter received November 12, 2019, issued several required modifications; and

**LINCOLN PARK GRID SUPPORT CENTER**

**Site Plan Application – Battery Storage**

**Page 2**

**WHEREAS**, upon review of the Required Modifications, the Town of Ulster Planning Board recommends that the required modifications be addressed as conditions of granting Site Plan Amendment approval and referred this matter to the Town Board with a recommendation to grant Conditional Site Plan Amendment approval.

**NOW THEREFORE BE IT RESOLVED**, the Town of Ulster Town Board hereby grants Conditional Site Plan Amendment approval subject to the conditions, limitations and restrictions set forth below.

1. Compliance with applicable zoning and building laws, rules and regulations;
2. Compliance with all representations made by the applicant;
3. Compliance with site plan, design plans and all details as cited herein;
4. The applicant secures a permit for commercial driveway access from Ulster County DPW;
5. The submits a Lighting Photometric Plan with lighting levels calculated for the plan with levels not to exceed the Illuminating Engineering Society (IES) Outdoor Site/ International Dark Sky Association (IDSA) Area Recommended Illuminance Levels. All luminaires are required to be LED and will need to meet the “fully shielded” definition adopted by the International Dark Sky Association (IDSA) or be an approved fixture of IDSA with cut sheets provided
6. The applicant submits a Landscaping Plan that provides additional landscaping, particularly the portion of the property to the east of the switchyard designated to be a stockpile during construction.
7. The Town’s consulting planner and Building Inspector are hereby authorized to approve minor Site Plan changes of a ministerial nature, which may arise due to unforeseen circumstances in the project site development; and
8. All fees, including consultant fees, shall be paid.

**Motioned by:** Councilman Secreto

**Seconded by:** Councilman Brink

**All in Favor:**

**All Opposed:**

James E. Quigley, III, Supervisor

\_\_\_\_\_X\_\_\_\_\_

\_\_\_\_\_

John Morrow, Deputy Supervisor

\_\_\_\_\_X\_\_\_\_\_

\_\_\_\_\_

Joel Brink, Councilman

\_\_\_\_\_X\_\_\_\_\_

\_\_\_\_\_

Eric Kitchen, Councilman

\_\_\_\_\_X\_\_\_\_\_

\_\_\_\_\_

Rocco Secreto, Councilman

\_\_\_\_\_X\_\_\_\_\_

\_\_\_\_\_