



Carson Power LLC
39 Broadway
32nd Floor
New York, NY 10006
www.carson-power.com

RENAISSANCE BESS

DECOMMISSIONING AND SITE RESTORATION PLAN

Project	Renaissance BESS
Applicant / System Owner	Renaissance BESS A LLC, Renaissance BESS B LLC, Renaissance BESS C LLC, and Renaissance BESS D LLC
Site Address	370 Youngs Rd, Williamsville, New York 14221
Tax Parcel	81.02-3-1.1
Prepared By	Carson Power LLC
Document Status	September 2026

This plan is intended to be read together with the approved Site Plans, the Emergency Response Plan, applicable manufacturer documentation, and the decommissioning cost estimate included in Appendix B.



Document Control

Revision	Date	Description	Prepared By
0	August 2026	Comprehensive draft prepared in response to Town and County review comments	Carson Power LLC
1	September 2026	Revised decommissioning cost estimate to reflect updated BESS removal unit cost and landscaping quantities; financial assurance recalculated accordingly	Carson Power LLC

Table of Contents

1. Purpose and Scope
2. Project Information and Applicable Documents
3. Decommissioning Responsibility and Triggers
4. Pre-Decommissioning Planning and Notifications
5. Health, Safety, Security, and Environmental Controls
6. Decommissioning Sequence and Schedule
7. Equipment and Infrastructure Removal
8. Materials Management, Recycling, and Disposal
9. Site Restoration and Soil Verification
10. Stormwater, Erosion Control, and Final Stabilization
11. Documentation, Inspection, and Closeout
12. Financial Assurance and Estimate Administration
- Appendix A - Project Contacts and Stakeholders
- Appendix B - Decommissioning Cost Estimate

1. Purpose and Scope

This Battery Energy Storage System Decommissioning and Site Restoration Plan (Plan) describes the procedures that will be used to safely retire, dismantle, remove, transport, recycle or dispose of the Renaissance BESS facility and restore the site at the end of its useful life or following another event requiring permanent closure, in accordance with Section 6-12-6(K) of the Town of Amherst Zoning Ordinance.

The Plan is intended to provide a practical, project-specific framework for decommissioning while preserving flexibility to use the safest and most current procedures, equipment, recycling pathways, regulations, and manufacturer guidance available at the time decommissioning is performed.

This Plan does not replace detailed contractor work plans, utility switching procedures, site-specific health and safety plans, transportation plans, waste profiles, or permit applications that will be prepared before field work begins. Those documents will be developed by qualified professionals and contractors based on the actual equipment condition, applicable law, and then-current site conditions.

1.1 Plan Objectives

- Protect workers, emergency responders, the public, adjacent properties, and the environment.
- Coordinate permanent disconnection and electrical isolation with the serving utility and qualified electrical personnel.
- Remove battery energy storage equipment and associated project infrastructure in an orderly and documented manner.
- Maximize reuse and recycling and minimize disposal to the extent reasonably practicable.
- Restore disturbed areas to a stable condition comparable to the documented pre-development condition, subject to landowner request and Town approval.
- Provide the Town with documentation demonstrating completion of decommissioning and final stabilization.

1.2 Relationship to Other Project Documents

Equipment-specific de-energization, diagnostics, handling, lifting, transportation, recycling, and damaged-equipment procedures shall follow the latest applicable manufacturer documentation and project-specific direction from qualified service providers. This Plan focuses on the overall project, civil site, balance-of-plant, permitting, sequencing, waste management, and restoration responsibilities.

