

APPROVED

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI, P.E.
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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BOARD MEMBERS

Edward Barnett
Anthony Federice
Emily Lavelle

ENVIRONMENTAL CONSERVATION BOARD MINUTES

JANUARY 18, 2024

PRESENT: CHAIRMAN ROBERT LAGA, VICE-CHAIRMAN NICHOLAS FANNIN;
ANTHONY FEDERICE & EMILY LAVELLE

ABSENT: EDWARD BARNETT

| <u>APPLICANT</u> | <u>TAX MAP #</u> | <u>PAGE</u> | <u>ACTION OF THE BOARD</u> |
|-------------------------|-------------------------|--------------------|-----------------------------------|
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ELIGIBLE FOR A PERMIT:

- | | | | |
|--------------------------|------------|---|----------------------------|
| 1. William Shilling | 64.11-1-16 | 1 | Permit Granted |
| 2. Alison & Daniel Brown | 64.19-1-62 | 1 | Permit Granted w/condition |

SUBMISSION OF APPLICATION OR LETTER OF PERMISSION:

- | | | | |
|-----------------------------|------------|--------|-----------------------|
| 3. Union Energy Center, LLC | 86.11-1-14 | 2 - 13 | No Board Action Taken |
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The meeting was adjourned at 8:31 p.m.

Respectfully submitted,

Dawn M. Andren

approved

1. **WILLIAM SHILLING / TM: 64.11-1-16; 37 KIRK LAKE DRIVE, MAHOPAC - ELIGIBLE FOR A PERMIT: PERGOLA & SHED**

- Mr. Matthew Cropsey (for Joel Greenberg, architect) representing applicant appeared before Board.

Chairman Laga asked if there had been any changes or updates to the plans that were submitted.

Mr. Cropsey stated no; not to my knowledge.

Chairman Laga said there were no comments or questions from the public. The Town Engineer has given us an email regarding the raingarden calculations which were approved. (Memo in the file.).

Mr. Federice moved to grant Permit #1000 to William Shilling for 37 Kirk Lake Drive, Mahopac NY to legalize pergola and install a shed; seconded by Ms. Lavelle with all in favor.

Chairman Laga proceeded to fill out the EAF with the Board answering 'no' to all questions.

approved

2. ALISON & DANIEL BROWN / TM: 64.19-1-62; 18 FREDERICK STREET, MAHOPAC - ELIGIBLE FOR A PERMIT: ADD 2ND FLOOR & BUILD NEW DECK

- Ms. Mary Scott, architect representing applicant appeared before Board.

Chairman Laga asked if anything had changed since the submission of the application.

Ms. Scott said no.

Chairman Laga said there were no comments or questions from the public. The Town Engineer has given us an email stating that you meet the raingarden calculations and they were approved.

Ms. Lavelle moved to grant Permit #1001 to Alison & Daniel Brown for 18 Frederick Street, Mahopac NY with the following condition: Town Wetland Inspector to do a pre- and post-site visit for installation of erosion control; seconded by Mr. Federice.

Chairman Laga proceeded to fill out the EAF with the Board answering 'no' to all questions.

3. UNION ENERGY CENTER LLC / TM: 86.11-1-14; 24 MILLER ROAD, MAHOPAC - SUBMISSION OF APPLICATION OR LETTER OF PERMISSION: PLANNING BOARD REFERRAL (PROPOSED BATTERY ENERGY STORAGE SYSTEM)

- Mr. Rich Williams of Insite Engineering and Mr. Scott Konnuck of East Point Energy appeared before the Board.

Mr. Williams stated they were there to discuss a proposed battery energy storage system.

Chairman Laga asked if the company owned the land that this facility was going on.

