Sequence #: 01823

Town of East Hampton – Planning

Name: East Hampton Energy Storage Center LLC
Tax Map Number: 300-185-2-2
Description: Site Plan Special Permit
Box: 72

TRC
Results you can rely on

1200 Wall Street West
5th Floor
Lyndhurst, NJ 07071

201.933.5541 PHONE
201.933.5601 FAX

www.trcsolutions.com

November 6, 2017

Ms. JoAnne Pahwul, AICP
Assistant Planning Director
Town of East Hampton Planning Department
300 Pantigo Place, Suite 105
East Hampton, New York 11937

Subject: **Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC SCTM #300-185-2-2 3 Cove Hollow Road East Hampton, New York**

Dear Ms. Pahwul:

This letter has been prepared because East Hampton Energy Storage Center, LLC has selected quieter HVAC units for the Project. The sound level in the newly proposed units is less than what was previously specified in attachment A of the East Hampton Site Plan Application Response Letter dated March 24, 2017 as noted in the table below.

The proposed HVAC units are of a lower noise design and will be on the same pad locations as previously proposed. Please note that the total noise emission resulting from the change from four (4) Train TTA200F to four (4) Train 4TVH0192400N and four (4) Train 4TVH0168400N will result in an overall combined sound level decrease of 3 dBA. The HVAC equipment changes will not have any effect on location and/or heights from the previously proposed design. There is no change to the General Arrangement and Landscape Plan EHS-D-P003-1 as a result of this change.

Provided below is an updated table summarizing noise generating sources. Only the information for the HVACs has changed.

RECEIPT

date 1/4/17 No. 829691

received from Citizens Bank $8205.00

amount Eight Thousand two hundred five and 00/100

for payment of EH Energy Storage Center, LLC SP/SO

cash money order credit card check # 513950512-6

amount due	
amount paid	$8205 —
balance	

from SCTM# 300-185 to 2-2

signature

SC1152WS

RECEIPT DATE July 24, 2018 No. 079028

RECEIVED FROM Kerwin & Jeanette Hansen $450.00

Four hundred fifty and 00/100 DOLLARS

FOR RENT

FOR EH Energy Storage Center SP/SP Final Inspection Fee

ACCOUNT	
PAYMENT	# 158
BAL. DUE	

CASH
CHECK
MONEY ORDER
CREDIT CARD

SCTM# 300-185-2-2

FROM TO

BY

November 6, 2017

Table 1: November 6, 2017 Response – Corresponding to Sound Model and Vendor Data Sheets Vendor Provided Project Noise Generating Sources (1)		
Source	**Sound Level**	**Number of Each**
Building HVAC Units	**61 dBA at 10 meters(2)**	**4(4)**
Battery Inverters	**59.3 dBA at 10 meters(3)**	**3**
Battery Transformers	**62 dBA at 1 meter**	**3**

(1) See attached for vendor specific data.
(2) Sound pressure level of HVAC units provided for comparison with other sources. Combined value presented as 85 dB(A) (8.5 Bels) and 86 dB(A) (8.6 Bels) Sound Power in manufacturer's sound data.
(3) Presented as 64.3 dBA in manufacturer's sound data. The 59.3 dBA represents the additional 5 dBA reduction to be provided by manufacturer supplied mitigation.
(4) Represents each equipment pad, two compressor units per pad

For reference, the previously submitted table is below (table was submitted in the March 24, 2017 response letter):

Table 1: March 17, 2017 Response – Corresponding to Sound Model and Vendor Data Sheets Vendor Provided Project Noise Generating Sources (1)		
Source	**Sound Level**	**Number of Each**
Building HVAC Units	**64 dBA at 10 meters(2)**	**4**
Battery Inverters	**59.3 dBA at 10 meters(3)**	**3**
Battery Transformers	**62 dBA at 1 meter**	**3**

(1) See attached for vendor specific data.
(2) Sound pressure level of HVAC units provided for comparison with other sources. Presented as 9.2 Bels Sound Power in manufacturer's sound data.
(3) Presented as 64.3 dBA in manufacturer's sound data. The 59.3 dBA represents the additional 5 dBA reduction to be provided by manufacturer supplied mitigation.

As indicated in the tables, the sound level from the proposed building HVAC units will be decreasing from 64 dBA to 61 dBA, a combined sound level decrease of 3 dBA. Manufacturer's data sheets have been included with this notification for both the previously approved HVAC unit and the newly proposed HVAC unit.

The Project is currently under review by the Town of East Hampton Building Department who is aware of this design change.

If you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

November 6, 2017

Sincerely,
TRC

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Enclosures

Cc: R. Groffman, East Hampton Energy Storage Center, LLC
S. Laniado, Read and Laniado, LLP
C. Corrado, National Grid
C. Coakley, NextEra Energy Resources, LLC
M. Dowling, NextEra Energy Resources, LLC
E. Weatherby, TRC
TRC Project #263749

Previously submitted HVAC unit sound data provided to the Planning Board on 03/24/2017.

TRANE

General Data Condensing Unit

Table GD-2— General Data

	TTA100C	TTA125B	TTA155B	TTA155C	TTA200B	TTA200F
Cooling Performance[1]						
Gross Cooling Capacity, btu (kW)						
Matched Air Handler	113,000(33.09)	134,000(39.24)	166,000(48.60)	167,000(48.90)	220,000(64.42)	220,000(64.42)
Condensing Unit Only[2]	113,000(33.09)	130,000(38.06)	166,000(48.60)	167,000(48.90)	220,000(64.42)	220,000(64.42)
ARI Net Cooling Capacity[3]	110,000(32.21)	130,000(38.06)	160,000(46.85)	161,000(47.14)	212,000(62.07)	212,000(62.07)
System Power kW	10.34	12.63	16.18	16.17	21.22	20.72
Condensing Unit Power kW	9.31	11.52	14.33	14.28	18.56	16.81
Compressor						
Number	2	2	2	2		
Type	Copeland Scroll	Climatuff™ Scrol	Scroll	Scroll	Scroll	Copeland Scroll
No. Motors (each)	1	1	1	1	1	1
Motor HP (kW)	4.16(3.10)	5.20(3.9)	6.25(4.7)	6.25(4.7)	8.33(6.21)	8.29(6.18)
Motor RPM	2875	2875	2875	2875	2875	2900
ARI Sound Rating (Bels)[4]	8.8	8.8	8.8	8.8	8.8	9.2
System Data[5]						
No. Refrigerant Circuits	1	2	2	1	2	1
Suction Line in. (mm) OD	1.375(34.9)	1.125(28.58)	1.375(34.9)	1.625(41.3)	1.375(34.9)	1.625(41.3)
Liquid Line in. (mm) OD	0.500(12.7)	0.375(9.53)	0.500(12.7)	0.625(15.9)	0.500(12.7)	0.625(15.9)
Outdoor Coil — Type	Plate Fin	Plate Fin	Plate Fin	Plate Fin	Plate Fin	Plate Fin
Tube Size in. (mm) OD	0.375(9.5)	0.375(9.5)	0.375(9.5)	0.375(9.5)	0.375(9.5)	0.375(9.5)
Face Area, sq. ft (m2)	24.0(2.23)	24.0(2.23)	33.33(3.10)	33.33(3.10)	50.2(4.66)	52.9(4.91)
Rows	2	2	2	2	2	2
Fins Per Inch	20	20	20	20	18	18
Outdoor Fan Type	Propeller	Propeller	Propeller	Propeller	Propeller	Propeller
No. Used	1	1	2	2	2	2
Diameter in. (mm)	28.00(711.2)	28.00(711.2)	26.00(660.4)	26.00(660.4)	28.00(711.2)	28.00(711.2)
Drive Type	Direct	Direct	Direct	Direct	Direct	Direct
No. Speeds	1	1	1	1	1	1
CFM6 (m3/h)	8120(13795.0)	8120(13795.0)	9400(15970.60)	9400(15970.60)	13400(22766.60)	12100(20558)
No. Motors	1	1	1	1	2	2
Motor HP (kW)	0.75(.56)	0.75(.56)	0.33(.25)	0.33(.25)	0.75(.56)	0.75(.56)
Motor RPM	925	925	925	925	925	925
R-22 Refrigerant Charge, lb[7] (kg)	20.5(9.30)	23.6(10.70)	30.0(13.61)	28.0(12.70)	39.5(17.92)	41.3(18.7)-R410A

HVAC units data:
9.2 Bels is 92 decibels (dBA).

1. Cooling Performance is rated at 95°F (35°C) ambient, 80°F (26.7°C) entering dry bulb, 67°F (19.4°C) entering wet bulb and nominal cfm listed. ARI rating cfm is 350 cfm/ton for this product. Gross capacity does not include the effect of fan motor heat. ARI capacity is net and includes the effect of fan motor heat. Units are suitable for operation to ±20% of nominal cfm. Certified in accordance with the Unitary Large Equipment certification program, which is based on ARI Standard 340/360 or 365-00.
2. Condensing Unit Only Gross Cooling Capacity rated at 45°F (7.2°C) saturated suction temperature and at 95°F (35°C) ambient.
3. ARI Net Cooling Capacity is calculated with matched blower coil and 25 ft (7.2 m) of 1.375, 0.500 OD interconnecting tubing (1 5/8" suction and 5/8" liquid for TTA200F). EER and/or SEER are rated at ARI conditions and in accordance with DOE test procedures. Integrated Part Load Value is based on ARI Standard 340/360 or 365-00. Units are rated at 80°F (26.7°C) ambient, 80°F (26.7°C) entering dry bulb, and 67°F (19.4°C) entering wet bulb at ARI rated cfm.
4. Sound Rating shown is tested in accordance with ARI Standard 270.
5. System Data based on maximum linear length 80 ft (26.7 m) Maximum lift: suction 60 ft (18.3 m) liquid 60 ft (18.3 m) For greater lengths, refer to refrigerant piping applications manual.
6. Outdoor Fan cfm is rated with standard air-dry coil outdoor.
7. Refrigerant (operating) charge is for condensing unit (all circuits) with matching blower coils and 25 ft (7.6 m) of interconnecting refrigerant lines.

TRANE

Submittal

Newly proposed HVAC unit; see page 5 of 8 and page 7 of 8 for sound level data.

Prepared For:
Omer Akdag – NextEra Energy Resources

Date: *September 01, 2017*

Customer P.O. Number:
Customer Project Number:

Sold To:

Job Number:
Job Name:
Nextera - Hampton

Trane U.S. Inc. dba Trane is pleased to provide the enclosed submittal for your review and approval.

Product Summary

Qty	Product
4	Variable Refrigerant Flow Condensing Units

The attached information describes the equipment we propose to furnish for this project, and is submitted for your approval.

Product performance and submittal data is valid for a period of 6 months from the date of submittal generation. If six months or more has elapsed between submittal generation and equipment release, the product performance and submittal data will need to be verified. It is the customer's responsibility to obtain such verification.

Tyler Countryman
Trane
4145 Del Mar Avenue
Rocklin, CA 95677-4010
Phone: (916) 577-1119
Cell: (916) 259-6814
Fax: (916) 577-1175

Tag Data - Variable Refrigerant Flow (Qty: 4)

Item	Tag(s)	Qty	Description	Model Number
A1		4	Variable Refrigerant Flow System - Outdoor	4TVH0360C400N

Product Data - Variable Refrigerant Flow

Item: A1 Qty: 4 Tag(s): New Outdoor

System - Heat Pump, DC Inverter
System - 360,000 Total System Btu/h
System - 460/60/3
Module 1 - Heat Pump, DC Inverter
Module 1 - 168,000 Btu/h
Module 1 - 460/60/3
Module 2 - Heat Pump, DC Inverter
Module 2 - 192,000 Btu/h
Module 2 - 460/60/3