2. Project Information and Applicable Documents

Item	Project-Specific Information
Project Name	Renaissance BESS
Applicant / System Owner	Renaissance BESS A LLC, Renaissance BESS B LLC, Renaissance BESS C LLC, and Renaissance BESS D LLC
Property Owner	R.Q.C. Ltd
Project Address	370 Youngs Rd, Williamsville, New York 14221
Tax Parcel	81.02-3-1.1
Facility Configuration	Four 5 MW AC, 4-hour duration battery energy storage systems (20 MW AC total) and associated electrical and civil infrastructure

Item	Project-Specific Information
Primary BESS Equipment	Tesla Megapack 2 XL, or final approved equivalent
Site Area	Approximately 0.8-acre project area on a 3.9-acre parcel; disturbance area per the final civil plan set 1.92 acres

2.1 Primary Applicable Documents

- Approved Renaissance BESS Site Plan and construction drawings, as amended.
- Project Stormwater Pollution Prevention Plan and post-construction stormwater maintenance requirements.
- Emergency Response Plan
- Commissioning Plan and approved electrical one- or three-line diagrams.
- Tesla Megapack 2 XL Operation and Maintenance Manual and then-current transportation, storage, recycling, and service guidance.
- Town of Amherst Code, including the Town's Battery Energy Storage System Local Law 6-12-6(K) and the executed decommissioning agreement.
- Applicable federal, State of New York, Erie County, Town of Amherst, utility, transportation, waste, and environmental requirements in effect at the time of decommissioning.

3. Decommissioning Responsibility and Triggers

3.1 Responsible Parties

The then-current owner or permit holder of the battery energy storage system is responsible for implementing and completing decommissioning in accordance with this Plan, the approved decommissioning agreement, applicable permits, and the Town Code. The initial landowner, or its successors and assigns, shall remain responsible for obligations assigned to the landowner under the executed decommissioning agreement if the system owner or its successor fails to complete those obligations.

All decommissioning work shall be performed by appropriately licensed, qualified, and insured contractors. Equipment-specific work shall be completed by Tesla, a Tesla-authorized service provider, or another qualified provider approved for the installed equipment.

3.2 Decommissioning Triggers

- The end of the facility's operational or useful life.
- Permanent retirement elected by the owner.
- Replacement or repowering that requires full removal of the existing facility.
- Abandonment, discontinuation of use, or inoperability as defined by the Town Code or decommissioning agreement.
- Catastrophic damage or another condition that makes continued operation impracticable or unsafe.
- A lawful order from an authority having jurisdiction requiring permanent removal.

3.3 Partial Decommissioning and Repowering

Routine replacement of individual components during normal operation is governed by the Project Operations and Maintenance Plan and manufacturer requirements and does not constitute full decommissioning. If the facility is repowered, the owner shall coordinate with the Town to determine whether this Plan should be updated and whether removed components will be managed as part of routine replacement or project decommissioning.

4. Pre-Decommissioning Planning and Notifications

Before field work begins, the owner shall prepare or obtain the project-specific plans, permits, notifications, and approvals appropriate to the scope of decommissioning. The exact requirements will be confirmed with the applicable authorities based on regulations and site conditions then in effect.

4.1 Notifications and Coordination

- Notify the Town of Amherst Code Enforcement Officer and other applicable Town representatives of the planned decommissioning schedule.
- Coordinate permanent disconnection, meter removal, protection changes, and utility-owned equipment with National Grid or the then-serving utility.
- Notify the property owner and coordinate access, retained improvements, final grading, and restoration objectives.
- Coordinate with the local fire department and emergency management personnel regarding temporary changes to access, hazards, and emergency contacts.
- Provide required notices to NYSDEC, NYSDOT, Erie County, waste facilities, transporters, and other agencies having jurisdiction.
- Obtain required demolition, electrical, stormwater, highway work, waste, transportation, or other permits.

4.2 Required Pre-Work Plans

Before mobilization, the owner and its contractors shall prepare all project-specific plans and procedures required for safe and compliant decommissioning. These shall include, as applicable, health and safety, electrical shutdown and isolation, equipment condition assessment, lifting and rigging, traffic and hauling, waste management and recycling, erosion and sediment control, spill prevention and response, temporary stabilization, security, and site-access planning. The scope and content of such plans shall be based on the condition of the equipment, applicable requirements, and site conditions in effect at the time of decommissioning.