Mr. Konnuck stated no, we do not. We have an option to lease the property. We are a battery storage project developer and owner and operator. We help put these projects in the ground to benefit the grid and the environment. We're based out of Virginia and do a lot of work in New York but also up and down the east coast. We're a subsidiary of a company called Equinor which is a large energy company that, among other things, works on offshore wind projects. We have a pretty large pipeline of battery energy storage projects that we are working on across the country. We have 88 megawatt (MW) hours of projects that are in the ground. On solar and wind days, we have over 1 gigawatt (GW) of energy projects that have been successfully developed which translates to about \$1.5 billion worth of projects. Grid scale energy storage, in its essence, is a large battery or series of batteries that charges from the grid when it's least needed and put electricity back on the grid when it's most needed. We use lithium ion batteries. These are the same type of batteries that you find in cell phones, computers, electric vehicles, that sort of thing - just on a larger scale. It's been compared to the swiss army knife for the grid. These batteries can do a number of different things that help keep the lights on. We have a rendering of our specific project in a few slides. There's a few benefits I wanted to highlight. These are taxable and expensive projects. We've talked with the Planning Board and with the IDA. This will bring in a significant increase in revenue for the Town and the County. They're a clean energy technology. You can't power the grid on wind and solar alone because the sun is not always shining and the wind is not always blowing. If you have batteries located in smart places, you can make that wind and solar more effective and make the grid a lot cleaner. They also help with electric reliability. If there is a power line in a neighboring town that has the potential to take out power from a wider area, our batteries are four-hour duration batteries so it can kick on for several hours and give the utility time to make repairs and keep the lights on in town. It's not going to stop every outage by any means but it does improve reliability. One thing that is important to mention is that New York State has a very ambitious energy storage goal of 6 GWs by 2030. This, I think, is the biggest in the country and part of the goal is to transition the grid. Of that 6,000 MW, this project would be 116 MW. This would connect to NYSEG's power lines that cut through the property. We've been working with the Planning Board over the last few months. The project would adhere to setbacks and zoning requirements. The parcel, itself, is located at 24 Miller Road which is on the border of Somers, NY. It's zoned Commercial Business Park. Slide eleven emphasizes why we are here and why this is important: this is a critical piece of infrastructure to help keep the lights on reliably and a clean manner for Carmel and for Putnam County. You can't just put there projects anywhere. They need to be adjacent to specific power

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lines like the transmission lines that cut through this property. That rules out 99% of parcels that we could work with. In addition, you need to locate them in a region that actually needs them. With the retirement of Indian Point a few years ago, there's a bit of a hole in terms of the capacity on the grid. This is much, much smaller than Indian Point but it will play a role in that reliability. You have to find a site with appropriate zoning. This is a 93-acre site. We've put the project in the middle of the property so it's got a buffer from all of the neighbors meaning that it cannot really be seen or heard. The other benefit is that it has minor environmental impacts. There are wetlands on site and we'll talk more about those in just a minute. There's no contaminated soils. There's no cultural resources and no threatened or endangered species.

Chairman Laga said you're basically putting a whole bunch of batteries in a Conex box.

Mr. Konnuck said they do look very similar to Conex boxes. I wanted to highlight a few things on environmental safety. One is this project doesn't have any emissions. There's no air emissions, no water emissions other than your stormwater that happens with any development. Most of the footprint of our project will be gravel; not fully impervious surfaces which helps mitigate our impacts. The batteries themselves are household materials. The batteries will be recycled at the end of their life or even before that. Once it's built, there's essentially no traffic and the lighting is minimal; typically motion-sensored and aimed downward. The way we've designed this project was with wetlands in mind and trying to minimize our impact to said wetlands. We use the path of least impact for our access road. The pathway over the stream will impact about 3,000 square feet of the stream. The substations (one owned by NYSEG and one owned by us) do impact some wetland buffer area but those are for a reason. The NYSEG substation was designed exactly to their rules including dimensions, orientation and has to be adjacent to the transmission lines. We didn't have a choice there. For the project substation (moves to map to point out substation).

Mr. Williams said let's just jump off script for a minute. There's a couple of things with this application. It's not just a site plan. It's also a subdivision plan which also includes NYSEG. NYSEG is fully aware of what we're doing. They're dictating some of what we're doing. To get everybody acclimated to what Mr. Konnuck is speaking about, you can see Miller Road forms our western border. This is the County line right here with Somers. You can see the existing transmission lines running generally northwest to southeast. This is Union Valley Road and NYSEG has an existing substation here. That is on their own property. They're part and parcel to this subdivision. What we're proposing to do is construct a new NYSEG substation, that has to be perpendicular to the lines, here. Our subdivision is going to be giving, what NYSEG currently owns here, the balance of - all of this property which will be a 12.3.....