Unit Dimensions - Variable Refrigerant Flow
Item: A1 Qty: 4 Tag(s): New Outdoor

VRF System
4TVH0360B400NB
360,000 Btu/h

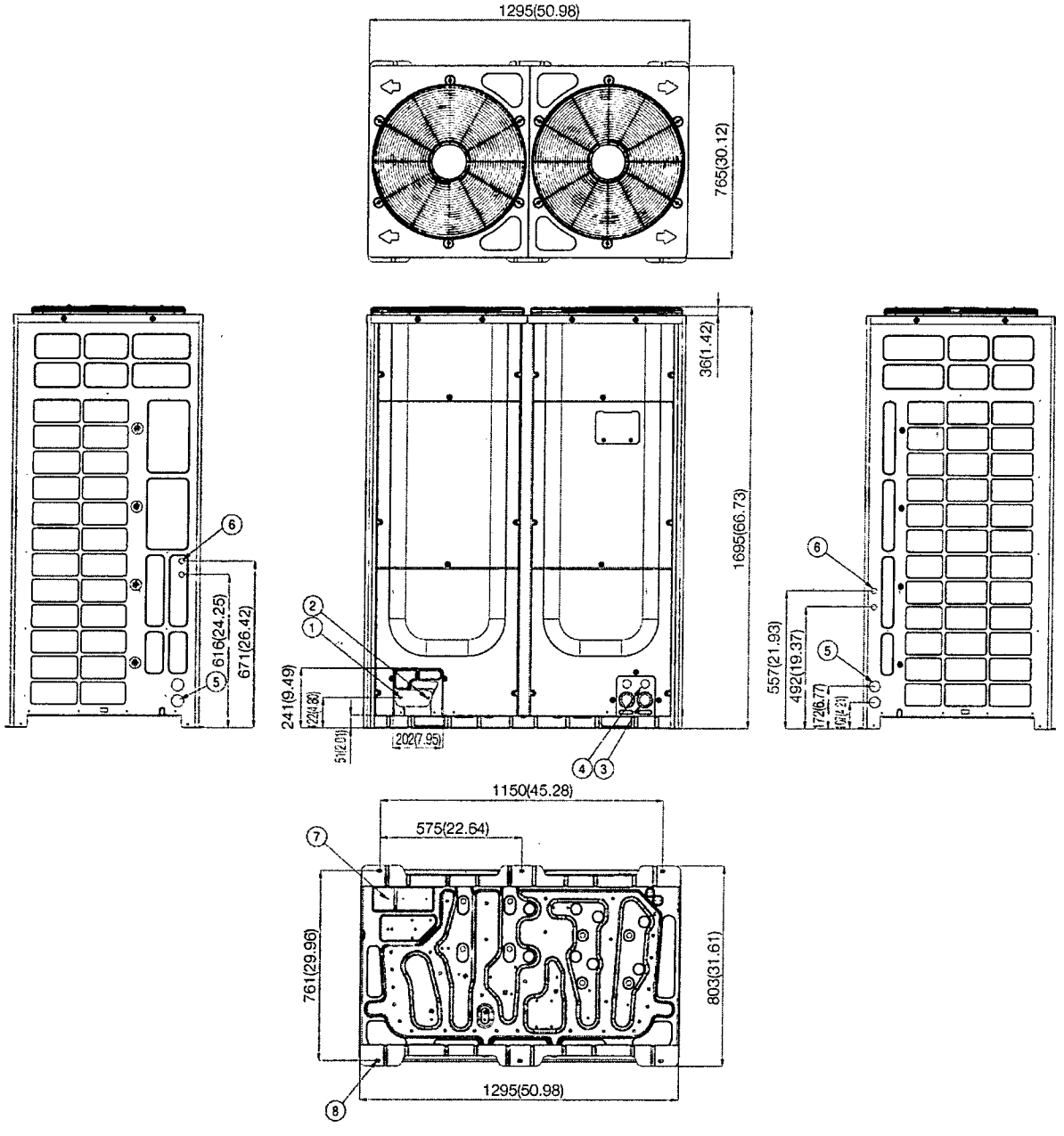
Model Name (combination of 2 or 3 modules requires Y-Joint(s), see note a)				**4TVH0360B400NB(a)**	
Power Supply				460/60/3	
Combined Performance	Nominal Tons (combined)			30.0	
	System Type			Ducted	Non-ducted
	Capacity (Nominal)(b)	Cooling	Btu/h	360,000	360,000
		Heating	Btu/h	405,000	405,000
	System Capacity and Efficiency Ratings based on AHRI Standard 1230	Cooling	Btu/h	344,000	344,000
		High Temp Heating	Btu/h	386,000	386,000
		Low Temp Heating	Btu/h	250,000	250,000
		EER	—	9.8	9.8
		IEER	—	16.6	20.0
		COP @ 47°	—	3.2	3.22
		COP @ 17°	—	2.11	2.31
		SCHE	—		
Power	MCA		A	Each individual outdoor unit requires a separate electrical connection. Reference electrical data for each unit.	
	MOP		A		
	SCCR		kA		
Combined Compressors	Type (Qty.)		-	SSC SCROLL (5)	
	Output per compressor		kW	4.96 x 5	
	Oil	Type	-	PVE	
		Initial Charge	fl. oz.	388.9	
Combined Fans	Type (Qty.)		-	Propeller (5)	
	Output (Each)		W	400 + 620 x 4	
	Airflow Rate		CFM	7,240 + (9,535 X 2)	
	External Static Pressure		In. WG	0.31	
Piping Connections	Liquid Pipe		0 inch	Refer to VRF select report	
	Gas Pipe		0 inch		
	High Pressure Gas Pipe (For HR)		0 inch		
	Max Line Length actual (equiv.)		ft.	656 (722)	
	Max Height (c)		ft.	361 (131)	
Combined Indoor Unit Connections	Max number of indoor units		-	62	
	Total Capacity of Outdoor Unit		-	50% To 130%	
Combined Refrigerant	Type		-	R410A	
	Factory Charge		lbs.	50.5	
Sound (d)	Sound Pressure		dB(A)	—	
	Sound Power		dB(A)	—	
External Dimensions	Net Weight		lbs.	Refer to individual module weight and dimensions	
	Ship Weight				
	Net Dimensions (WxHxD)		in		
	Shipping Dimensions (WxHxD)		in		
Operating Temp Range	Cooling		°F	23 — 120	
	Heating		°F	-13 — 75	

(a) Requires Qty of 2 - 4TDK3819B000A outdoor unit Y-Joint Connections
(b) Nominal capacity based on 25 ft. of equivalent refrigerant piping with 0 ft. level difference.
— Cooling: Indoor temperature 80°F DB, 67°F WB/Outdoor temperature 95°F DB, 75°F WB.
— Heating: Indoor temperature 70°F DB, 60°F WB/Outdoor temperature 47°F DB, 43°F WB.
(c) If the outdoor unit is installed above the indoor units, the allowable height difference to the furthest indoor unit is 361 ft. (If the height difference exceeds 164 ft., request engineering support from the manufacturer). If the outdoor unit is installed below indoor units, the allowable height difference is 131 ft.
(d) Sound pressure was acquired in a dead room. Actual noise level may be different depending on installation conditions.

Unit Dimensions - Variable Refrigerant Flow
Item: A1 Qty: 4 Tag(s): New Outdoor

Advantage VRF™ unit
14 Ton Outdoor Heat Pump Unit: 4TVH0168*400N*

Unit : mm(inch)



No.	Name	Description	No.	Name	Description
①	Gas Ref. Pipe	-	⑤	Power Wiring Conduit	4(0.16") - Ø43.7(1.72")
②	Liquid Ref. Pipe	-	⑥	Communication Wiring Conduit	8(0.31") - Ø22.0(0.87")
③	Power Wiring Conduit	2(0.08") - Ø43.7(1.72")	⑦	Knock-out Hole for Ref. Piping	178 x 76(7" x 3")
④	Communication Wiring Conduit	2(0.08") - Ø34.5(1.36")	⑧	Anchor Bolt Hole	4(0.16") - Ø12(0.47")

Unit Dimensions - Variable Refrigerant Flow
Item: A1 Qty: 4 Tag(s): New Outdoor

Specifications	VRF Air-Handler
Model number	'4TVH0168*400N*
'Power Supply	460/60/3
Nominal Ton	14.0
PERFORMANCE	
'System Type	'Ducted /Non-Ducted
Capacity Nominal CoolingBtu/h	168,000 /168,000
Capacity Nominal HeatingBtu/h	189,000 /189,000
Capacity Rated Cooling	160,000 /160,000
Capacity High Temp Heating	180,000 /180,000
Capacity Low Temp Heating	118,000 /118,000
Efficiency Rating	AHRI - 1230
Efficiency Rating EER	10.60 / 10.90
Efficiency Rating IEER	20.80 / 24.50
Efficiency Rating COP @ 47 F	3.21 / 3.65
Efficiency Rating COP @ 17 F	2.25 / 2.50
Efficiency Rating SCHE	- / -
POWER	
'MCA - (A)	'31.3
MOP - (A)	40.0
SCCR	5
COMPRESSOR	
'Type (Qty.)	'SSC Scroll (2)
Model Name	DS-GB052FAVBSG
Oil Type	PVE
Oil Initial Change	209.6
FAN	
'Type (Qty.)	'Propeller (2)
Output	620
Airflow Rate	10,950
External Static Pressure	0.31
PIPING CONNECTIONS	
'Liquid	'5/8" Braze
Gas Pipe	1 1/8" Braze
High Pressure Gas Pipe (for HR)	N/A
Installation Limits Max Length	656 (722)
Installation Limits Max Height	361 (131)
INDOOR UNIT CONNECTION	
'Number Of Connectable indoor Units	'29
Total Capacity (Cooling)	84,000 / 218,400
REFEIGERANT	
'Type	'R410A
Factory Charge	24.3
SOUND	
'Sound Pressure Level (dB(A)	'63
Sound Power dB(A)	85
EXTERNAL DIMENSIONS	
'Net Weight	'719
Shipping Weight	757
Net Dimension (WxHxD)	50.98 x 66.73 x 30.12
Shipping Dimension (WxHxD)	53.66 x 75.29 x 32.76
OPERATIING TEMP RANGE	
'Cooling (F)	'23 ~ 120
Heating (F)	-13 ~ 75

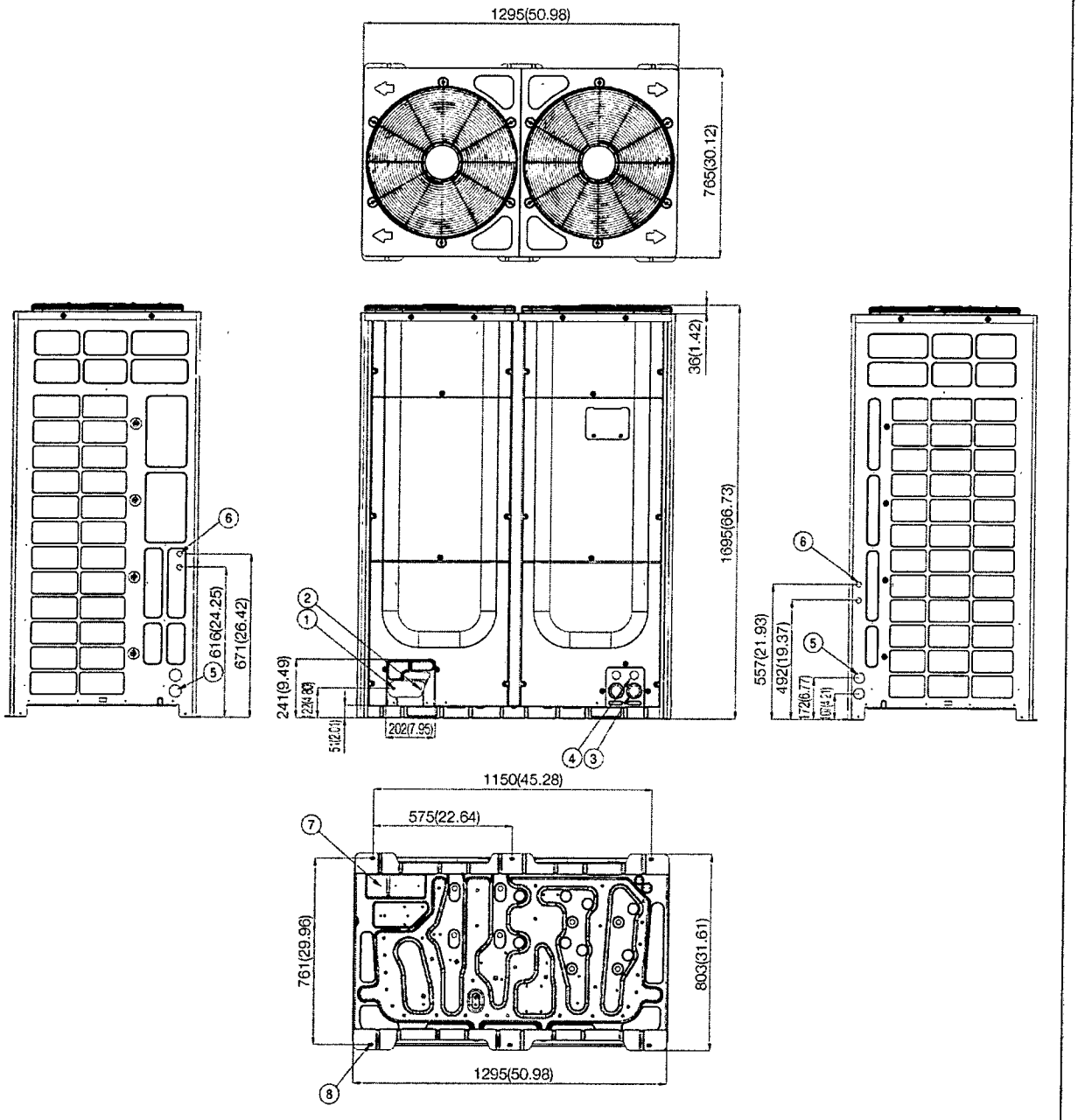
HVAC units data:
85 decibels (dBA) is 8.5 Bels.

Notes
1. Nominal capacity based on 25 ft. of equivalent refrigerant piping with 0 ft. level difference.
   - Cooling: Indoor temperature 80°F DB, 67°F WB/Outdoor temperature 95°F DB, 75°F WB
   - Heating: Indoor temperature 70°F DB, 60°F WB/Outdoor temperature 47°F DB, 43°F WB
2. Rated per AHRI-1230 Standard conditions
3. Actual length (equivalent length in parenthesis)
4. If the outdoor unit is installed above the indoor unit, the allowable height difference is 361 ft. If the outdoor unit is installed below the indoor unit, the allowable height difference is 131 ft.
5. Sound pressure was acquired in a dead room. Actual noise level may be different depending on installation conditions.

Unit Dimensions - Variable Refrigerant Flow
Item: A1 Qty: 4 Tag(s): New Outdoor

Advantage VRF™ unit
16 Ton Outdoor Heat Pump Unit: 4TVH0192*400N*

Unit : mm(inch)



No.	Name	Description	No.	Name	Description
①	Gas Ref. Pipe	-	⑤	Power Wiring Conduit	4(0.16") - Ø43.7(1.72")
②	Liquid Ref. Pipe	-	⑥	Communication Wiring Conduit	8(0.31") - Ø22.0(0.87")
③	Power Wiring Conduit	2(0.08") - Ø43.7(1.72")	⑦	Knock-out Hole for Ref. Piping	178 x 76(7" x 3")
④	Communication Wiring Conduit	2(0.08") - Ø34.5(1.36")	⑧	Anchor Bolt Hole	4(0.16") - Ø12(0.47")

