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Project Applicant

Renaissance BESS A LLC, Renaissance BESS B LLC, Renaissance BESS C LLC, and Renaissance BESS D LLC

c/o Carson Power, 39 Broadway, 32nd Floor, New York, NY 10006

Project Address and Property Owner

- Project address: 370 Youngs Rd, Williamsville, NY 14221
- Project parcel owner: R.Q.C. Ltd
- Tax Parcel (SBL): 81.02-3-1.1

Project Overview

The proposal includes the construction of up to four 5 MW AC, four-hour-duration battery energy storage systems (BESS Project) on a 3.9-acre parcel located in the Research and Development zoning district in Amherst, New York. The Project has been submitted to National Grid for interconnection at a total capacity of 20 MW AC. The final capacity will not exceed 20 MW AC but may be reduced based on the results of National Grid's utility studies. The proposed BESS Project would occupy approximately 33,500 square feet of the parcel, including approximately 24,300 square feet dedicated to battery energy storage equipment and approximately 9,200 square feet utilized for access roads and utility interconnection equipment. The Project will require Major Site Plan Review.

Components of the system would include twenty-four lithium-ion battery energy storage containers, associated power conversion and electrical equipment, concrete equipment pads totaling approximately 7,800 square feet, gravel access roads, security fencing, electric trenching, and electrical grid interconnection equipment. No exterior site lighting is proposed as part of the Project. Additionally, the Project does not include any occupiable buildings or other structures intended for human occupancy.

Preliminary Schedule

- Permitting and Approvals: November 2026
- Construction Commencement: October 2027
- Project Completion and Commissioning: July 2028

Zoning - Tier III BESS Standards

The Project constitutes a Tier III Battery Energy Storage System because its energy storage capacity is 600 kWh or greater. Pursuant to Town Code Section 6-12-5(A)(3), the Project is permitted as a principal use in the Research and Development District and is subject to the Tier III BESS standards set forth in Section 6-12-6, as described below.

A. Major Site Plan Review - Section 6-12-6(A)

Major Site Plan Review and application requirements, as set forth in Part 8 of this Chapter, shall be required.

The Major Site Plan application checklist and required supporting materials have been submitted with this application package.

B. Setbacks — Section 6-12-6(B)

Setbacks shall be measured from the fence enclosure and comply with the underlying zoning district requirements. A minimum setback of 500 feet is required from residential zoning districts, subject to potential Planning Board reduction based on a site-specific Hazard Mitigation Analysis and applicable review criteria. A minimum setback of 100 feet is required from property lines adjacent to roadways.

The Project complies with the Research and Development District setback requirements, including the 500-foot residential and 100-foot roadway setbacks. No setback relief is requested.

Per section 4-9-2 of the Town Code, the Research and Development District dimensional standards are as follows:

Lot Area	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Height (feet)	Lot Coverage	Maximum Impervious Coverage
1 acre	35 feet	20 feet	15 feet	15 feet	65 feet	None	None

C. Height — Section 6-12-6(C)

Height of structures shall comply with the principal use dimensional standards of the underlying zoning district.

All Project structures and equipment will comply with the maximum height permitted in the Research and Development District.

D. Fencing and Mechanical Equipment — Section 6-12-6(D)

All mechanical equipment shall be enclosed by an opaque fence. Mechanical equipment which is mandated by the public utility company to be located outside of the fence enclosure may be permitted by the Planning Board if screened in accordance with Section 7-2-4C.

The Project's mechanical equipment must be behind an opaque security fence, while any National Grid interconnection equipment outside that fence needs Planning Board approval and screening under Section 7-2-4C.

E. Screening — Section 6-12-6(E)

High Impact Screening pursuant to Section 7-2-4B(1) shall be provided to minimize views from adjacent properties to the extent practicable, while maintaining safe access for emergency response and operation of the BESS.

The Project will incorporate High Impact Screening to minimize views of the BESS from adjacent properties to the extent practicable. Screening will be designed and maintained so as not to interfere with emergency access, Project operations, or safe access to equipment.

F. Utility Poles and Interconnection Equipment — Section 6-12-6(F)

One new above-grade utility pole shall be permitted per electrical connection to near the utility provider's existing distribution line. All other connection equipment shall be ground mounted and located within the required fence enclosure.