Chairman Laga said who owns this property now?

Mr. Williams said this is owned by an LLC called Miller Road LLC which consists of some local residents.

Vice-Chairman Fannin said they own all 93 acres?

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Mr. Williams said yes. They own here, the balance of the property up to here which is where NYSEG has their current substation. There's two lot-line adjustments. We're going to be reconfiguring the lot line for Teal Door. We're going to be expanding NYSEG's property so that it includes the substation that they'll own and operate. Here's that project substation which, again, there are codes and standards which dictate that it be proximate to NYSEG's substation. Moving further west, we have battery storage. Of the 95 acres, there's a substantial amount of wetlands on the property; almost 63 acres. It's all the area in green here. This darker green color - the majority of the property is forested. What you see in the lighter green and the gray is what we're proposing to develop. Basically, we have a pretty tight footprint around our development. What you see in the light green is mostly for grading and stormwater. We are going to have to provide stormwater treatment; both to the requirements of DEP & DEC. We have done preliminary testing on this property in the past. We're currently developing the SWPPP based on that testing. We're also seeking to repeat the testing because it has to be witnessed by DEP as part of our SWPPP review. We were trying to be sensitive to the upland areas as much as possible knowing that we had certain size requirements for the equipment and certain requirements for the substation. Those result in approximately five acres of adjacent area disturbance. All of these wetlands on site are regulated by DEC. We've done our DEC validation. There's 17 acres of disturbance so we'll have to do a SWPPP with phasing. DEP will also review and approve the SWPPP as well as the Town and we'll file an NOI with the State. DEP has jurisdiction on this project. It's going to be for stormwater and for the stream crossing here. We'll get two permits from them.

Chairman Laga said and you're going to provide details on how you're going to cross the stream?

Mr. Williams said yes. So far our plans have some basic level of detail. We've got a long way to go on that. Around that stream crossing, in the lighter green shade, you can also see that mitigation that we're proposing.

Chairman Laga said is this regulated under CBS (chemical bulk storage)?

Mr. Konnuck said I'm not sure. I'll need to look it up.

Chairman Laga said I know these are batteries and they probably have liquids or chemicals in them. As with Petroleum Bulk Storage (PBS), there's a CBS regulation where these things have to be inspected on a periodic basis. I'm sure you're going to have stuff on site here that's regulated. So, do you have a CBS file and a plan in the event of..... These are not dry batteries - correct?

Mr. Konnuck said no. Almost everything is solid state; not liquid inside the batteries. There is some electrolyte that is liquid but the vast majority of what's inside of this is solid.

Chairman Laga said is there anything in those containers that would be regulated?

Mr. Konnuck said yes. The batteries themselves are hazardous and they are regulated by the Federal Government and, I believe, by the State as well.

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Chairman Laga said is there anything regulated in terms of CBS?

Mr. Williams said as of right now, we have to do a little bit more research on that. I don't know that they've needed CBS permits on any of their other storage facilities but it's a fair question so let us get you a good answer.

Vice-Chairman Fannin said you may have to consider refrigerant storage.

Mr. Konnuck said that's right. There's two different types of air-conditioning; liquid and air cooled. I don't think we've picked exactly which direction we're going to go but yes; air conditioning systems do have chemicals that are regulated.

Chairman Laga said today is basically a discussion just to see what you would need from us - correct?

Mr. Williams said yes. A little bit of both. We've been before the Planning Board a couple of times. We recognize that the property is almost 2/3rds of wetlands. We recognize the importance of this Board in the approval process. So, we wanted to introduce this project to you before we get too far ahead of ourselves in the process. Similarly, we're also making our formal applications to DEC to engage them early in the process as well recognizing that they're an important voice that we need to listen to. Tonight, we wanted to let you know that this project is happening.