Unit Dimensions - Variable Refrigerant Flow
Item: A1 Qty: 4 Tag(s): New Outdoor

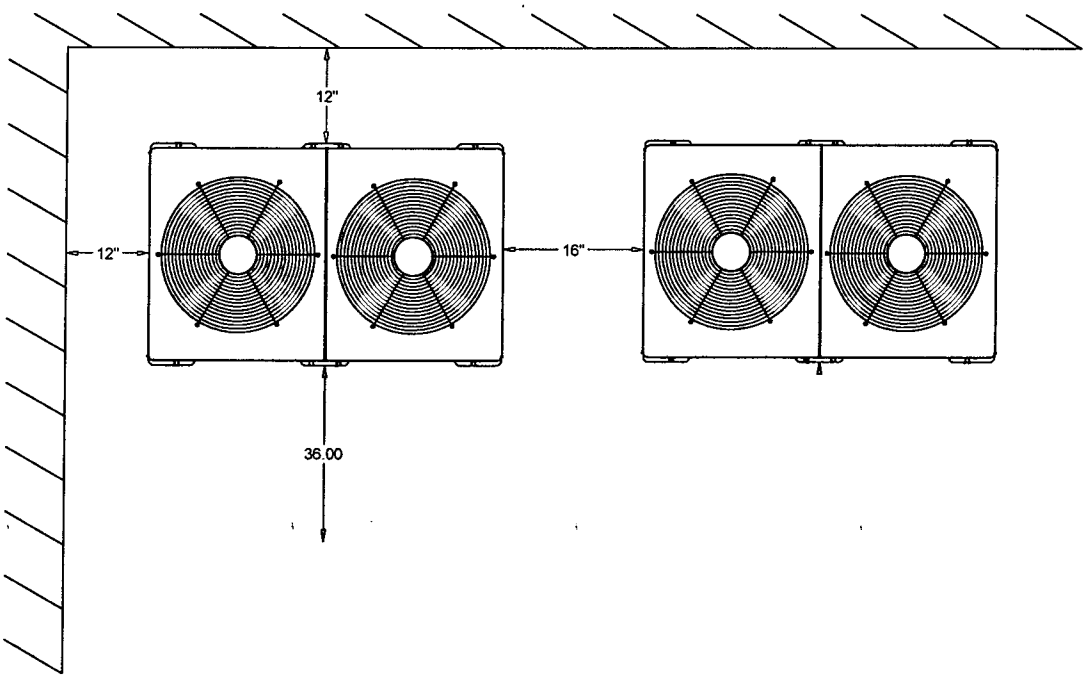
Specifications	VRF Air-Handler
Model number	4TVH0192*400N*
Power Supply	460/60/3
Nominal Ton	16.0
PERFORMANCE	
System Type	Ducted / Non-Ducted
Capacity Nominal CoolingBtu/h	192,000 /192,000
Capacity Nominal HeatingBtu/h	216,000 / 216,000
Capacity Rated Cooling	184,000 / 184,000
Capacity High Temp Heating	206,000 / 206,000
Capacity Low Temp Heating	134,000 / 134,000
Efficiency Rating	AHRI - 1230
Efficiency Rating EER	10.60 / 10.60
Efficiency Rating IEER	21.00 / 23.00
Efficiency Rating COP @ 47 F	3.20 / 3.50
Efficiency Rating COP @ 17 F	2.20 / 2.45
Efficiency Rating SCHE	--
POWER	
MCA - (A)	37.5
MOP - (A)	50.0
SCCR	5
COMPRESSOR	
Type (Qty.)	SSC Scroll (2)
Model Name	DS-GB066FAVBSG
Oil Type	PVE
Oil Initial Change	209.6
FAN	
Type (Qty.)	Propeller (2)
Output	620
Airflow Rate	10,950
External Static Pressure	0.31
PIPING CONNECTIONS	
Liquid	5/8" Braze
Gas Pipe	1 1/8" Braze
High Pressure Gas Pipe (for HR)	N/A
Installation Limits Max Length	656 (722)
Installation Limits Max Height	361 (131)
INDOOR UNIT CONNECTION	
Number Of Connectable indoor Units	33
Total Capacity (Cooling)	96,000 ~ 249,600
REFEIGERANT	
Type	R410A
Factory Charge	24.3
SOUND	
Sound Pressure Level (dB(A)	64
Sound Power dB(A)	86
EXTERNAL DIMENSIONS	
Net Weight	737
Shipping Weight	774
Net Dimension (WxHxD)	50.98 x 66.73 x 30.12
Shipping Dimension (WxHxD)	53.66 x 75.28 x 32.76
OPERATIING TEMP RANGE	
Cooling (F)	23 ~ 120
Heating (F)	-13 ~ 75

HVAC units data:
86 decibels (dBA) is 8.6 Bels.

Notes
1. Nominal capacity based on 25 ft. of equivalent refrigerant piping with 0 ft. level difference.
   - Cooling: Indoor temperature 80°F DB, 67°F WB/Outdoor temperature 95°F DB, 75°F WB
   - Heating: Indoor temperature 70°F DB, 60°F WB/Outdoor temperature 47°F DB, 43°F WB
2. Rated per AHRI-1230 Standard conditions
3. Actual length (equivalent length in parenthesis)
4. If the outdoor unit is installed above the indoor unit, the allowable height difference is 361 ft. If the outdoor unit is installed below the indoor unit, the allowable height difference is 131 ft.
5. Sound pressure was acquired in a dead room. Actual noise level may be different depending on installation conditions.

Weight, Clearance & Rigging Diagram - Variable Refrigerant Flow
Item: A1 Qty: 4 Tag(s): New Outdoor

Multiple Unit Inside Corner Wall



Service Clearances

Values shown	Single Module
Front (service) (a)	36"
Back	12"
Left side facing wall (b)	
Right	12"
Between	16"
Top	78"

(a) Outdoor module will operate with minimum 24" from service side; however, National Electrical Code requires at least 36" from an electrical service panel to a wall or obstruction. Consult with the Authority Having Jurisdiction (AHJ) to assure compliance with adopted codes and standards.

(b) Module will operate with as little as 4" between a wall and this side, however, the manufacturer recommends 12" for maintenance purposes

1200 Wall Street West
5th Floor
Lyndhurst, NJ 07071

201.933.5541 PHONE
201.933.5601 FAX

www.trcsolutions.com

December 1, 2017

Ms. JoAnne Pahwul, AICP
Assistant Planning Director
Town of East Hampton Planning Department
300 Pantigo Place, Suite 105
East Hampton, New York 11937

Subject: **Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC SCTM #300-185-2-2 3 Cove Hollow Road East Hampton, New York**

Dear Ms. Pahwul:

This letter has been prepared as requested to provide additional information regarding our November 6, 2017 submission indicating that East Hampton Energy Storage Center, LLC has selected quieter HVAC units for the Project. As noted in this previous letter, the originally proposed four HVAC units were to be Train TTA200F models on four separate pads. The applicant now is proposing a Train 4TVH0192400N unit and a 4TVH0168400N unit on each of the four pads. The noise emission resulting from this change will result in an overall combined sound level decrease of 3 dBA.

You requested that TRC explain how the sound level of each HVAC unit was determined based upon the vendor data that was submitted. Additionally, you requested that TRC explain how the cumulative noise from the HVAC units was determined.

The sound data from the HVAC vendor was provided as a sound power level (as was provided in the original application). The sound power level is the amount of energy or power that a source of sound has and it is independent of distance from the source. In order to provide the same measuring unit that was previously approved by the Planning Board, and utilizing the same conversion and methodology that was utilized in the previously approved submission, TRC converted the sound power levels to sound pressure levels in order to provide sound levels at a specified distance. Sound pressure level is a measurable amount of sound present at a given distance from the source and can be directly measured with a sound level meter.

TRC converted the HVAC sound power levels of 85 dBA and 86 dBA from the vendor to sound pressure levels of 57 dBA and 58 dBA at 10 meters. This methodology for this conversion is documented in the attached data sheet (Attachment A). As shown in the attached, the conversion from sound power to sound pressure at a distance of 10 meters requires that 28 dB is subtracted from the sound power level.

East Hampton Energy Storage Center
December 1, 2017

The combined sound pressure level for the two HVAC compressor units on each pad was then determined. Sound levels are added logarithmically (i.e., a 50 dBA sound added to another 50 dBA sound does not equal 100 dBA). Adding together the above 57 dBA and 58 dBA sound pressure levels results in a total sound pressure level of 61 dBA at 10 meters, whereas the HVAC units under the originally approved application had a sound pressure level of 64 dBA. Provided in Attachment B is a brief discussion and table that demonstrates how sound levels are added.

If you have any questions or desire further clarification on any aspect of this request, please feel free to call me at 908-883-0992.

Sincerely,
TRC

Anthony Agresti, INCE
Principal Consulting Scientist

Enclosures

Cc: R. Groffman, East Hampton Energy Storage Center, LLC
W. Boer, TRC
TRC Project #263749

East Hampton Energy Storage Center
December 1, 2017

Attachment A –Sound Power to Sound Pressure Conversion

TABLE 5.2. "DISTANCE TERM" FOR CALCULATING SOUND PRESSURE LEVEL AT DISTANCES OF 1 M TO 5000 M FROM A SOUND SOURCE.

Includes hemispherical spreading, molecular absorption, and anomalous excess attenuation. Based on standard day conditions.

Distance m	"Distance Term" (in dB) by Octave Frequency Band (Hz)								
	31	63	125	250	500	1000	2000	4000	8000
1.0	8	8	8	8	8	8	8	8	8
1.3	10	10	10	10	10	10	10	10	10
1.6	12	12	12	12	12	12	12	12	12
2	14	14	14	14	14	14	14	14	14
2.5	16	16	16	16	16	16	16	16	16
3.2	18	18	18	18	18	18	18	18	18
4	20	20	20	20	20	20	20	20	20
5	22	22	22	22	22	22	22	22	23
6.3	24	24	24	24	24	24	24	24	25
8	26	26	26	26	26	26	26	26	27
10	28	28	28	28	28	28	28	28	29
13	30	30	30	30	30	30	30	31	31
16	32	32	32	32	32	32	32	33	34
20	34	34	34	34	34	34	34	35	36
25	36	36	36	36	36	36	36	37	39
32	38	38	38	38	38	38	39	39	41
40	40	40	40	40	40	40	41	41	44
50	42	42	42	42	42	42	43	44	46
63	44	44	44	44	44	45	45	46	50
79	46	46	46	46	46	47	47	49	54
100	48	48	48	48	49	49	50	51	58
112	49	49	49	49	50	50	51	53	60
126	50	50	50	50	51	51	52	54	63
141	51	51	51	51	52	52	53	56	65
158	52	52	52	53	53	53	55	58	68
177	53	53	53	54	54	55	56	59	71
199	54	54	54	55	55	56	57	61	74
223	55	55	55	56	56	57	59	63	77
250	56	56	57	57	57	58	60	65	81
281	57	57	58	58	59	60	61	67	85
315	58	58	59	59	60	61	63	69	90
354	59	59	60	60	61	62	65	71	95
397	60	61	61	61	62	64	66	74	100
445	61	62	62	63	64	65	68	76	106
500	62	63	63	64	65	67	70	79	112
560	64	64	64	65	66	68	72	83	119
630	65	65	65	66	68	70	74	86	128
710	66	66	67	68	69	72	76	90	137
790	67	67	68	69	71	73	79	94	146
890	68	68	69	70	72	75	81	98	157
1000	69	69	70	72	74	77	84	103	169
1120	70	71	72	73	76	79	87	108	182
1260	71	72	73	75	77	82	90	114	197
1410	72	73	74	76	79	84	94	120	213
1580	74	74	76	78	81	87	97	127	231
1770	75	75	77	79	83	89	101	135	251
1990	76	77	79	81	86	92	106	143	275
2230	77	78	80	83	88	96	111	153	300
2500	78	79	82	85	91	99	116	163	328
2810	80	81	83	87	94	103	122	175	360
3150	81	82	85	89	97	107	128	188	396
3540	83	84	87	92	100	112	136	203	436
3970	84	86	89	94	104	117	144	219	480
4450	85	87	91	97	108	122	152	236	530
5000	87	89	93	100	112	128	162	256	586

Rev. 1984

$L_p = PWL - 20\log(r) + 2.4$ (if using feet)

$L_p = PWL - 20\log(r) - 8$ (meters)

East Hampton Energy Storage Center
December 1, 2017

Attachment B – Adding Sound Levels

The following is from the New York State Department of Environmental Conservation Noise Policy (2001); Assessing and Mitigating Noise Impacts:

Additive Effects of Multiple Sound Sources - The total sound pressure created by multiple sound sources does not create a mathematical additive effect. Below Table A is given to assist you in calculating combined noise sources. For instance, two proximal noise sources that are 70 dBA each do not have a combined noise level of 140 dBA. In this case the combined noise level is 73 dBA. Since the difference between the two sound levels is 0 dB, Table A tells us to add 3 dB to the sound level to compensate for the additive effects of the sound. To find the cumulative SPL assess the SPLs starting with the two lowest readings and work up to the difference between the two highest readings. For several pieces of equipment, operating at one time, calculate the difference first between the two lowest SPLs, check Table A and add the appropriate number of decibels to the higher of the two sound levels. Next, take the sound level that was calculated using Table A and subtract the next lowest sound level to be considered for the operation.

Consult Table A again for the additive effect and add this to the higher of the two sound levels. Follow this process until all the sound levels are accounted for. As an example, let us say that an area for a new facility is being cleared. The equipment to be used is: two chainsaws, one operating at 57 dBA and one at 60 dBA; a front end loader at 80 dBA; and a truck at 78 dBA. Start with the two lowest sound levels: 60 dBA - 57 dBA = 3 dBA difference. Consulting the chart add 2 dBA to the higher sound level. The cumulative SPL of the two chainsaws is 62 dBA. Next, subtract 62 dBA from 78 dBA. 78 dBA - 62 dBA = 16 dBA. In this case, 0 dBA is added to the higher level so we end up with 78 dBA. Lastly, subtract 78 dBA from the 80 dBA. 80 dBA - 78 dBA = 2 dBA a difference of 2 dBA adds 2 dBA to the higher SPL or 82 dBA. The SPL from these four pieces of equipment operating simultaneously is 82 dBA.

Table A

Approximate Addition of Sound Levels

Difference Between Two Sound Levels	Add to the Higher of the Two Sound Levels
1 dB or less	3 dB
2 to 3 dB	2 dB
4 to 9 dB	1 dB
10 dB or more	0 dB

(USEPA, Protective Noise Levels, 1978)

TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

December 5, 2017

To: Joseph Potter, Planning Board Chairman

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: East Hampton Energy Storage Center, LLC
SCTM#300-185-2-2

The applicant proposes to switch out the proposed HVAC units from four Train TTA200F to four Train 4TVHAS2000F and four Train 4TVH0168400N, with two units replacing each of the four units approved. According to the information submitted by TRC dated December 1, 2017, the resulting dBA levels from each of the four pairs of units will be reduced from the 64 dBA of the previously approved units to 61 dBA measured at a distance of 10 meters. The proposed units will be smaller is size than the larger units and will occupy the same pads as depicted on the approved site plan, with two units on each pad instead of the approved one on each pad.

Attachment A

Light Fixture Manufacturer Brochures

LNC SERIES

Cat.#

Job

Type

HUBBELL® Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:
The compact LED LNC is designed for entry/perimeter illumination for safety, security and identity. Typical mounting height is up to 12 feet with 40ft fixture spacing (without acrylic diffuser) and 30ft spacing with acrylic diffuser installed. Photocontrol option is available to provide dusk-to-dawn control for additional energy savings.

Construction:
Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life – 60,000 hours minimum LED life at L96 rating per IESNA TM-21-11. Powder paint finishes provide lasting appearance in outdoor environments.

Optics/Electrical
LED:
Drivers are 120-277V, 50/60Hz Type II, III and Type IV lenses provide wide lateral spread.
0-10V dimming 120-277V only.

- LNC5L – 5 LEDs, Types II, III or IV available, see page 2 for electrical details
- LNC7L – 7 LEDs, Type II, III or IV available, see page 2 for electrical details
- LNC9L – 9 LEDs, Types II, III or IV available, see page 2 for electrical details
- 3000K - 80 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal
- Minimum operating temperature is -40°C/-40°F
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

Lenses:
Full cut-off distribution; Ambient diffuser included, use for applications near enterances or locations where reduced brightness is desired.

Installation:
Quick mount adapter provides quick installation, designed for recessed box 4" square junction box.