The Project will include no more than one new above-grade utility pole per electrical connection to the nearest existing utility distribution line. All remaining interconnection equipment will be ground-mounted and located within the fence enclosure, except for equipment that National Grid requires to be located outside the enclosure, which will be addressed in accordance with Section 6-12-6(D).

G. Signage — Section 6-12-6(G)

Signage shall be limited to that required for safety purposes.

Project signage will be limited to signs required for safety purposes.

H. Lighting — Section 6-12-6(H)

Lighting shall be limited to that required for safety and operational purposes and shall conform to the requirements of Section 7-3 of this Chapter.

No exterior site lighting is proposed. Any lighting subsequently required for safety or operational purposes will comply with Section 7-3 of the Town Code.

I. Noise — Section 6-12-6(I)

Applicants shall provide an acoustical analysis to demonstrate compliance with Chapter 138 of Town Code (Noise).

The acoustical analysis submitted with this application demonstrates that the Project will comply with Chapter 138 of the Town Code.

J. Air Quality — Section 6-12-6(J)

A site-specific air quality assessment report evaluating potential air pollutant impacts in the event of a fire or other incidents, including dispersion and risk assessment models if within 500 feet of sensitive uses, including but not limited to K-12 public and private schools, hospitals, nursing homes, childcare facilities, and assisted living facilities, may be required by the Planning Director as part of site plan review.

No site-specific air quality assessment is anticipated to be required for the Project.

K. Decommissioning — Section 6-12-6(K)

A decommissioning plan and cost estimate have been submitted with this application. The decommissioning cost estimate will be reviewed and approved by a qualified engineer.

Prior to issuance of a building permit, the Applicant will provide financial surety equal to 125% of the approved decommissioning cost estimate, in a form acceptable to the Town. The surety amount will be reevaluated every five years. If the Project ceases performing its intended function for more than 12 consecutive months, the Applicant will implement the decommissioning plan in accordance with Section 6-12-6(K).

L. Change in Ownership or Operator — Section 6-12-6(L)

If the owner or operator of the property or BESS changes, the site plan approval shall remain in effect, provided that the successor assumes in writing all of the obligations of the site plan approval, decommissioning plan, and surety bond. A new owner or operator shall notify the Zoning Enforcement Officer in writing of such change within 30 days. All local permits and approvals will be void if a new owner or operator fails to provide such written notification. Reinstatement of voided local permits and approvals will be subject to the same review and approval processes for new applications under this Local Law.

In the event of a change in Project ownership or operation, the successor owner or operator will assume in writing all obligations associated with the site plan approval, decommissioning plan, and financial surety. The Zoning Enforcement Officer will be notified in writing of any such change within 30 days.

M. Emergency Management Plan — Section 6-12-6(M)

Applicants shall provide an Emergency Management Plan as part of the application materials that must be approved by Fire Safety prior to final permitting by the Building Department and shall be a condition of site plan approval.

Fire Risk Alliance, the Project's fire safety consultant, is preparing a Hazard Mitigation Analysis and Emergency Response Plan based on the submitted site plan. The Emergency Response Plan will serve as the Project's Emergency Management Plan and will incorporate comments received from the Town and Fire Department. The final plan will be submitted to Fire Safety for approval prior to final permitting by the Building Department. A Fire Safety Memo describing the applicable codes, standards, and certifications has also been submitted.

N. Site Access — Section 6-12-6(N)

Site access shall be maintained, unobstructed at all times, including snow removal to provide for local emergency service response.

Project access will remain unobstructed at all times, including through snow removal, to ensure access by local emergency services.

O. Community Benefit Agreement and PILOT — Section 6-12-6(O)

The Planning Board may request that a community benefit agreement be provided to the Town if the Applicant is seeking a payment in lieu of taxes agreement with the Town. As part of a site plan application, the Applicant shall identify if it will be seeking a PILOT.

The Applicant intends to seek a payment-in-lieu-of-taxes agreement pursuant to New York Real Property Tax Law § 487, as stated in the submitted BESS Safety and Community Benefit Memorandum. If requested by the Planning Board, the Applicant will discuss a Community Benefit Agreement with the Town.

Conclusion

The Renaissance BESS Project — comprising Renaissance BESS A LLC, Renaissance BESS B LLC, Renaissance BESS C LLC, and Renaissance BESS D LLC — is a well-sited sustainable development that will provide long-term benefits to the community. The applicant looks forward to collaborating with the Town of Amherst throughout the review and permitting process to ensure successful implementation of this project in the community.