Chairman Laga said a couple of things we'd like to see on the plans is the areas of work - particularly the excavation areas; how you plan on protecting that with silt fence; storage areas; spill prevention and control plans; fueling plans; spill-kits on site. I'd like to see your access roads in and out and what you plan to do to mitigate it when you're done. Roughly, your area of disturbance is about 3,000 s.f. or more?

Mr. Williams said no. We have 3,000 square feet of disturbance for that crossing that wetland.

Chairman Laga said what's the total area of disturbance for the two new substations and the two powerpack areas?

Mr. Williams said we will be at 17 acres.

Chairman Laga said so that's a super SWPPP.

Vice-Chairman Fannin said how much of the wetlands are you proposing to build in?

Mr. Williams said there's going to be a total of 3.6 acres of wetlands total and 5.4 acres of adjacent area of disturbance. We're going to have to work with your Board and DEC to develop full mitigation plan. Right now, we only show 12,000 square feet of mitigation around the crossing. To your point, 17 acres is going to require a SWPPP with phasing. We're not going to disturb more than 5 acres at any time. We've prepared an initial erosion control plans on here. We're planning

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on accessing the site through Miller Road. As a first step, we're going to have to install sediment traps and basins and put the erosion controls right after clearing. We recognize clearing restrictions for Indiana Bat as well as the Long-eared Bat and we'll follow those. We're going to start by building out the substation areas and ultimately these pads. Because all of our surfacing is going to be gravel item 4, it's going to be easy to stabilize pretty quick. We're going to cut the fills so it's a faster earth work operation, and then you're just going to bring in the gravel.

Chairman Laga said so you're not putting these on pads. You're putting them on gravel.

Mr. Williams said correct.

Chairman Laga said typically you would put them on a pad with a dike around them with no drainage. You would make outlets with valves just to allow rainwater to be drained out. We don't do that with this because..... if there are any chemical storage in there, there should be secondary containment for those items.

Mr. Williams said we'll do a little more research and come back to you.

Mr. Konnuck said most of what's in the container is solid state. New York State ran a study about fire safety for these projects and they just released the results a few weeks ago. One of the important conclusions from that report was that they did not have any meaningful environmental damage to the soils or water around the projects. Even in the worst-case scenario, when there's a fire, that has not been cited as a meaningful impact to the surrounding areas.

Chairman Laga said how are these batteries different than those e-bikes?

Mr. Konnuck said are you asking from a fire perspective or an environmental perspective.

Chairman Laga said are they the same as those e-bike batteries?

Mr. Konnuck said yes. They are lithium ion batteries. There are a few differences between what they're doing and what we're doing. First of all, there's a big problem in the e-bike industry with what is, essentially, boot-leg e-bike batteries. People are buying them when they don't have UL certifications.

Chairman Laga said are these going to have UL certifications?

Mr. Konnuck said yes. The most important UL certifications for us are UL 9540 & UL 9540A. Those are the 'gold star' for us. Another difference between what we're talking about and e-mobility is that these batteries sit still, they don't move, they're airconditioned 24/7/365. Unlike an e-bike which can be exposed to a lot of different elements and damage and that sort of thing.

Mr. Williams said the other facilities they've built haven't required secondary containment. I don't know that we're subject to chemical (inaudible) but your questions are fair and we'll come back to you.

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Vice-Chairman Fannin said you said that you currently have 88 MW in the ground, and this one is putting in how much?

Mr. Konnuck said 88 MW hours. That's the amount of energy. This project would be 464 MW hours and 116 MW. By the time we build this, we will have significantly more in the ground of battery storage.

Chairman Laga said is the transformer in the substation going to be a liquid filled transformer?

Mr. Konnuck said yes. There will be oil inside of that transformer and that will have a secondary containment.

Mr. Federice said is this your first project in New York?

Mr. Konnuck said we do not have any battery storage projects operating in New York. Our founders did a 2 MW at SUNY Sullivan several years ago.

Chairman Laga said is your substation also going to have an oil filled transformer as well?

Mr. Konnuck said yes.