Listings:
Listed and labeled to UL 1598 for wet locations, 25° C ambient environments. Some models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: http://www.designlights.org/QPL

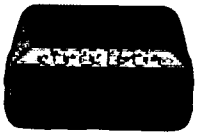
- IES Progress Award Winner - 2012

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S)

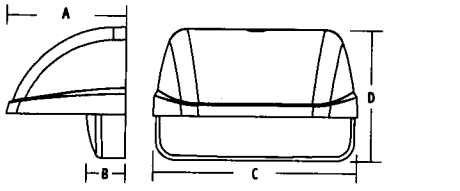

LNC-5L


LNC-7L


LNC-9L


With diffuser

DIMENSIONS



A	B	C	D
4.81" (122 mm)	1.55" (39 mm)	8.22" (209 mm)	5.25" (133 mm)

SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC-5LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-7LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-9LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2

CERTIFICATIONS/LISTINGS

*3000K and warmer CCTs only

ORDERING INFORMATION

ORDERING EXAMPLE: LNC-9LU-5K-3-1-PC1

LNC - 5L - U - 3K - 2 - [ ] - [ ] - [ ]

SERIES
LNC LNC zero uplight

NUMBER OF LEDS
5L[3] 5 LEDs
7L[3] 7 LEDs
9L[3] 9 LEDs

VOLTAGE
U 120V-277V
1 120V
2 208V
3 240V
4 277V

CCT
3K 3000K nominal, 70 CRI
4K 4000K nominal, 70 CRI
5K[3] 5000K nominal
AM[2] Amber (590 µm available for "Turtle Friendly"/ observatory applications, 350 mA (consult factory)

IES DISTRIBUTION
2 Type II
3[3] Type III
4[3] Type IV

FINISH
1 Bronze
2 Black
3 Gray
4 White
5 Platinum

OPTIONS
PC(X)[1] Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V

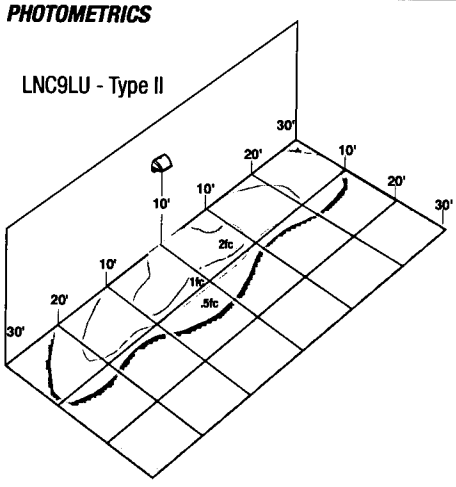
1 When PC is ordered, input must match PC voltage
2 Amber LEDs only available on 7LU and 9LU configurations, 350 mA only
3 DesignLights Consortium (DLC) qualified 5/7/9 models 5K only: LNC-9LU-5K-4, LNC-9LU-5K-3, LNC-7LU-5K-4, LNC-7LU-5K-3, LNC-5LU-5K

REPLACEMENT PART

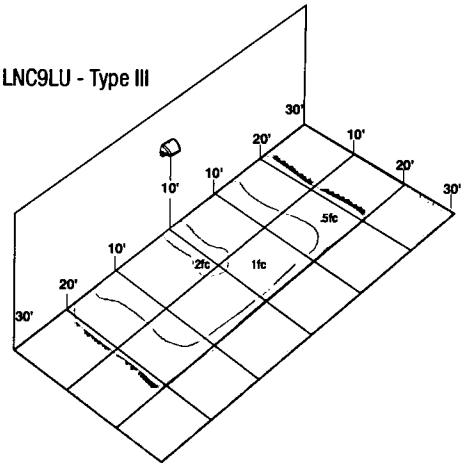
CATALOG NUMBER	DESCRIPTION
93039574	Frosted comfort shield, improved uniformity with only 5% reduction

PHOTOMETRICS

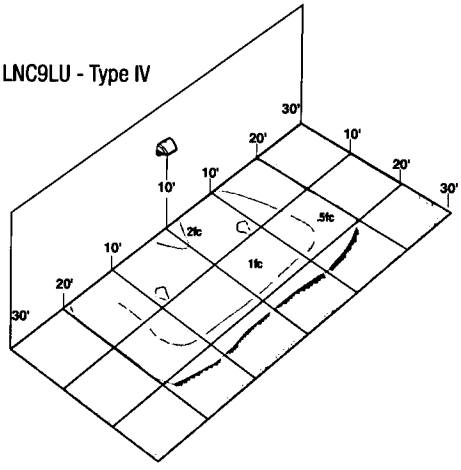
LNC9LU - Type II



LNC9LU - Type III



LNC9LU - Type IV



PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CRI) LUMENS	5K LPW[1]	4K (4000K nominal, 70 CRI) LUMENS	4K LPW[1]	3K (3000K nominal, 80 CRI) LUMENS	3K LPW[1]	AM (<580 nm wave-length) LUMENS	AM SYSTEM WATTS	AM LPW[1]
5	STD. (700mA) AM (350mA)	13W	2	1,150	88.5	1,052	81	883	68			
			3	1,132	87	1,077	83	833	64			
			4	1,146	88	1,053	81	849	65			
7		17W	2	1,515	89	1,369	80.5	1,272	75			
			3	1,500	88	1,539	90.5	1,392	82	268	6.6	59
			4	1,557	91.5	1,535	90	1,425	84			
9		22W	2	2,069	94	2,033	92	1,588	72			
			3	2,024	92	1,989	90	1,623	74			
			4	2,095	95	2,059	93.5	1,680	76	382	8.3	46

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application. Please consult IES files for BUG ratings.

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS 0	25,000	50,000	TM-21-11[1] L96 60,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs)
Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
5	1	STD. (700mA)	120	0.11	13
			277	0.05	13
7	1	STD. (700mA)	120	0.14	17
			277	0.07	17
9	1	STD. (700mA)	120	0.17	22
			277	0.09	22

PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EAST HAMPTON, NEW YORK

In the Matter of the Application

SITE PLAN/
SPECIAL PERMIT
APPROVAL

of

EAST HAMPTON
ENERGY STORAGE CENTER, LLC
SITE PLAN/SPECIAL PERMIT
SCTM #300-185-2-2

ADOPTED: 9 / 13 / 17

FINDINGS AND DETERMINATION OF THE BOARD

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at any public hearing on the application, and inspection of the subject property.

A. PROJECT DESCRIPTION

1. TYPE OF APPROVAL SOUGHT:
(a) Site plan approval pursuant to Article VI of Chapter 255 (Zoning) of the East Hampton Town Code.
(b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.
2. USE REQUIRING SPECIAL PERMIT: Public Utility
3. DESCRIPTION OF PROPOSED WORK: Construct a 46' 4" x 89' 8", or 4,154 sq. ft. , structure to contain a battery system for the storage of electrical power, four (4) 9' x 4'6" pads containing HVAC units, three (3) 8' 6' x 21' pads containing inverters with transformers and inverters, a metering cabinet, switch gear box, and station service transfer box, and a 7' high chain link fence topped with barbwire. A 6' high sound attenuation walls along two sides of the HVAC units and a 9' high sound attenuation on one side of the inverters and transformers.
4. SIZE OF PROPERTY: 17.6 acres, 0.8 acre leased area
5. OWNER OF PROPERTY: National Grid
6. APPLICANT: East Hampton Energy Storage Center, LLC
7. PROPOSED SITE PLAN: EHS-D-P002-4 - Site Plan & Grading Plan, dated September 1, 2017 prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.
8. DATE OF PUBLIC HEARING ON APPLICATION: June 7, 2017

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-185-02-02

2. **STREET LOCATION:** 3 Cove Hollow Road
3. **CONTIGUOUS WATER BODIES:** N/A
4. **HAMLET OR GEOGRAPHIC AREA:** East Hampton
5. **SITE DESCRIPTION & EXISTING IMPROVEMENTS:** The site is relatively flat and partially cleared and improved with an existing National Grid electrical substation.
6. **FILED MAP NAME:** N/A
7. **FILED MAP NUMBER:** N/A
8. **DATE OF MAP FILING:** N/A
9. **BLOCK NUMBER IN FILED MAP:** N/A
10. **LOT NUMBER IN FILED MAP:** N/A

C. ZONING CLASSIFICATION

1. **ZONING DISTRICT:** Commercial Industrial & A Residence
2. **ZONING OVERLAY DISTRICT:** N/A

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Unlisted
2. **LEAD AGENCY:** East Hampton Planning Board
3. **DETERMINATION OF SIGNIFICANCE:** Negative declaration
4. **DATE OF DETERMINATION:** May 17, 2017

E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT

1. By letter dated August 29, 2017, the Suffolk County Planning Commission has informed the Board that it considers the subject application to be a matter for local determination.

2. By letter dated April 19, 2017, the East Hampton Fire Marshal advised that there is presently a fire hydrant on site supplied by a public water main that will provide adequate water supply for firefighting purposes. He further advised that the Chief of the East Hampton Fire Department is confident in their ability to respond and address any concerns that may arise from the project.

3. No public water or sanitary systems are proposed and approval from the Suffolk County Department of Health is not required.

4. A *Fire Hazard Assessment of Lithium Ion Battery Energy Storage Systems* report prepared by Andrew F. Blum, P.E., CFEI, and dated February 26, 2016 was submitted to the file and reviewed by the Town's Chief Fire Marshal.

5. The *Project Narrative* prepared by TRC and dated November 2016 included a noise analysis based on all project generating noise components operating at full load. Figure 4 of this analysis indicates that the maximum dBA levels permitted under the Town Code will be achieved within the boundaries of the parcel. The *Cumulative Noise Impact Analysis* (Attachment D), prepared by TRC and dated received February 3, 2017, analyzed the noise from

the existing and proposed facility and demonstrated that the project noise at seven residential and one commercial receptor points off site, Surrey Court, Horseshoe Drive North, Horseshoe Drive South, Cove Hollow Road Southwest, Cove Hollow Road Southeast, Buell Lane Extension, Cove Hollow Road, complied with the Town Code. Table D-2, *East Hampton Energy Storage Project Combined with the Existing Facilities at Property Line Locations Cumulative Noise Impact Analysis (dBA),* demonstrated that the noise emanating from the project operating at full capacity with the noise from the existing facility factored in, will comply with dBA limits set §185 - 3 of the Town Code.

6. A *Draft Emergency Action and Safety Plan,* prepared by TRC and dated received February 3, 2017, was submitted to the file. This plan establishes the planned response actions that will be taken by remote Control Room Operators that oversee the 24/7 operation of the site and other emergency personnel. In the document, the plan is described as a "living" document that will need to be revised over time based on experience. Appendix 3 of the document includes a list of organizations, titles, and telephone numbers to be contacted by the Control Operator during an emergency.

7. The General Arrangement Plan Safety stamped and signed by Glen A. Smith dated revised May 1, 2017 notes a number of safety design features that are part of the project:

F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

1. The application contains all necessary elements of a site plan as enumerated in § 255-6-50 of the Town Code.

2. The application meets the standards enumerated for review of site plans in § 255-6-60 of the Town Code.

3. The application meets the general standards required for the issuance of a special permit by § 255-5-40 of the Town Code, in that:

(A) Nature of use. The use proposed will be in harmony with and promote the general purposes of Chapter 255 of the Town Code as the same are set forth in § 255-1-11 thereof.

(B) Lot area. The lot area is sufficient, appropriate, and adequate for the use, as well as reasonably anticipated operation and expansion thereof.

(C) Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent residential properties located in residential zoning districts.

A number of mitigative measures have been included in the project that will limit visibility of the project from neighboring residential areas on the westerly and southerly sides. A Map of Survey Plan signed and stamped by Glen A. Smith, P.E. dated May 1, 2017 depicts a scenic easement that is proposed over existing wooded areas of the site that will ensure that these areas are kept in their natural state in perpetuity and as such will provide buffering to residential areas to the west and south. The easement varies in width from 100' to approximately 250' on the westerly side of the property, bordering Horseshoe Drive and from 150' to approximately 500' on the southerly side facing Cove Hollow Road. This easement will prevent any further clearing or development in the area of the easement.

To further reduce visibility to neighboring residential areas, the project includes a proposal to plant a double row of 8' high White pines (*Pinus strobus)*, a native evergreen, on the southerly side and a single row on the westerly side at the edges of the project site. An edge of clearing line has also been incorporated into the project that will limit the extent of clearing that can occur on the site as a result of this project. A project limiting fence will be required to be installed and inspected prior to commencing clearing, grading or construction of the site.

The site presently utilizes gas powered portable generators to supplement the output of the substation during times of peak energy need. These portable generators generate noise that is unmitigated. It is anticipated that the subject project will eliminate or at least greatly reduce the need to rely on these generators and as such will have a beneficial impact on the neighborhood.

A number of mitigative measures have also been included in the project to limit noise impacts on the neighboring residential areas. The HVAC units proposed for the project were relocated off of the roof to a location on the easterly side of the building so as to reduce the potential for noise impacts to the neighboring residences. Sound attenuation walls are proposed on the sides of both the HVAC units and the inverters and transformers that will absorb noise emanating from the operation of the motors associated with this equipment.

The applicant submitted a noise analysis that included a Noise Contour Map (Figure 4), prepared by TRC and dated November 2016, that indicates that the 50 dBA maximum noise level permitted under the Town Code in a residential area between 7PM and 7AM, will be achieved within the boundaries of the property itself, except on the northerly side, where the facility borders a Commercial Industrial area and the 50 dBA would fall north of the LIRR tracks and the dBA limit for a commercial industrial area will also be met.

The *Cumulative Noise Impact Analysis* (Attachment D), prepared by TRC and dated received February 3, 2017, analyzed the noise from the existing and proposed facility and demonstrated that the project noise at seven residential and one commercial receptor points off site, Surrey Court, Horseshoe Drive North, Horseshoe Drive South, Cove Hollow Road Southwest, Cove Hollow Road Southeast, Buell Lane Extension, Cove Hollow Road, complied with the Town Code. Table D-2, *East Hampton Energy Storage Project Combined with the Existing Facilities at Property Line Locations Cumulative Noise Impact Analysis (dBA),* demonstrated that the noise emanating from the project operating at full capacity with the noise from the existing facility factored in, will comply with dBA limits set §185-3 of the Town Code.

(D) Compatibility. The site of the proposed use has contained an electrical substation, classified as a public utility, since the 1960's and the proposal to expand that use is a suitable one for the location in the Town, and the proposed use will be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale, and overall appearance. The project has incorporated a number of mitigative measures to reduce visibility and potential noise from the proposed facility in order to increase compatibility with the neighborhood. The site borders the LIRR right of way on the northerly side and residential areas on the westerly and southerly sides. Noise and visual mitigation to protect these residential areas has been included in the project.

(E) Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater, recreational area, or other place of public assembly.

(F) Use definition. The proposed use conforms to the Town Code's definition of "Public Utility," as that definition is used in § 255-1-20 of the Town Code.