5. Health, Safety, Security, and Environmental Controls

5.1 Electrical and Battery Safety

The BESS shall be shut down, isolated from the grid, and placed in a condition suitable for decommissioning before physical removal begins. The presence of stored energy shall be assumed until qualified personnel have completed isolation, testing, and verification. Only authorized personnel shall access or service Megapack equipment.

- Follow the approved switching order and lockout/tagout procedure.
- Verify isolation from upstream and downstream electrical sources.
- Confirm the equipment condition and state of energy before lifting, disassembly, transport, or recycling.
- Use manufacturer-approved procedures for damaged, faulted, or otherwise abnormal equipment.
- Maintain required personal protective equipment, electrical approach boundaries, and restricted work areas.

5.2 Site Security and Emergency Access

Security fencing, gates, warning signage, emergency contact signage, cameras, and access controls shall remain in service for as long as needed to prevent unauthorized entry and maintain safe

emergency access. Security features will be removed only when the associated hazards have been eliminated and the site can be safely opened.

5.3 Spill and Release Prevention

- Inspect equipment for evidence of leakage before movement.
- Use secondary containment, absorbent materials, drip pans, and spill response supplies as appropriate.
- Manage transformer fluids, equipment oils, coolants, fuels, and cleaning materials in accordance with applicable requirements.
- Prevent releases to the detention basin, bioretention area, grass filter strips, storm drains, wetlands, and adjacent surface waters.
- Report and remediate releases in accordance with applicable law and the site-specific emergency procedures.

6. Decommissioning Sequence and Schedule

The sequence below is an anticipated framework. Individual activities may overlap or be resequenced by the decommissioning contractor to improve safety, reduce disturbance, or respond to field conditions, provided that the required controls and approvals remain in place.

Phase	Typical Activities	Approximate Duration
1. Planning and Procurement	Final engineering review; permits; utility coordination; contractor procurement; waste and recycling arrangements; baseline documentation.	4-12 weeks
2. Mobilization and Controls	Mobilize crews and equipment; establish temporary controls, staging, traffic control, security, erosion controls, and spill prevention measures.	1-2 weeks
3. Electrical Shutdown and Isolation	Cease operation; coordinate utility disconnection; complete switching, lockout/tagout, testing, and state-of-energy verification.	Several days to 2 weeks
4. BESS and Electrical Equipment Removal	Remove Megapacks, transformers, switchgear, reclosers, meters, poles, cabling, controls, and associated electrical equipment.	2-6 weeks
5. Civil Infrastructure Removal	Remove concrete pads, curbs, sumps, gravel, fencing, gates, cameras, signage, utilities, and other improvements identified for removal, if installed.	2-6 weeks
6. Restoration and Stabilization	Backfill, decompact, regrade, replace topsoil, repair drainage, and seed and mulch	2-6 weeks plus establishment period
7. Inspection and Closeout	Town inspection; corrective work; waste documentation; final stabilization; completion report and certifications.	2-8 weeks, weather dependent

The expected field decommissioning period is generally several months, subject to equipment condition, receiving-facility availability, weather, permit timing, utility scheduling, and required vegetation establishment. A final detailed schedule shall be provided to the Town before mobilization.

7. Equipment and Infrastructure Removal

7.1 Battery Energy Storage Equipment

Megapack units and internal battery components shall be handled only by qualified personnel using manufacturer-approved methods. Units intended for reuse, refurbishment, return, or recycling shall

be prepared, lifted, packaged, and transported in accordance with the latest applicable manufacturer instructions and transportation requirements.

Damaged equipment shall not be moved until the manufacturer or qualified service provider has determined that it is safe to approach, diagnose, stabilize, package, and transport. Incident-specific guidance will control over general decommissioning procedures.