Chairman Laga said I'd like to see the potential environmental issues that could be approached in this area since you're in the wetlands. We'd also like to see your storage recycling when a unit becomes inactive. We'd like to see your recycling plan and what is the plan for swapping out of those batteries including what precautions you would take while removing the batteries.

Mr. Williams said we need to get you a little more detail on the batteries themselves.

Mr. Konnuck said there's also a growing industry in the U.S. for battery recycling mostly because of E.V.s One of the things that is important for us is working with a company that does the recycling and does a cradle to grave monitoring to make sure that every single step of the way that there is documentation. They will videotape the entire process.

Vice-Chairman Fannin said one of my concerns is "old" lithium batteries being deposited on the site in various locations; being left out in the rain, degrading, off to the side because either a recycling facility that had a contract with went out of business, it became financially difficult to get the batteries shipped there, whatever that might be. I have a long-term concern about these batteries which will need to be swapped. We could have 464 MW sitting there.

Mr. Williams said understood. I think we can provide you with some operating procedures, some more information on the batteries, how they're going to be managed which are all fair questions. We'll get you some answers on that. Just as a reminder about East Point Energy; they're in the green business. It's not good for their business model to leave a site like that. I understand it may not dissuade your concerns so we'll come back with some operating procedures.

Vice-Chairman Fannin said I'm actually a big fan of this project. This is a lot better than many other green alternatives that I've seen come through both Putnam and neighboring counties. I'm not a huge fan of wind turbines in residential areas. I think solar farms take up quite a lot of space are far more impactful to the environment than batteries sitting on a pad. I'm a fan and this technology but I have major concerns as this is a large facility. This is the first one in Putnam County. This is currently larger than what the pending master plan was going to approve for. It hasn't been passed but it was discussed by the Master Plan committee. If you don't mind, I have a few other concerns that I, at least, want to put out there.

Chairman Laga said obviously, and this will come from the DEC, there has to be some mitigation. It's double the disturbance.

Mr. Konnuck said just another thing to keep in mind: we've talked about a decommissioning bond with the Planning Board so that hypothetically, if we walked away from it & East Point ceases to exist, there would still be funds there to deal with the project. The other thought I have is these projects are very, very capital intensive upfront and they make their money over a long period of time. So, we have a strong incentive to make sure it's operating exactly the way it should; not just in year 1 but in year 20 and beyond.

Vice-Chairman Fannin said appreciate that. I do think that a detention basin is something to consider. I have another major concern (and experience) about having a larger lithium battery explode. It is quite a scary thing to see this. It's very difficult to put out that fire. I did have the opportunity to read through all the Planning Board minutes and seeing how that was addressed with the fire safety expert that was brought in. I still do have concerns about some of these pods or some of these individual pieces within them catching fire and exploding; possibly causing additional ones to explode. Thankfully, I am very well aware of most of the ramifications of that and the off-gassing and all that but I do think that there is a potential for smoke, smell and noxious fumes move with the wind toward residential areas that are around it. I'm positive that there are more than just the normal gasses of combustion that happen. Most of this I assume is cased in plastic. You have all the electrical equipment in there plus the actual lithium itself that is in these batteries. Along those same lines of electrical storm, a lightning strike; you have water that's pouring down on these things and they're outside in the elements. This is why I think a detention basin may be a good thing to look into or, at least, discuss why it would be unfeasible to address the concern here. During a rainstorm, if there is a problem and one of the batteries explodes and you've lost power because your back-up generator was hit by lightning.....

Mr. Williams said just to touch quickly on the stormwater: we're looking at a couple different options. Based on the feedback tonight, we may rethink some things. We have some soils in some of the ridge lines that occur on the property here that are actually suitable for infiltration. As you move further down the hill, you get ground water comes closer to the surface. We were thinking about using some of the gravel and putting a deeper section of gravel to allow infiltration trenches underneath the gravel pads. DEC considers gravel impervious.

Vice-Chairman Fannin said even Item 4?