(G) Circulation. Access facilities are adequate for the traffic estimated to be generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and vehicular entrances and exits are clearly visible from the street and are not within seventy-five (75) feet of the intersection of street lines at a street intersection.

(H) Parking. §255-11-45 (Schedule of Off-Street Parking Requirements) of the Town Code does not provide a parking requirement for a public utility use. The site will be monitored remotely and unmanned on a daily basis and not available to the public. Areas of the site are proposed to be improved with crushed rock and road base surfaces that will provide improved surfaces to park the vehicles that will occasionally service the site. Therefore the Board has determined that the off-street parking is sufficient and more than adequate for the use and anticipated number of occupants and that the site layout will allow that these spaces will be convenient and conducive to safe operation.

(I) Buffering and screening. Adequate buffer yards and screening have been provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use. An edge of clearing line has been established to preserve wooded areas around that site that provide screening to residential areas to the west and south. A scenic easement is proposed on the westerly and southerly sides that will require that wooded areas remain in their natural state in perpetuity. Additionally, a row of 8' high White pines (*Pinus strobus*) is proposed on both the westerly and southerly sides of the leased area of the project.

(J) Runoff and waste. Adequate provision has been made for the collection and disposal of stormwater runoff, sewage, refuse, and other liquid, solid, or gaseous waste which the proposed use will generate.

(K) Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems, or processes and without significant negative impact to groundwater

and surface waters on or off the site.

(L) Compliance with other laws. The proposed use can and will comply with all provisions of the Town Code which are applicable to it, and can meet every other applicable federal, state, county, and local law, ordinance, rule, or regulation.

(M) Conformity with other standards. The proposed use can and will meet all of the specific standards and incorporate all of the specific safeguards required of the particular use by § 255-5-50 of the Town Code.

G. DISPOSITION OF APPLICATION

The application is approved as described herein, subject to any conditions or modifications specified in § H below.

1. TYPE OF APPROVAL GRANTED:

(a) Site plan approval pursuant to Article VI of Chapter 255 of the Town Code.

(b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.

2. NATURE OF APPROVED USE: Public utility/energy storage facility

3. DESCRIPTION OF APPROVED WORK: Construct a 46' 4" x 89' 8", or 4,154 sq. ft. , structure to contain a battery system for the storage of electrical power, four (4) 9' x 6" pads containing HVAC units, three (3) 8' 6' x 21' pads containing inverters with transformers and inverters, a metering cabinet, switch gear box, and station service transfer box, and a 7' high chain link fence topped with barbwire. A 6' high sound attenuation walls along two sides of the HVAC units and a 9' high sound attenuation on one side of the inverters and transformers.

H. CONDITIONS OF APPROVAL

The approval hereby granted is contingent upon full compliance with the conditions set forth in this section. The property may not be used except in accordance with this conditional approval, and all improvements shall be made, built, or installed in accordance with the plans described below.

1. APPROVED SITE PLAN: EHS-D-P002-4 - Site Plan & Grading Plan, dated September 1, 2017 prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

2. APPROVED BUILDING OR CONSTRUCTION PLANS:

- Dimensional Data sheet for HVAC Unit from Trane dated received September 7, 2017;
- Data sheet for inverters from SMA America Production, LLC dated received September 7, 2017;
- Specification sheet for station service transformer dated received September 7, 2017;
- EHS-D-P002-1 - Cover Sheet, dated August 31,2017,
- EHS-D-P002-2 - Map of Survey, dated August 28, 2017,
- EHS-D-P002-3 - Layout Plan Overall, dated September 1, 2017,
- EHS-D-P002-5 - Surface Plan, dated September 1, 2017,
- EHS-D-P002-6 - Erosion Control Detail, dated August 28, 2017,
- EHS-D-P003-1 - General Arrangement & Landscape Plan, dated August 28, 2017,

- EHS-D-P004-1 - Elevations A, B, C, and D, dated August 28, 2017,
- EHS-D-P007-1 - Equipment Slab & Oil Containment Details, dated August 28, 2017,
- EHS-D-P008-1 - Fence Details, dated August 28, 2017,
- EHS-D-P008-2 – Sound Wall Details, dated August 28, 2017,
- EHS-D-P010-2 - Lighting Plan, dated August 28, 2017, all prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

3. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:

3.1 No building permits may issue, nor may clearing, grading, or construction activities be commenced, until and unless the conditions enumerated in sub¶ 3.2, 3.3 & 3.4 below have been met, as evidenced by the report of the Planning Board Chair.

3.2 The applicant shall obtain the final written approval of the Architectural Review Board.

3.3 The applicant shall grant to and have accepted by the Town of East Hampton a scenic and conservation easement in form acceptable to this Board and to counsel to the Board, over the wooded buffer areas, as shown on Map of Survey (EHS-D-P002-2), dated August 28, 2017, prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith. A map depicting the metes and bounds of this easement shall be submitted to both the Planning Board and the Town Attorney. The applicant shall record this easement with the Office of the Suffolk County Clerk and shall return copies of the same, with proof of recordation shown thereon, to the Town Clerk

3.4 The applicant shall submit a *Final Emergency Action and Safety Plan* that includes the names and telephone numbers of the Environmental Response Team Company and On-Island Manager, as well as any other needed updates.

3.5 The Town of East Hampton shall be notified of any changes to the *Final Emergency Action and Safety Plan* within 30 days of their occurrence and an updated plan of all changes made to this plan during the course of the year, or proposed to be made, should be submitted for review by the Fire Marshal annually.

3.6 The applicant shall perform the parking, access, drainage, and landscaping improvements shown on the approved site plan and approved building or construction plans described above prior to the issuance of a certificate of occupancy.

3.7 The facility shall be equipped with all safety design measures specified on the General Arrangement Plan (D-P003-1) prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith, dated August 28, 2017.

3.8 The applicant shall install a 6' high sound attenuation wall on two sides of the HVAC units and a 9' high sound attenuation was on the northerly side of the inverters and transformers, as depicted on General Arrangement & Landscape Plan, dated August 28, 2017, prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith to assure that noise generated from the proposed improvements meets all requirements of the Town Code noise limits at the property lines.

3.9 The access improvements shall be maintained by the applicant for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall repair, replace, and maintain these improvements as may be necessary to satisfy this condition.

3.10 All runoff and drainage shall be contained on site. This shall be an ongoing condition of the site plan approval.

3.11 All landscaping shall be maintained by the applicant in accordance with the approved site planting plan for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall replace and replant the landscaping on the site as may be necessary to satisfy this condition.

3.12 Any areas to be seeded with grass shall utilize a native grass seed mixture. A proposal for a native grass seed mixture should be submitted for review by the Planning Department prior to planting.

3. 13 No Certificate of Occupancy shall be issued for this site or for the improvements thereon until and unless all of the foregoing conditions have been met.

3.14 The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.

3.15 The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

I. VALIDITY OF APPROVAL

If any condition of this resolution is not met, or is not met within the prescribed time period, all approvals, permits, or authorizations granted hereby shall be deemed void and of no effect.

DATED: September 13, 2017

cc: William Boer
1200 Wall Street West
Lyndhurst, NJ 07071

Ross D. Groffman, Executive Director
East Hampton Energy Storage Center, LLC
700 Universe Boulevard, FEW/JB
Juno Beach, FL 33408

Planning Department

11/03/17	Fire Marshal comments
11/17/17	Applicant submission; cover letter; six (6) copies of the final "Emergency Action and Safety Plan", stamped received 11/17/17.
11/27/17	Town Board Reso.# 2017-1222 - Accept Grant of Conservation Easement
11/29/17	Memo from J. Jilnicki, Town Attorney, re: Conservation Easement
11/29/17	Cover letter from W. Boer with ARB approval
12/06/17	Memo from D. Brown, CFM, re: review of Emergency Action and Safety Plan
12/06/17	Planning Board response: Building permit may be issued.
07/24/18	Building Department memo: Can certificate of occupancy be issued?
07/24/18	Planning Board response: Certificate of occupancy may not be issued at this time.
07/24/18	Applicant submission; cover letter, re: request for final inspection; check in the amount of $450.00; receipt #079028; with copy of filed Conservation Easement.
07/31/18	Planning Dept memo, regarding inspection
07/31/18	Town Engineer Comments
07/31/18	Planning Board response; CO may be issues.

07/26/17	Applicant memo w/attached "Cumulative Noise Impact Analysis", from TRC, dated 07/26/17.
07/27/17	Planning Board meeting decision
08/07/16	Public comments - Claudia Diaz
08/15/17	Suffolk County Planning Commission referral
08/22/17	Planning Dept. memo; Planning Board calendar for discussion 08/23/17
08/24/17	Planning Board meeting decision
09/05/17	Applicant letter, re: applicant consents to extend post-hearing determination to September 20, 2017
09/07/17	Applicant submission; cover letter; ten (10) sets of Dimensional Data for Inverters, HVAC Units & Transformer, stamped received 09/07/17; ten (10) sets of plans (EHS-D-P002-1 - Cover Sheet, EHS-D-P002-2 - Map of survey, EHS-D—P002-3 - Layout Plan - Overall, EHS-D-P002-4 - Site & Grading Plan, EHS-D-P002-5 - Surface Plan, EHS-D-P002-6 - Erosion Control Details, EHS-D-P003-1 - General Arrangement & Landscape Plan,EHS-D-P004-1 - Elevations A, B, C & D, EHS-D-Poo7-1 - Equipment Slab and Oil Containment Detail, EHS-D-P008-1 - Fence Details, EHS-D-P008-2 - Sound Wall Details, EHS-D-P010-2 - Lighting Plan); dated revised 08/31/17.
09/07/17	Applicant email w/one (1) Drawing of Transformer, dated 07/13/16
09/12/17	Planning Dept. memo; Planning Board calendar for discussion 09/13/17
09/12/17	Town Engineer comments
09/13/17	Suffolk County Planning Commission comments
09/14/17	Planning Board meeting decision
09/14/17	Planning Board Resolution - Approval
10/12/17	Public comments - C. Diaz
10/17/17	Fire Marshal comments
10/19/17	Fire Marshal comments
10/20/17	Applicant submission; cover letter; four (4) prints of survey (depicting Scenic Easement w/metes & bounds); dated 10/05/16.
10/23/17	Town Board Reso.# 2017-1114 - Grant of Conservation Easement - Schedule & Notice Public Hearing
10/26/17	Building Department memo: Can building permit be issued?
10/26/17	Planning Board response: Building permit may not be issued at this time.
10/31/17	Applicant submission; cover letter; six (6) copies of "Final Emergency Action & Safety Plan", dated October 2017.
11/01/17	Public comments - Steven Lambert, President, Dune Alpin Property Owner's Assoc.

2017; 10 sets of Plans (EHS-D-P002-1 - Cover Sheet, EHS-D-P002-2 - Map of Survey, EHS-D-P002-3 - Overall Layout Plan, EH-D-P002-4 - Site Plan & Grading Plan, EH-D-P002-5 - Surface Plan, EHS-D-P002-6 - Erosion Control Detail, EHS-D-P003-1 - General Arrangement & Landscape Plan, EHS-D-P004-1 - Elevations A,B,C, and D, EHS-D-P007-1 - Equipment Slab & Oil Containment Details, EHS-D-P008-1 - Fence Details, EHS-D-P008-2 - Sound Wall Details, EHS-D-P010-2 - Lighting Plan); dated revised 03/17/17.

04/07/17 Letter to EHFD, re: request review of project

04/07/17 Letter to Chief Fire Marshal, re: request review of project

04/20/17 Memo from David Browne, Chief Fire Marshal, re: review of project

04/24/17 Planning Dept. memo; Planning Board calendar for discussion 04/26/17

04/27/17 Applicant e-mail w/attachments, re: proposed easement

04/27/17 Planning Board meeting decision

05/04/17 Applicant submission; cover letter; 10 sets of plans (Cover, dated revised 05/01/17; Map of survey, dated revised 05/01/17; Layout Plan-Overall, dated revised 05/01/17; Site & Grading Plan, dated revised 05/01/17; Surface plan, dated revised 05/01/17; Erosion Control Details, dated revised 05/01/17; General Arrangement & Landscape plan, dated revised 05/01/17; Elevations A,B,C, and D, dated revised 03/31/17; Equipment Slab & Oil Containment Detail, dated revised 05/01/17; Fence Details, dated revised 01/27/17; Sound Wall Details, dated 03/17/17; Lighting Plan, dated revised 03/17/17).

05/15/17 ARB comments

05/15/17 Planning Dept. memo w/attachments; Planning Board calendar for discussion 05/17/17

05/15/17 Town Engineer comments

05/18/17 Planning Board meeting decision

05/18/17 Planning Board Resolution - Schedule Public Hearing

05/18/17 Public Hearing Notice

05/24/17 Fire Marshal comments

06/02/17 Applicant submission; cover letter; one (1) copy of email from Town Engineer to applicant, stamped received 06/02/17; ten (10) prints of Equipment Slab & Oil Containment Detail, dated revised 05/15/17; ten (10) prints of map, depicting proposed Scenic Easement, dated 10/05/16.

06/05/17 Applicant submission; cover letter; Affidavit of Service & Posting for Hearing w/attached Public Hearing Notice, and photocopies of Postal Receipts, stamped received 06/05/17.

06/14/17 East Hampton affidavit

06/23/17 Public comments - Helena B. Shamash

07/05/17 Fire Marshal comments

07/13/17 Public Comments - Steven Lambert, Dune Alpin Farm Property Assoc., Inc.

07/24/17 Planning Dept. memo; Planning Board calendar for discussion 07/26/17.