BESS manufacturers maintain established lithium-ion battery recycling programs intended to divert battery equipment from landfills. Battery units and modules may be reused, refurbished, repurposed, or recycled where practicable. Based on currently available industry information, a substantial portion of battery-cell materials may be recovered through recycling; actual recovery rates will depend on the installed equipment and recycling technology available at the time of decommissioning.

7.2 Electrical and Control Equipment

- Disconnect and remove transformers, switchgear, reclosers, meters, protection and control equipment, communication equipment, and auxiliary power equipment.
- Drain and manage transformer fluids and other liquids before transport where required.
- Remove aboveground and underground wiring and cabling to the extent required by the approved final restoration plan.
- Remove project-owned poles and overhead conductors unless transfer or retention is approved by the utility, property owner, and Town.
- Terminate, cap, or remove utilities and conduits in accordance with code and final land-use requirements.

7.3 Concrete Pads, Curbs, and Containment Features

Concrete equipment pads, integral containment curbs, sumps, foundations, and associated structural improvements shall be demolished and removed unless the property owner requests retention and the Town approves retention. Concrete will be processed for beneficial reuse or recycling where practicable.

7.4 Access Roads, Gravel, and Parking Areas

Project-specific gravel access roads, equipment working surfaces, and designated parking areas shall be removed and restored unless the property owner requests that specific improvements remain and the Town approves. Removed aggregate may be reused on site only where approved and compatible with final grading and restoration; otherwise it shall be transported to an appropriate reuse, recycling, or disposal location.

7.5 Fencing, Gates, Security, and Signage

- Remove perimeter and acoustical fencing, gates, posts, foundations, locks, cameras, communication devices, Knox access equipment, and project signage after site hazards no longer require them.
- Recycle metals and electronic equipment where suitable facilities are available.
- Repair disturbed ground and remove post foundations or other subsurface obstructions as required for final land use.

7.6 Water and Fire Protection Improvements

Any project-owned water or fire-protection improvements installed as part of the final approved project shall be removed, abandoned, transferred, or retained in coordination with the applicable authorities and the Town.

7.7 Stormwater Facilities and Landscaping

The detention basin, bioretention facility, forebays, catch basins, underdrains, filter strips, swales, outlet structures, and associated stormwater facilities shall remain operational throughout decommissioning. Their final disposition will be determined through the approved restoration design. Facilities may be retained where they continue to serve the property and are requested by the landowner and approved by the Town; otherwise they will be removed or regraded and the drainage pattern restored.

Project landscaping, vegetative screening, and other plantings shall be removed only to the extent required by the final land use, decommissioning activities, or the approved restoration plan. The cost estimate shall include landscaping removal and replacement or restoration as applicable.

8. Materials Management, Recycling, and Disposal

Materials will be characterized, segregated, documented, and transported to authorized reuse, recycling, treatment, or disposal facilities. Salvage value, if any, is not relied upon to demonstrate the availability of funds unless specifically accepted in the estimate.

Material / Equipment	Preferred Management Method	Documentation
Megapacks and battery modules	Return to Tesla, reuse/refurbishment, or authorized battery recycling facility in accordance with manufacturer and regulatory requirements.	Shipping records, recycler receipts, certificates of recycling or disposition.
Transformers and electrical equipment	Reuse, resale, metals recycling, electronics recycling, or authorized disposal; manage oils separately.	Bills of lading, fluid manifests, recycling receipts.
Copper and aluminum conductors	Metals recycling.	Weight tickets or recycling receipts.
Steel fencing, gates, poles, and structural components	Reuse or metals recycling.	Weight tickets or recycling receipts.
Concrete	Crush and recycle for approved aggregate use or transport to authorized facility.	Load tickets or facility receipts.
Gravel and aggregate	Reuse where approved or transport to authorized receiving location.	Load tickets or receiving records.
Vegetation and landscape debris	Chipping, composting, approved beneficial use, or disposal.	Contractor records or facility receipts.
General construction debris	Segregate for recycling; dispose of residual material at authorized facility.	Waste manifests or disposal receipts.
Regulated or hazardous materials	Characterize and manage under applicable federal and state requirements.	Waste profiles, manifests, certificates of treatment/disposal.