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Mr. Williams said DEC does; DEP does not. So, DEC considers any drivable surface; albeit gravel, millings, Item 4 are all impervious for the purposes of treating stormwater. Gravel, millings and Item 4 are pervious for the purposes of limiting distances to water courses and wetlands. So, we always end up in a little catch-22 of how we treat this stuff but we have ways to work within the regulations. We're actually going to have to treat all of this as if it is impervious surface. We are planning a series of basins - these long green circular shapes. Those are where we're planning on placing them. We're seeing if we can eliminate a handful of them by using a deeper gravel section. One of the things we also realize is those basins take up land disturbance and if we can build a basin here that's going to let the water in the ground or put it underneath the section we're already disturbing, we can result with less disturbance which is one of our goals as well. We do think there is going to be stormwater storage on the site. We do have to provide it as part of DEC.

Chairman Laga said are you going to put a Cultec in or no?

Mr. Williams said these are large gravel pads. The only time we really use the Cultecs is when we need the void space.....

Chairman Laga said what are you going to do with the rainwater that comes off the roof of these boxes? You're just going to let them rip?

Mr. Williams said onto the gravel; yes.

Vice-Chairman Fannin said in an emergency situation where you do have a fire here, you've stated that you partner with local fire agencies to make sure they handle this kind of fire. I still have a concern if we let that gravel pad underneath it be the infiltrator as well, anything that does come out of those battery packs, is going straight down into the water supply.

Mr. Williams said ultimately, if it's not mitigated. If there was a leak.....

Mr. Konnuck said can I jump in. A few things on leakages. The containers themselves are mostly metal. There's some plastics in them. In terms of run-off, plastics are really the worst thing that you're looking at. If a car caught on fire, there's batteries, there's metal, there's plastics, air-conditioning fluids, that sort of thing. The plastics are probably the worst part of it. As you mentioned, we did get a letter of comments from the Fire Department where they said they are okay with the project as long as they check certain boxes which we will check. The project will have 24/7 monitoring as well. If there is a gas in the box that doesn't belong there, they can shut down the facility remotely, go there and deal with the problem before it gets out of control.

Vice-Chairman Fannin said are you doing air quality monitoring in the boxes?

Mr. Konnuck said yes. You asked about the gasses that would be inside of there. The gasses are primarily three. There's carbon dioxide, carbon monoxide and hydrogen gas during a fire. The first two are things you find in a campfire. Things that we can get comfortable with as they

dissipate very quickly. Hydrogen gas is less of a toxic risk than it is an explosion risk. But to mitigate that, the containers will have ventilation so that the gas will be released into the air and it dissipates very quickly. You'd asked about if this was a threat to someone downwind which is a very good question. In the New York State Fire Safety Report that just came out a few weeks ago on this exact type of project, it said that the fires that have occurred, there has been nobody hurt, essentially no water contamination at all, no detectable levels of air pollution that warranted concern. I'm happy to flag the report for you for next time.

Chairman Laga said are you going to put a filter fabric over that gravel?

Mr. Williams said yes. If I have a downstream basin that's an infiltration basin, and I create impervious surfaces so that nothing goes into the ground under my battery storage area, it's going to go into the ground here as opposed to here. I think where your concern really lies is in the event of an incident, what protocols do we have to evaluate the gravel, potentially replace contaminated gravel, things like that. If it goes into the basin, it's going to go to the same place that you have concerns about.

Chairman Laga said unless you line the basin.

Mr. Williams said this is the other conundrum. The stormwater regulations are urging us to put the water back in the ground.....

Chairman Laga said I know.

Mr. Williams said the opposite side is that there are a whole series of green infrastructure practices. I'm required to provide a certain amount of run-off reduction volume as part of every SWPPP that I do which heavily relies on putting the water back in the ground.

Vice-Chairman Fannin said I really like for you to include in your maintenance plan that you'll submit eventually, in the event of an emergency, I'd like to know a couple things about environmental controls and testing that you're doing after the fact. I think that'll go a long way in helping mitigate concerns of a lot of folks. I would be happy to read the Fire Safety guide that was just released. I think that submitting testing results, after an emergency, to our Wetlands Inspector will go a long way. In fact, part of that also is I think an emergency control plan & communication plan [is necessary] seeing how this is brand new type of facility for our Town and County. Should a fire happen there, I assume that someone would call the fire department and in that case, I think that additional communication to the Town, including our Wetland Inspector and Code Inspector, as well as potential neighbors who may have been impacted by smoke, potential fumes or any activity that will be happening. I did hear of a 'shelter in place' for one of these. I can't recall where but they did issue a 'shelter in place' for it. So, I do think emergency planning and making sure that is in here and well documented is appropriate.