EAST HAMPTON ENERGY STORAGE CENTER, LLC
SITE PLAN/SPECIAL PERMIT
SCTM#: 300-185-2-2

OWNER:
NATIONAL GRID
(KEYSPAN)

ATTORNEY:
SAM M. LANIADO, ESQ.
READ AND LANIADO, LLP
25 EAGLE STREET
ALBANY, NY 12207
(518) 465-9313

CORRESPONDENCE:
WILLIAM BOER
1200 WALL STREET WEST, 5th Floor
LYNDHURST, NJ 07071
(201) 508-6962

LOCATION: 3 COVE HOLLOW ROAD, EAST HAMPTON

11/10/16 Applicant submission; cover letter; one (1) original & nine (9) copies of Site Plan/Special Permit Application; ten (10) sets of plans dated revised November 8, 2016 including: Cover Sheet (EHS-D-P002-1), Map of Survey (EDS-D-P002-2), Layout Plan-Overall (EDS-D-P002-3), Site & Grading Plan (EDS-D-P002-4), Surface Plan (EDS-D-P002-5), Erosion Control Details (EDS-D-P002-6), General Arrangement & Landscape Plan (EDS-D-P003-1), Elevations A, B, C, D (EDS-D-P004-1), and Lighting Plan (EDS-D-P010-2); ten (10) prints of Survey dated November 2, 2016; ten (10) binders of Narrative dated November 2016; check in the amount of $8,205.00; receipt #829691; and Application Checklist

12/21/16 Applicant submission; cover letter; ten (10) prints of Layout Plan – Overall (EHS-D-P002-3) dated revised October 27, 2016

01/10/17 Planning Department Initial Evaluation; Planning Board calendar for discussion January 11, 2017

01/10/17 Town Engineer comments

01/12/17 Planning Board meeting decision

01/30/17 Fire Marshal comments

02/03/17 Applicant submission; cover letter, ten (10) copies of Response to Comments and Questions including: Attachment A, B, C, D, E, F, and G; and ten (10) sets of plans dated revised January 27, 2017 including: Cover Sheet (EHS-D-POO2-1), Map of Survey (EHS-D-POO2-2), Layout Plan-Overall (EHS-D-POO2-3), Site Plan & Grading Plan (EHS-D-POO2-4), Surface Plan (EHS-D-POO2-5), Erosion Control Details (EHS-D-POO2-6), General Arrangement & Landscape Plan (EHS-D-POO3-1), Elevations A, B, C & D (EHS-D-POO4-1), Fence Details (EHS-D-POO8-1), and Lighting Plan (EHS-D-POO10-2) dated revised January 31, 2017

03/06/17 Planning Department memo; Planning Board calendar for discussion March 8, 2017

03/09/17 Planning Board meeting decision

03/24/17 Fire Marshal comments

03/27/17 Applicant submission; cover letter; 1 original & 9 copies of cover letter, dated 03/24/17; 10 sets of "Responses to Comments & Questions", dated 03/24/17; 10 sets of "Supplemental Project Narrative, dated March

PLANNING BOARD
TOWN OF EAST HAMPTON
300 Pantigo Place, Suite 103
East Hampton, New York 11937
(631) 324-2696

JOSEPH B. POTTER
CHAIRMAN

TO: BUILDING INSPECTOR DATE: July 31, 2018

FROM: JOSEPH B. POTTER, PLANNING BOARD CHAIRMAN

RE: REQUEST FOR: Certificate of Occupancy

For the following: Subdivision
Site Plan ✔
Subwaiver

East Hampton Energy Storage Center, LLC. Site Plan/Special Permit
SCTM #300-185-2-2

The above-mentioned project has not met the conditions of the Planning Board approval dated September 13, 2017.

✔ Therefore, a certificate of occupancy may be issued subject to conditions, if any, shown below.

___ Therefore, a certificate of occupancy may not be issued at this time. The following conditions of approval have not yet been met.

1. APPROVED SITE PLAN: EHS-D-P002-4 - Site Plan & Grading Plan, dated September 1, 2017 prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

2. APPROVED BUILDING OR CONSTRUCTION PLANS:

- Dimensional Data sheet for HVAC Unit from Trane dated received September 7, 2017;
- Data sheet for inverters from SMA America Production, LLC dated received September 7, 2017;
- Specification sheet for station service transformer dated received September 7, 2017;
- EHS-D-P002-1 - Cover Sheet, dated August 31,2017,
- EHS-D-P002-2 - Map of Survey, dated August 28, 2017,
- EHS-D-P002-3 - Layout Plan Overall, dated September 1, 2017,
- EHS-D-P002-5 - Surface Plan, dated September 1, 2017,
- EHS-D-P002-6 - Erosion Control Detail, dated August 28, 2017,
- EHS-D-P003-1 - General Arrangement & Landscape Plan, dated August 28, 2017,
- EHS-D-P004-1 - Elevations A, B, C, and D, dated August 28, 2017,
- EHS-D-P007-1 - Equipment Slab & Oil Containment Details, dated August 28, 2017,
- EHS-D-P008-1 - Fence Details, dated August 28, 2017,
- EHS-D-P008-2 – Sound Wall Details, dated August 28, 2017,
- EHS-D-P010-2 - Lighting Plan, dated August 28, 2017, all prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

JP:ntj

7.27.2018

To: Town of East Hampton Planning Board

Please accept this check for $200.00 for a Re Inspection Fee at:

East Hampton Energy Storage Center, LLC
3. Cove Hollow Road
East Hampton, N.Y. 11937

Joe Rambler
954-464-8848

RECEIVED
JUL 27 2018
PLANNING BOARD

Town of East Hampton

300 Pantigo Place
East Hampton, NY 11937-2684

DEPARTMENT OF ENGINEERING

THOMAS D. TALMAGE, P.E.
Town Engineer

Telephone (631) 324-1624
Fax (631) 324-1476

MEMORANDUM

July 31, 2018

TO: Joseph B. Potter Chairman Planning Board

FROM: Thomas Talmage, P.E. Town Engineer

RE: Site Plan/Special Permit – East Hampton Energy Storage Center, LLC
Premises Situate: 3 Cove Hollow Road, East Hampton
SCTM# 300-185-2-2

As requested, I have inspected the above reference site plan and have found the engineering related items to be satisfactory.

I have no objection to the issuance of a Certificate of Occupancy.

Should you have any questions or concerns, please do not hesitate to contact my office.

G:\JWilkins\engineering\site plans\300-185-2-2 E.H. Energy Storage Center, LLC Approval Memo.doc

TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

July 31, 2017

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: East Hampton Energy Storage Center, LLC
SCTM#300-185-2-2

The Planning Department inspected the above referenced site on July 30, 2018 and found that the project has been constructed in accordance with the plans approved in the Planning Board resolution of approval dated September 13, 2017, with a few minor exceptions.

A letter dated July 20, 2018 from the project manager indicates that the row of black chokeberry *(Aronia melanocarpa)* that were to be planted along the back of the building inside of the fence have instead been planted outside of the fence for safety reasons arising from underground wires. This provides better screening of the chain link fence.

A letter from Peter Joyce Seaside Landscaping certifies that the native grass mix approved by the Planning Board has been seeded.

The clearing at the edge of the lease area on the southerly and westerly sides, on the outside of the rows of White pines planted, is up to 2' greater than was shown on the approved plans. This allows for better growing conditions for the White pines and the potential to provide greater screening than the existing oaks. It is noted that this site is not subject to clearing restrictions.

Clearing on the easterly side of the facility exceeds the edge of clearing line depicted on the approved plans and also appears to exceed the lease area. A letter from Tom Broad, Vice President of the East Hampton Energy Storage Center, LLC dated July 27, 2018 states that the clearing appeared to have been conducted by LIPA/PSE&G and was not under their control.

One additional meter box is depicted on the as-built survey than on the approved plans. Based on these minor deviations, the Planning Department has no objections to the issuance of a certificate of occupancy.

East Hampton Energy Storage Center, LLC

VIA HAND DELIVERY

July 24, 2018

RECEIVED

JUL 24 2018

PLANNING BOARD

PLANNING BOARD
~~Architectural Review Board~~
Town of East Hampton
300 Pantigo Place
Suite 105
East Hampton, NY 11937

PLANNING BOARD

Re: ~~ARB~~ of East Hampton Approval of East Hampton Energy Storage Center

Planning Board
Planning Dept.

Dear Sir or Madam:

Thank you for our recent meeting. In compliance with your requirements, please accept this letter as a formal request for your members to personally visit the East Hampton Energy Storage Center, located at 3 Cove Hollow Road, East Hampton, NY 11937. Access to and touring of the site can be obtained by contacting Joe Rambler, telephone number (954) 464-8848.

Please do not hesitate to contact us with anything additional you may require.

East Hampton Energy Storage Center, LLC

Tom Broad

Name: Tom Broad
Title: Vice President

LT Abstract

From: Sandi Levin [slevin@nltco.com]
Sent: Wednesday, December 13, 2017 12:28 PM
To: LT Abstract
Subject: RE: rec info nltsr2017131s
Attachments: 2017_11_27_18_18_32.pdf

Can I get a copy of the recorded Easement

copy herein
12939 sp 561

Thank you,

Sandi Levin,
Post Closing,
for National Land Tenure
950 Franklin Avenue
Garden City, NY 11530
Phone (516) 227-0800
Fax (516) 227-1160

From: LT Abstract [mailto:titles@ltabstract.net]
Sent: Monday, November 27, 2017 6:20 PM
To: Sandi Levin <slevin@nltco.com>
Subject: rec info nltsr2017131s

[redacted]

[redacted]

[redacted]

SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: EASEMENT
Number of Pages: 10
Receipt Number : 17-0209766
TRANSFER TAX NUMBER: 17-13740

Recorded: 11/27/2017
At: 04:15:11 PM

LIBER: D00012939
PAGE: 561

District:	Section:	Block:	Lot:
0300	185.00	02.00	002.000

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: $0.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	$50.00	NO	Handling	$20.00	NO
COE	$5.00	NO	NYS SRCHG	$15.00	NO
TP-584	$5.00	NO	Notation	$0.00	NO
Cert.Copies	$0.00	NO	RPT	$200.00	NO
Transfer tax	$0.00	NO	Comm.Pres	$0.00	NO
			Fees Paid	$295.00	

TRANSFER TAX NUMBER: 17-13740
THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

JUDITH A. PASCALE
County Clerk, Suffolk County

1 2

Number of pages 10

This document will be public record. Please remove all Social Security Numbers prior to recording.

RECORDED
2017 Nov 27 04:15:11 PM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L D00012939
P 561
DT# 17-13740

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps

3 FEES

Page / Filing Fee	50		
Handling	20. 00		
TP-584	5		
Notation			
EA-52 17 (County)		Sub Total	75. -
EA-5217 (State)			
R.P.T.S.A.	100		
Comm. of Ed.	5. 00		
Affidavit			
Certified Copy			
NYS Surcharge	15. 00	Sub Total	220. -
Other		Grand Total	295. -

Mortgage Amt. _____
1. Basic Tax _____
2. Additional Tax _____
Sub Total _____
Spec./Assit.
or
Spec. /Add. _____
TOT. MTG. TAX _____
Dual Town _____ Dual County _____
Held for Appointment _____
Transfer Tax ~~0~~
Mansion Tax _____

The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES _____ or NO _____
If NO, see appropriate tax clause on page # _____ of this instrument.

4 Dist. 03(3524824 0300 18500 0200 002000)

Real Property Tax Service Agency Verification

PTS R DHO A 27-NOV-17

P/O

5 Community Preservation Fund

Consideration Amount $ ~~0~~

CPF Tax Due $ ~~0~~

Improved _____
Vacant Land _____
TD _____
TD _____
TD _____

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

National Land Tenure Company, LLC
950 Franklin Avenue
Garden City, New York
11530

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7 Title Company Information

Co. Name National Land Tenure Company, LLC
Title # NLT-SR2017131-S

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Conservation Easement made by:
(SPECIFY TYPE OF INSTRUMENT)

National Grid Generation LLC

TO
The Town of East Hampton

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

In the TOWN of East Hampton
In the VILLAGE
or HAMLET of _____

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT ("Easement") is granted this 23rd day of October, 2017 by **NATIONAL GRID GENERATION LLC** ("National Grid"), A New York limited liability company with offices at 175 East Old Country Road, Hicksville, New York 11801 to THE TOWN OF EAST HAMPTON, a municipal corporation having its offices at 159 Pantigo Road, East Hampton, New York 11937 ("Town").

RECITALS

WHEREAS, National Grid is the owner in fee of certain real property (the "Property") comprising 17.58 acres ± and located in the Town of East Hampton, Suffolk County, New York. The Property is more particularly described as tax map ID number 185-2-2. National Grid's deed to the Property is recorded at Liber 11902, page 799; and

WHEREAS, National Grid plans for construction of a new battery energy storage facility and system (the "Improvements"); and

WHEREAS, Section 247 of the New York State General Municipal Law authorizes designated governmental bodies, including Towns, to acquire fee title or lesser interests in land, including development rights, easements, covenants, and other contractual rights which may be necessary or desirable for the preservation and retention of open spaces and natural and scenic resources; and

WHEREAS, the Town Planning Board identified certain potential impacts from the proposal to construct a new battery storage facility and system on the Property and National Grid agreed to submit a conservation easement to provide an area of natural screening of the proposed improvements from neighboring residential development; and

WHEREAS, in furtherance of the Town's policies and in accordance with Section 247 of the General Municipal Law, Grantee wishes to accept this Conservation Easement, and National Grid intends to grant and release unto the Town, in perpetuity, a conservation easement over and upon certain portions of the Property (the "Easement Area"), in order that the Easement Area shall remain substantially in its natural condition forever; and

WHEREAS, the Easement Area comprises a total of 6.339 acres of vacant land and is shown on the map entitled " Map of Property Situated at East Hampton" made by Land Design Associates, dated October 5, 2016; and

WHEREAS, a metes and bounds description of the Easement Area is attached to this Easement as Exhibit "A" and made a part hereof; and a survey of the Easement Area is attached to this Easement as Exhibit "B" and made a part hereof.

NOW THEREFORE, for good and valuable consideration as set forth above, and in consideration of the terms, conditions, and restrictions contained herein, National Grid does

hereby grant and convey unto the Town, this Easement in perpetuity over the Easement Area of a nature and character and to the extent hereinafter set forth.

1. General. On the Easement Area there shall be no future removal of natural materials including any sand, gravel, peat or other minerals for any purpose, nor shall any such materials be placed thereon for any purposes, and there shall be no alteration of the topography and the natural contours of the property, which shall remain generally undisturbed.

2. Trees/Vegetation. On the Easement Area there shall be no clearing, burning, cutting or destroying of trees or vegetation, except removal or trimming of vegetation hazardous to person or property, or of timber downed or damaged due to natural disaster. There shall be no planting or introduction of non-native or exotic species of trees or other vegetation.

3. Uses. No agricultural, industrial, or commercial activity shall be undertaken or allowed on the Easement Area.

4. Structures. There shall be no construction, erection, or placement, above ground, of any of the following: buildings, billboards, fences or any other structures, which shall include trailers, mobile homes or recreational vehicles, whether temporary or permanent, telecommunications towers or antennas, on the Easement Area.

5. Roads. There shall be no construction of roads, trails or walkways on the Easement Area.

6. Vehicle Use. There shall be no driving or use of any mechanical conveyance which may alter or impair the natural contour of the Easement Area or its natural vegetation, except that motor vehicles may be used in case of emergency, for law-enforcement purposes, or to perform mitigation activity.

7. Reserved Rights. The restrictions set forth in this Easement are created solely for the protection of the Easement Area, and for the consideration and values set forth above, and National Grid reserves the ownership of the fee simple estate upon the Easement Area and all rights appertaining thereto, including the right to engage in all acts or uses not prohibited by this Easement and not inconsistent with the conservation purposes hereof. It is expressly understood and agreed that the terms of this Easement do not grant or convey to members of the general public any rights of ownership, entry or use of the Easement Area.