8.1 Temporary On-Site Storage

Removed or inoperable battery equipment shall not be stored on site longer than reasonably necessary for safe packaging and transportation. Temporary storage areas shall be secured, stable, protected from vehicle impact and weather as appropriate, separated from drainage features, and managed in accordance with manufacturer direction and applicable fire, environmental, and transportation requirements.

9. Site Restoration and Soil Verification

9.1 Restoration Standard

The project site shall be restored to a condition similar to its documented pre-construction state, unless otherwise requested by the landowner and approved by the Town of Amherst. Retention of any road, drainage feature, utility, pad, or other improvement shall be documented in writing and incorporated into the final restoration plan.

9.2 Earthwork and Soil Restoration

- Remove debris, unsuitable material, aggregate, foundations, and subsurface obstructions required by the approved restoration plan.
- Backfill excavations with clean, suitable material and compact or decompact as appropriate for final land use.
- Restore general grades and drainage patterns without creating ponding, erosion, or adverse impacts to adjacent property.
- Replace stockpiled or imported topsoil to an appropriate depth and quality.
- Deep-rip and decompact areas affected by construction traffic where needed to restore soil function.
- Repair any damaged agricultural drainage or other subsurface drainage systems encountered during removal.
- Stabilize all disturbed areas with approved seed, mulch, plantings, or other permanent cover.

9.3 Wetlands and Sensitive Areas

Any delineated wetlands and their regulated buffers, if applicable, shall be protected from unauthorized disturbance, sediment, fuel, oil, coolant, concrete residue, waste, and equipment staging. Any required work within regulated areas shall be completed only after obtaining applicable approvals.

10. Stormwater, Erosion Control, and Final Stabilization

Temporary erosion and sediment control measures shall be installed before soil-disturbing work and maintained until final stabilization is accepted. The final decommissioning estimate shall include the installation and removal of temporary erosion and sediment controls, site stabilization, preparation of any required decommissioning SWPPP, and associated permitting costs.

- Limit the extent and duration of exposed soil.
- Use stabilized construction entrances, sediment barriers, inlet protection, stockpile controls, and temporary seeding as appropriate.
- Prevent sediment and pollutants from entering stormwater facilities, wetlands, streams, public roads, or adjacent property.
- Inspect and maintain controls at the frequency required by the applicable permit and after qualifying storm events.
- Remove accumulated sediment and restore damaged controls promptly.
- Maintain dewatering discharges in accordance with applicable requirements.
- Achieve permanent stabilization before temporary controls are removed.

11. Documentation, Inspection, and Closeout

11.1 Records

- Permits, notifications, and agency correspondence.
- Utility disconnection and isolation documentation.

- Daily or periodic contractor reports and photographs.
- Waste profiles, manifests, bills of lading, weight tickets, and recycling or disposal receipts.
- Soil sampling plans, laboratory results, and comparison to baseline conditions.
- Final grading, restoration, and stabilization records.
- Documentation identifying any improvements retained at the landowner's request and with Town approval.

11.2 Town Inspection and Corrective Work

The owner shall coordinate with the Town for inspection of the completed decommissioning and restoration work. Deficiencies identified by the Town or the owner's qualified professional shall be corrected within a reasonable period based on weather, season, material availability, and the nature of the corrective action.

11.3 Final Completion Report

Following completion, the owner shall provide a final decommissioning report to the Town summarizing the work performed. The report should include final photographs, waste and recycling documentation, soil testing results, a description of retained improvements, evidence of final stabilization, and certifications or statements from the appropriate qualified professionals.