Mr. Konnuck said on a few of those things. We've submitted to the Planning Board a generic emergency response plan. The reason why it's not specific is because the project still has.....we don't know exactly what technology we're using. In there, it talks about everything that you've

touched on including communication trees with neighbors; public notices and that sort of thing. In our experience in talking with some of the fire experts, neighbors prefer to hear from local officials rather than from us first, but we should know about the fire before anyone else because we have all of these monitoring systems in there. On the shelter in place, in cases where there have been fires, there have been orders to shelter, this has not been a result of any detectable or any level of air pollution above the regulated levels but more so as a precautionary measure to make sure everyone is safe.

Vice-Chairman Fannin said other things that you'll have to provide are things like note about the deed or the lease and whatever you're going to be doing with that. We need something that's from the owner of the land that says you are permitted, by them, to do work on that land.

Mr. Konnuck said we have a memorandum of option recorded with the Town so that's easy to provide.

Vice-Chairman Fannin said I do think that wetland flagging is warranted here for any visitors, etc. to know they are protected wetlands.

Chairman Laga said yes. We need wetland markers installed. For a lot this size, I'll leave that number up to you.

Mr. Williams said yes. We will want to put them in strategic areas where we know that people will see them and they can be most effective.

Chairman Laga said they don't go in and power-wash these as part of their maintenance plans do they?

Mr. Konnuck said I don't think so; although you did mention earlier the elements like rain and that sort of thing. They are waterproof structures.

Chairman Laga said if they do go in there for periodic maintenance and stuff, what are they going to do with the run-off? Again; I don't know what it takes to maintain one of these things. It's just something to.....

Mr. Konnuck said we can answer that a little more thoroughly afterwards but if you're wiping down the insides, you.....it's mostly metal and plastic.

Mr. Williams said it's a good question.

Vice-Chairman Fannin said you're going to be subdividing this into three lots. How did you choose the size of this; how did you come to the number of storage compartments to be able to fit on this?

Mr. Konnuck said the line that we're connecting into is a high voltage line which, for your purposes, means the bigger the project, the higher the voltage. This is a decently sized project for the

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high voltage line. In order to be economical, you want the project to be above a certain size. So, we looked at how much we can reasonably fit with buffers to neighbors. We've been going through electrical studies with a grid operator the New York ISO. From there, we've actually shrunk the size of the project a little bit. It used to be about 150; now it's at 116.

Mr. Williams said there are certain substation costs and that are tied to the transmission lines, etc.

Vice-Chairman Fannin said are there any thoughts right now about potential future expansion of either this specific facility, any additional ones or adding things like solar?

Mr. Konnuck said no. The subdivided area that will go to a neighboring land owner but there's nothing else planned for our site.

Mr. Williams said there actually are three lots now. We're just adjusting the lines. There's a lot that surrounds Teal Door right here which is very small. We're enlarging it a bit for them. There's this lot here that goes downward.

Vice-Chairman Fannin said I have no other questions. Thank you for answering everything.

Mr. Williams said we actually appreciate your comments, and we'll get you answers. Understanding that Indian Point was shut down and New York State's got a lot of ambitious goals, we're excited about this project and are happy to hear about your excitement as well.

Vice-Chairman Fannin said I like to see this kind of industry in our Town. I think it's a very clean and economical system. It's not exactly bringing jobs in but it is bringing a lot of tax base in which is awesome. I do think that battery storage is part of a green infrastructure that is under-utilized right now so this is great that our Town has the opportunity and a space that fits perfectly for what you're looking to do.

Vice-Chairman Fannin moved to close the meeting; seconded by Mr. Federice with all in favor.

Respectfully submitted,
Dawn M. Andren