8. Recording. National Grid shall record this Easement in the records of the Suffolk County Clerk to insure that this Easement is indexed against the Easement Area.

9. Compliance Inspections. Town of East Hampton Building Inspectors shall have the right to enter and go upon the lands of National Grid to inspect the Easement Area and take actions necessary to verify compliance with the restrictions set forth in this Easement, with reasonable advance written notice to National Grid.

10. Enforcement. National Grid hereby grants to the Town a discretionary right to enforce the restrictions set forth in this Easement in a judicial action against any person or other entity

violating or attempting to violate these restrictions; provided, however, that no violation of these restrictions shall result in a forfeiture or reversion of title.

11. Notice to Permitting Authorities. National Grid (to include any successor to National Grid) shall provide at least 60 days' advance notification to the Town before any action is taken which will affect this Easement, including transfer of title to, or establishment of any other legal claims over, the Easement Area. In the event of intended conveyance of any real property interest in the Easement Area, National Grid shall provide with such notification the full names and mailing addresses of all grantees.

12. Property Transfers. National Grid shall include the following notice on all deeds, mortgages, plats, or any other legal instruments used to convey any interest in the Property (failure to comply with this paragraph does not impair the validity or enforceability of these restrictions): NOTICE: This Property is subject to a Conservation Easement recorded at [*insert book and page references, county, date of recording*].

13. Severability Provision. Should any separable part of these restrictions be held contrary to law, the remainder shall continue in full force and effect.

IN WITNESS WHEREOF, National Grid has duly executed this Easement on the date written above.

NATIONAL GRID GENERATION LLC,

By: _____
Name: James P. Flannery
Title: Vice President

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On this 23rd day of October in the year 2017, before me personally appeared James F. Flannery, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed in the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC
STATE OF NEW YORK

BETH P. SANTANELLO
NOTARY PUBLIC, State of New York
No. 01SA6197484
Qualified in Nassau County
Commission Expires December 1, 2020

TOWN OF EAST HAMPTON

By: _____
Larry Cantwell, Supervisor

By: _____
Town Clerk

SEAL:

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the 20th day of November, 2017, LARRY CANTWELL, to me known who, being by me duly sworn, did depose and say that he resides at East Hampton, New York, that he is the of Supervisor of the Town of East Hampton, New York, the municipal corporation described in and which executed the foregoing instrument; his signature on this instrument was so affixed by authorization of the Town Board of said corporation, and that he signed his name thereto in like order.

_____
NOTARY PUBLIC

ALEXANDER S. WALTER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 52-4617789
QUALIFIED IN SUFFOLK COUNTY
TERM EXPIRES 4/28/18

Exhibit "A"
(metes and bounds description of the Easement Area)

All that certain plot, piece or parcel of land, situate, lying and being in East Hampton, Town of East Hampton, County of Suffolk and State of New York, bound and described as follows:

Of the west side of Cove Hollow Road and the south side of the Long Island Railroad Montauk Line, running thence in the westerly direction S48°54'30"W 184.45', thence S38°55'10"W 559.84' to the point or place of beginning.

THENCE South 38 degrees 55 minutes 10 seconds West for a distance of 14.70 feet

THENCE South 15 degrees 06 minutes 50 seconds West for a distance of 149.50 feet

THENCE North 49 degrees 37 minutes 30 seconds West for a distance of 58.60 feet

THENCE North 51 degrees 42 minutes 40 seconds West for a distance of 111.55 feet

THENCE North 57 degrees 51 minutes 10 seconds West for a distance of 92.75 feet

THENCE North 60 degrees 09 minutes 00 seconds West for a distance of 100.34 feet

THENCE South 67 degrees 03 minutes 40 seconds West for a distance of 360.31 feet

THENCE South 06 degrees 36 minutes 20 seconds East for a distance of 301.48 feet

THENCE South 66 degrees 45 minutes 20 seconds West for a distance of 107.29 feet

THENCE North 85 degrees 42 minutes 20 seconds West for a distance of 146.77 feet

THENCE North 07 degrees 02 minutes 10 seconds West for a distance of 687.18 feet

THENCE North 03 degrees 32 minutes 30 seconds East for a distance of 262.07 feet

THENCE North 88 degrees 39 minutes 30 seconds East for a distance of 100.36 feet

THENCE South 03 degrees 32 minutes 30 seconds West for a distance of 261.36 feet

THENCE South 07 degrees 02 minutes 10 seconds East for a distance of 261.88 feet

THENCE North 67 degrees 03 minutes 40 seconds East for a distance of 547.15 feet

THENCE South 60 degrees 09 minutes 00 seconds East for a distance of 177.79 feet

THENCE South 57 degrees 51 minutes 10 seconds East for a distance of 103.80 feet

THENCE South 51 degrees 42 minutes 40 seconds East for a distance of 119.47 feet TO THE POINT OR PLACE OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 6.339 acres .276131.32 sq. ft.

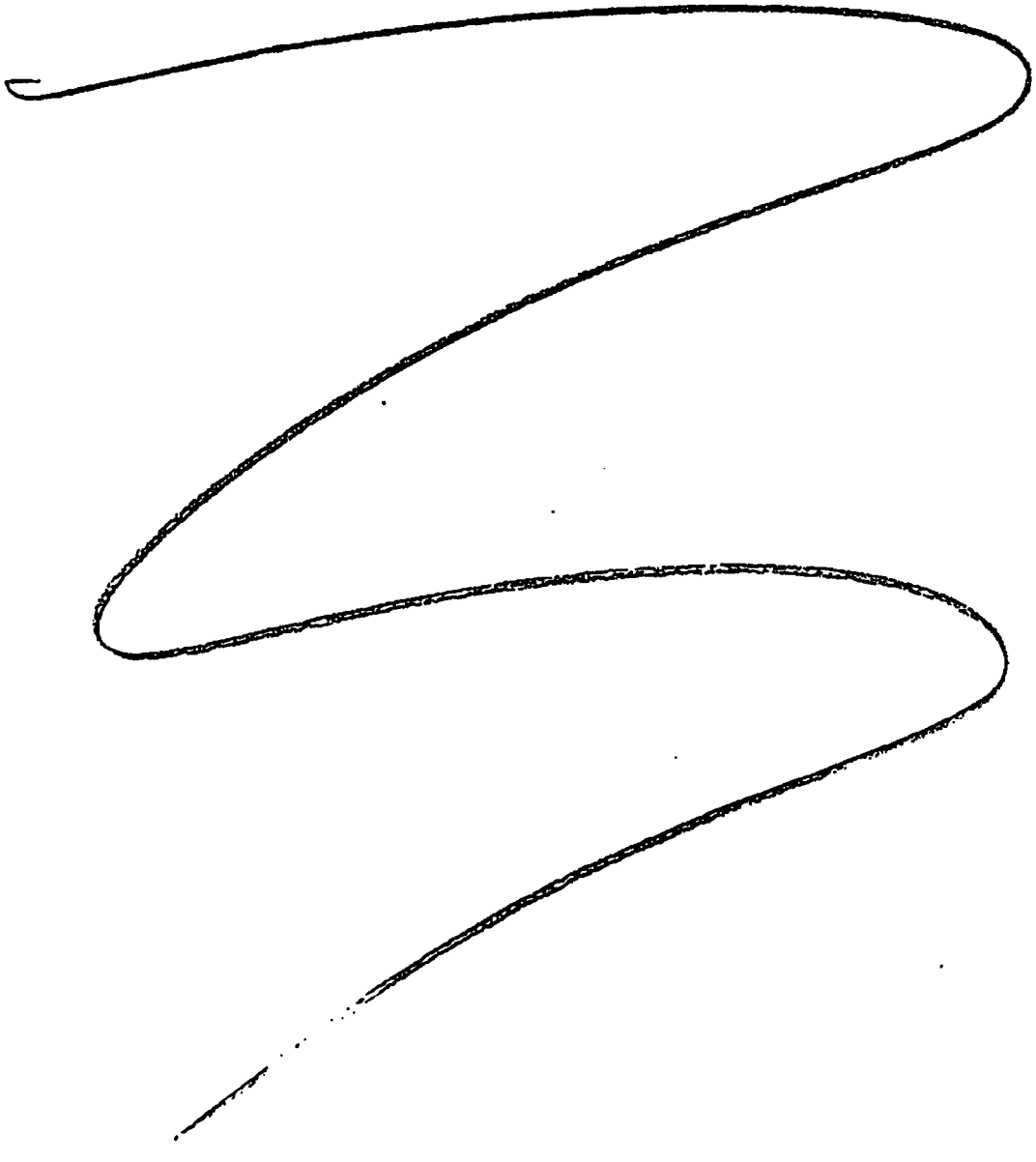
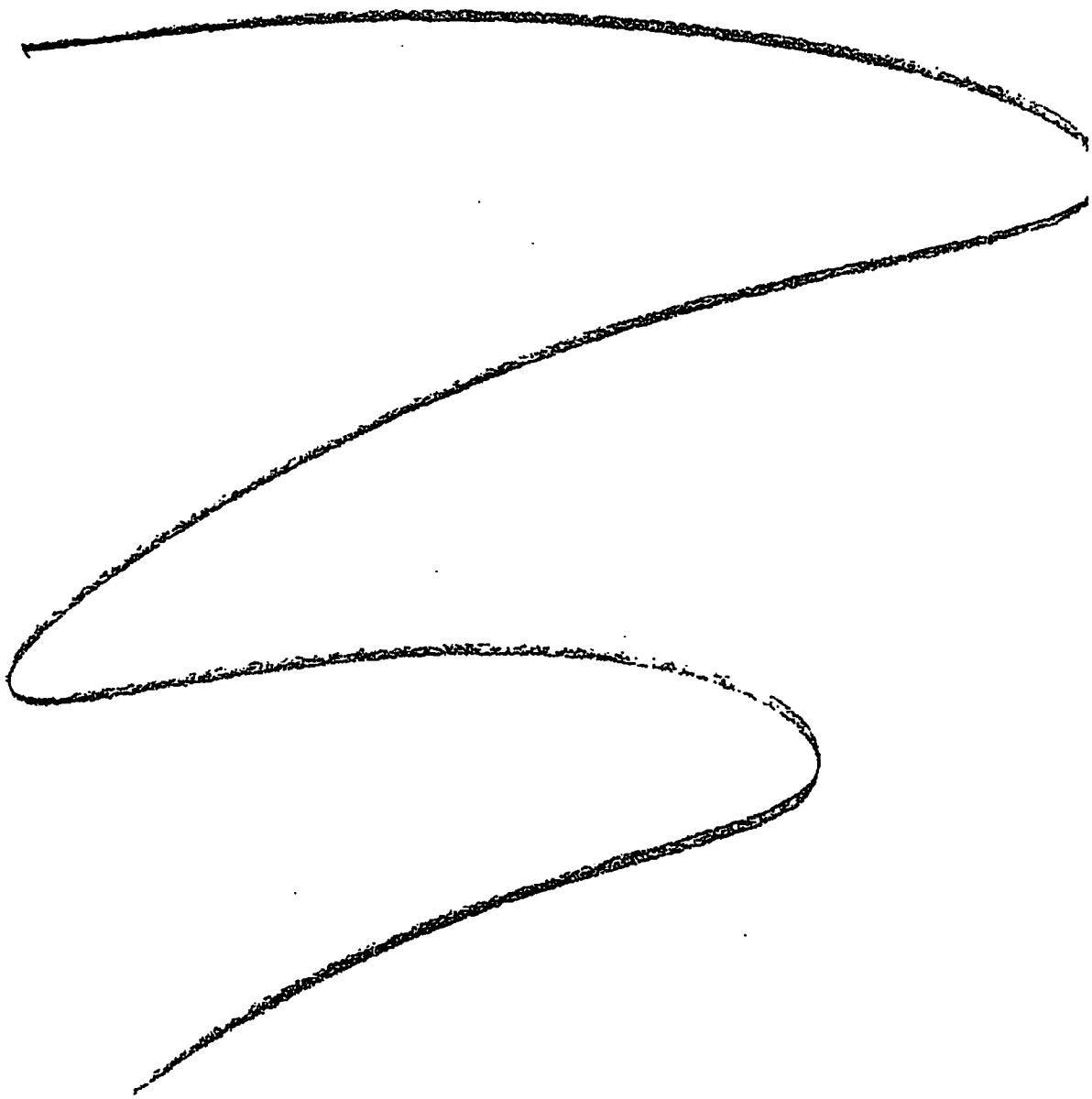


Exhibit "B"
(survey of the Easement Area)
[See separate attachment]



R-11-27-17

NATIONAL LAND TENURE COMPANY, LLC

950 Franklin Avenue, Garden City, New York 11530
Phone (516) 227-0800 • Fax (516) 227-1160

RECORDING BATCH REPORT

SUFFOLK COUNTY , NY

BATCH ID 05920

Batch Date 11/21/2017

TO:

Suffolk County Clerk

Recorder: Please record as many documents as possible and return only the unrecordable documents and any recording receipts to the above named company. Thank you.

TITLE NUMBER NLT-SR2017131-S

PREMISES: 3 Cove Hollow Road, East Hampton, NY 11937

Tax ID Dist. 0300 Sec. 185.00 Block 02.00 Lot p/o 002.000

DOCUMENT	DOCUMENT DESCRIPTION	CONSIDERATION	RECORDED	REJECTED
Conservation Easement	National Grid Generation LLC and The Town of East Hampton	$0.00	☐	☐

Check No. 9398	Conservation Easement Fee	$300.00

L- 12939
P- 561

Recorded Date: _____

Recording ID: _____

Document Count: 1

The following checks have been provided with this Recording Batch:

9398	11/21/2017	Suffolk County Clerk	$300.00
		Total:	$300.00

Please Walk on
Thank-you

Added cover sheet.