12. Financial Assurance and Estimate Administration

The detailed decommissioning cost estimate has been prepared and stamped by the project's licensed professional engineer and included in Appendix B. The estimate shall identify the applicable quantities, unit costs, assumptions, and total financial assurance amount required by the Town.

The estimate shall account for the complete anticipated cost of project removal and site restoration, including, as applicable, labor, equipment, mobilization and demobilization, demolition, loading, hauling, recycling or disposal fees, temporary erosion and sediment controls, SWPPP preparation or modification, permitting, backfilling, grading, stabilization, landscaping removal, and contractor overhead. These costs may be separately identified or incorporated into the applicable unit costs, provided that the basis of the estimate is clearly documented.

The financial assurance shall be established at 125% of the approved net decommissioning cost and shall be reevaluated at least once every five years. The surety shall be provided in a form acceptable to the Town, maintained for the life of the project, and adjusted as required by the decommissioning agreement and Town Code.

Nothing in this narrative plan supersedes the quantities, professional opinions, assumptions, or cost calculations contained in the estimate. If the project design or decommissioning scope changes, the engineer shall update the estimate as necessary to reflect the final permitted or constructed facility.

Appendix A - Project Contacts and Stakeholders

Role	Organization	Current Information
System Owner / Applicant	Renaissance BESS A LLC, Renaissance BESS B LLC, Renaissance BESS C LLC, and Renaissance BESS D LLC, c/o Carson Power LLC	Contact to be confirmed before construction and updated throughout operations.
Carson Power Contact	Joseph Semen-Graves	(845) 671-1018 JosephSemen-Graves@carson-power.com
Property Owner	R.Q.C. Ltd Chris Groff	800-828-7840 Christopher@Rembrandtcharms.com
Town of Amherst	Building & Zoning Department	Mark Berke, Commissioner of Building, 716-631-7080, mberke@amherst.ny.us
Town of Amherst	Zoning Enforcement Officer	Daniel Ulatowski, Assistant Planning Director and Zoning Enforcement Officer, 716-631-7058, dulatowski@amherst.ny.us
Town of Amherst	Town Attorney	Steven Bengart, Town Attorney, 716-631-7030, sbengart@amherst.ny.us
Town of Amherst	Fire Chiefs	Krista Halt, Senior Fire Inspector, 716-631-7140, khalt@amherst.ny.us
Utility	National Grid Distributed Generation Team	1-800-664-6729 DistributedGenerationServices-NY@nationalgrid.com
Manufacturer / Service Provider	Tesla Energy or authorized service provider	Use the then-current Tesla Energy Operations contact information.

All contacts shall be verified and updated before decommissioning begins.

Appendix B - Decommissioning Cost Estimate

Decommissioning Work Item	Unit	Est. Qty	Unit Cost	Estimated Cost
BESS Removal, Transportation, and Recycling/Disposal	kWh	80,000	\$6.84	\$547,200.00
Transformer Removal	EA	8	\$20,000.00	\$160,000.00
Additional Electrical Equipment Removal	EA	12	\$5,000.00	\$60,000.00
Concrete Removal	CY	220	\$103.00	\$22,660.00
Gravel Removal	CY	1,870	\$19.00	\$35,530.00
Asphalt Removal	SY	720	\$40.00	\$28,800.00
Pole Removal	EA	4	\$2,000.00	\$8,000.00
Fence Removal	LF	775	\$0.68	\$527.00
MV Wire Removal	LF	450	\$0.80	\$360.00
Re-Seeding	AC	2.0	\$1,000.00	\$2,000.00
Landscaping Removal (Trees)	EA	86	\$175.00	\$15,050.00
Landscaping Removal (Shrubs)	EA	76	\$60.00	\$4,560.00
Net Decommissioning Cost				\$884,687.00
Financial Assurance (125% of Net Decommissioning Cost)				\$1,105,858.75