* IMPORTANT NOTICE: THE APPLICATION PREMISES INFORMATION IS PROVIDED FOR INFORMATION ONL (It may not apply to all documents)

Report Printed On 11/21/2017 *Page 1 of 1*

HP L erJet 400 M401 PCL 6 (Copy 7)
LAND CORDSC09

RECEIPT
Suffolk County Clerk
JUDITH A. PASCALE
County Clerk

Receipt Number : 17-0209766
Payor Name : NATIONAL LAND TENURE COMPANY, LLC

DESCRIPTION	TRANS AMOUNT
Type of Instrument: EASEMENT	
Page/Filing	$50.00
Handling	$20.00
COE	$5.00
NYS SRCHG	$15.00
TP-584	$5.00
Notation	$0.00
Cert.Copies	$0.00
RPT	$200.00
Transfer tax	$0.00
Comm.Pres	$0.00
Fees Paid	$295.00
Conveyance Amt:	$0.00
Transfer Tax Number	17-13740
LIBER	D00012939
PAGE	561
DATE: 11/27/2017	TIME: 04:15:11 PM
RECEIPT TOTAL	$295.00
CHECK AMT PAID	$300.00
TOTAL AMOUNT PAID	$300.00
CHECK REFUND	$0.00

COMMENTS

PLANNING BOARD
TOWN OF EAST HAMPTON
300 Pantigo Place, Suite 103
East Hampton, New York 11937
(631) 324-2696

JOSEPH B. POTTER
CHAIRMAN

TO: BUILDING INSPECTOR DATE: July 24, 2018

FROM: JOSEPH B. POTTER, PLANNING BOARD CHAIRMAN

RE: REQUEST FOR: Certificate of Occupancy

For the following: Subdivision
Site Plan ✔
Subwaiver

East Hampton Energy Storage Center, LLC. Site Plan/Special Permit
SCTM #300-185-2-2

The above-mentioned project has not met the conditions of the Planning Board approval dated September 13, 2017.

_____ Therefore, a certificate of occupancy may be issued subject to conditions, if any, shown below.

__✔__ Therefore, a certificate of occupancy may not be issued at this time. The following conditions of approval have not yet been met.

1. APPROVED SITE PLAN: EHS-D-P002-4 - Site Plan & Grading Plan, dated September 1, 2017 prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

2. APPROVED BUILDING OR CONSTRUCTION PLANS:

- Dimensional Data sheet for HVAC Unit from Trane dated received September 7, 2017;
- Data sheet for inverters from SMA America Production, LLC dated received September 7, 2017;
- Specification sheet for station service transformer dated received September 7, 2017;
- EHS-D-P002-1 - Cover Sheet, dated August 31,2017,
- EHS-D-P002-2 - Map of Survey, dated August 28, 2017,
- EHS-D-P002-3 - Layout Plan Overall, dated September 1, 2017,
- EHS-D-P002-5 - Surface Plan, dated September 1, 2017,
- EHS-D-P002-6 - Erosion Control Detail, dated August 28, 2017,
- EHS-D-P003-1 - General Arrangement & Landscape Plan, dated August 28, 2017,
- EHS-D-P004-1 - Elevations A, B, C, and D, dated August 28, 2017,
- EHS-D-P007-1 - Equipment Slab & Oil Containment Details, dated August 28, 2017,
- EHS-D-P008-1 - Fence Details, dated August 28, 2017,
- EHS-D-P008-2 – Sound Wall Details, dated August 28, 2017,
- EHS-D-P010-2 - Lighting Plan, dated August 28, 2017, all prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

3.3 The applicant shall grant to and have accepted by the Town of East Hampton a scenic and conservation easement in form acceptable to this Board and to counsel to the Board, over the wooded buffer areas, as shown on Map of Survey (EHS-D-P002-2), dated August 28, 2017, prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith. A map depicting the metes and bounds of this easement shall be submitted to both the Planning Board and the Town Attorney. The applicant shall record this easement with the Office of the Suffolk County Clerk and shall return copies of the same, with proof of recordation shown thereon, to the Town Clerk

The applicant should request a final inspection in writing along with the required amount of $450.00.

JP:jtw

BUILDING DEPARTMENT
TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 104
East Hampton, New York 11937

BUILDING INSPECTOR'S OFFICE

Phone: (631) 324-4145
Fax (631) 329-5739

July 19, 2018

RECEIVED
JUL 24 2018
PLANNING BOARD

MEMORANDUM

TO: *Joseph Potter Chairman, Planning Board*

FROM: *Ann M. Glennon, Principal Building Inspector*

RE: *East Hampton Energy Storage Center, LLC Site Plan/Special Permit 9/13/17, A.R.B. 7/13/17*
East Hampton Energy Storage (PSEG – Business)
Building Permit #65349
Premises situate: *3 Cove Hollow Rd, East Hampton*
T.M. 0300-185-2-2
KEYSPAN ENERGY DEVELOPMENT CORP, Owner

Prior to the issuance of a Certificate of Occupancy by our office, please review and advise if conditions and concerns of your approval have been complied with to your satisfaction.

TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

December 5, 2017

To: Joseph Potter, Planning Board Chairman

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: East Hampton Energy Storage Center, LLC
SCTM#300-185-2-2

The applicant proposes to switch out the proposed HVAC units from four Train TTA200F to four Train 4TVHAS2000F and four Train 4TVH0168400N, with two units replacing each of the four units approved. According to the information submitted by TRC dated December 1, 2017, the resulting dBA levels from each of the four pairs of units will be reduced from the 64 dBA of the previously approved units to 61 dBA measured at a distance of 10 meters. The proposed units will be smaller is size than the larger units and will occupy the same pads as depicted on the approved site plan, with two units on each pad instead of the approved one on each pad.

PLANNING BOARD
TOWN OF EAST HAMPTON
300 Pantigo Place, Suite 103
East Hampton, New York 11937
(631) 324-2696

JOSEPH B. POTTER
CHAIRMAN

TO: BUILDING INSPECTOR DATE: December 6, 2017

FROM: JOSEPH B. POTTER, PLANNING BOARD CHAIRMAN

RE: REQUEST FOR: Building Permit

For the following: Subdivision
Site Plan ✔
Subwaiver

East Hampton Energy Storage Center, LLC. Site Plan/Special Permit
SCTM #300-185-2-2

The above-mentioned project has met the conditions of the Planning Board approval dated September 13, 2017.

__✔__ Therefore, a building permit may be issued subject to conditions, if any, shown below.

_____ Therefore, a building permit may not be issued at this time. The following conditions of approval have not yet been met.

1. APPROVED SITE PLAN: EHS-D-P002-4 - Site Plan & Grading Plan, dated September 1, 2017 prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

2. APPROVED BUILDING OR CONSTRUCTION PLANS:
- Dimensional Data sheet for HVAC Unit from Trane dated received September 7, 2017;
- Data sheet for inverters from SMA America Production, LLC dated received September 7, 2017;
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- EHS-D-P002-5 - Surface Plan, dated September 1, 2017,
- EHS-D-P002-6 - Erosion Control Detail, dated August 28, 2017,
- EHS-D-P003-1 - General Arrangement & Landscape Plan, dated August 28, 2017,
- EHS-D-P004-1 - Elevations A, B, C, and D, dated August 28, 2017,
- EHS-D-P007-1 - Equipment Slab & Oil Containment Details, dated August 28, 2017,
- EHS-D-P008-1 - Fence Details, dated August 28, 2017,
- EHS-D-P008-2 – Sound Wall Details, dated August 28, 2017,
- EHS-D-P010-2 - Lighting Plan, dated August 28, 2017, all prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

JP:jtw

Town of East Hampton
Office of Fire Prevention
300 Pantigo Place, Suite 111
East Hampton, New York 11937
Phone 631-329-3473
Fax 631-329-9403

Memo

TO: JoAnne Pahwul, Planning Department

FROM: David Browne, Chief Fire Marshal DB

SUBJECT: Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC
3 Cove Hollow Road, East Hampton
SCTM #300-185-2-2

DATE: December 5, 2017

A review the Emergency Action and Safety Plan for the East Hampton Energy Storage Project that was submitted to this office has been found satisfactory.

TRC
Results you can rely on

1200 Wall Street West
5th Floor
Lyndhurst, NJ 07071

201.933.5541 PHONE
201.933.5601 FAX

www.trcsolutions.com

November 28, 2017

Town of East Hampton Planning Board
Attn: Mr. Job Potter - Chairman
300 Pantigo Place, Suite 103
East Hampton, New York 11937

Subject: **Site Plan/Special Permit – Conditions of Approval**
East Hampton Energy Storage Center, LLC
SCTM #300-185-2-2
3 Cove Hollow Road
East Hampton, New York

Dear Planning Board:

TRC Environmental Corporation, on behalf of East Hampton Energy Storage Center, LLC, is submitting the attached documentation to confirm that the conservation easement required by Condition 3.3 of the applicant's Site Plan/Special Permit approval adopted on 9/13/2017 has been filed with the County, thereby fulfilling this requirement.

Additionally, as required by Condition 3.2, the applicant has received final written approval of the Architectural Review Board, a copy of which is also included with this letter. Therefore, this condition has been satisfied.

Finally, Condition 3.4 required that the applicant submit a Final Emergency Action and Safety Plan. This was transmitted to the Planning Board by our office on 11/16/2017. Therefore, this condition has also been satisfied.

Condition 3.1 of the Site Plan/Special Permit approval requires that Conditions 3.2, 3.3 and 3.4 all be met prior to the issuance of building permits. Based on the above, we believe all conditions have now been met and respectfully request that you provide a report to the Building Department confirming this.

Please review the attached submittal. If you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Enclosures
Cc: J. Pahwul
TRC Project #263749

R-11-27-17

NATIONAL LAND TENURE COMPANY, LLC

950 Franklin Avenue, Garden City, New York 11530
Phone (516) 227-0800 • Fax (516) 227-1160

RECORDING BATCH REPORT

SUFFOLK COUNTY , NY

BATCH ID 05920

Batch Date 11/21/2017

TO:

Suffolk County Clerk

Recorder: Please record as many documents as possible and return only the unrecordable documents and any recording receipts to the above named company. Thank you.

TITLE NUMBER NLT-SR2017131-S

PREMISES: 3 Cove Hollow Road, East Hampton, NY 11937 — Tax ID Dist. 0300 Sec. 185.00 Block 02.00 Lot p/o 002.000

DOCUMENT	DOCUMENT DESCRIPTION	CONSIDERATION	RECORDED	REJECTED
Conservation Easement	National Grid Generation LLC and The Town of East Hampton	$0.00	☐	☐
Check No. 9398	Conservation Easement Fee $300.00			

L-12939
P-561

Recorded Date: _____

Recording ID: _____

Document Count: 1

The following checks have been provided with this Recording Batch:

9398	11/21/2017	Suffolk County Clerk	$300.00
		Total:	$300.00

Please Walk on
Thank-you

Added cover sheet.

*** IMPORTANT NOTICE: THE APPLICATION PREMISES INFORMATION IS PROVIDED FOR INFORMATION ONL** (It may not apply to all documents)

Report Printed On 11/21/2017 *Page 1 of 1*

RECEIPT
Suffolk County Clerk
JUDITH A. PASCALE
County Clerk

Receipt Number : 17-0209766
Payor Name : NATIONAL LAND TENURE COMPANY, LLC

DESCRIPTION	TRANS AMOUNT
Type of Instrument: EASEMENT	
Page/Filing	$50.00
Handling	$20.00
COE	$5.00
NYS SRCHG	$15.00
TP-584	$5.00
Notation	$0.00
Cert.Copies	$0.00
RPT	$200.00
Transfer tax	$0.00
Comm.Pres	$0.00
Fees Paid	$295.00
Conveyance Amt:	$0.00
Transfer Tax Number	17-13740
LIBER	D00012939
PAGE	561
DATE: 11/27/2017	TIME: 04:15:11 PM
RECEIPT TOTAL	$295.00
CHECK AMT PAID	$300.00
TOTAL AMOUNT PAID	$300.00
CHECK REFUND	$0.00

COMMENTS

TOWN OF EAST HAMPTON
ARCHITECTURAL REVIEW BOARD

In the Matter of the Application of:

East Hampton Energy Storage Center, LLC
C/o William Boer, TRC
1200 Wall Street West
Lyndhurst, NJ

Property Identification and Location: SCTM# 300-185-2-2
3 Cove Hollow Rd. East Hampton.

At the meeting of the Architectural Review Board of the Town of East Hampton, held at the New Town Hall, 159 Pantigo Place, East Hampton, New York on July 13, 2017 the following Resolution was duly made, seconded and adopted:

WHEREAS, PURSUANT TO Article VII Chapter 255 of the Town Code of the Town of East Hampton, request for approval has been received by the Architectural Review Board for: **Change to Commercial**

AND, WHEREAS, the Architectural Review Board, having conducted a review of the architectural design and scale of the proposed construction pursuant to Article VII of Chapter 255 finds that the material, mass, line, color, detail, and placement of proposed construction will maintain harmony with the existing structures, setting and physical environs, thereby preserving the visual resources of the Town's essential character; now, therefore, be it

RESOLVED, that the Architectural Review Board hereby approves East Hampton Energy Storage Center, LLC is proposing to build and operate the East Hampton Energy Storage Project.

- **Building Roof, Doors and Trim to be the color "Warm White" by SmartKote sample contained in Architectural Review Board's file.**
- **Siding of building to be "Broccoflower" by Sherwin-Williams sample contained in Architectural Review Board's file.**

Specification sheets prepared by Glen A. Smith P.E. dated May 1, 2017 stamped received July 3, 2017.

- **Cover Sheet – EHS-D-P002-1.**
- **Map of Survey – EHS-D-P002-2.**
- **Layout Plan – Overall- EHS-D-P002-3.**
- **Site Plan – Overall-EHS-D-P002-4**
- **Surface Plan- EHS-D-P002-5**
- **Erosion Control Details- EHS-D-P002-6**
- **General Arrangement & Landscape Plan- EHS-D-P003-1**
- **Elevation A, B,C & D- EHS-D-P004-1**
- **Equipment Slab and Oil Containments Detail- EHS-D-P007-1**
- **Fence Details – EHS-D-P008-1**
- **Sound Wall Details – EHS-D-P008-2**
- **Lighting Plan – EHS-D-P010-2**

At the meeting of the Architectural Review Board of the Town of East Hampton, held at the New Town Hall, 159 Pantigo Place, East Hampton, New York on September 14, 2017 the following Resolution was duly made, seconded and adopted:

RESOLVED, that the Architectural Review Board hereby approves a modification:

- **A 9 ft. tall sound attenuation wall previously approved at 6 ft. to contain no bar wiring and no lighting.**
- **Wall color to be Warm White.**

As per Specification Sheet prepared by Glen A. Smith P.E. dated August 24, 2017 stamped received on September 7, 2017.

- **Cover Sheet – EHS-D-P002-1.**
- **Map of Survey - EHS-D-P002-2.**
- **Layout Plan- Overall - EHS-D-P002-3.**
- **Site Plan & Grading Plan – EHS-D-P002-4.**
- **Surface Plan – EHS-D-P002-5.**
- **General Arrangement & Landscape Plan - EHS-D-P003-1.**
- **Elevations A, B, C, & D – EHS-D-P004-1.**
- **Equipment Slab and Oil Containment Detail - EHS-D-P007-1.**
- **Fence Details – EHS-D-P008-1.**
- **Sound Wall Details – EHS-D-P008-2.**
- **Lighting Plan – EHS-D-P010-2.**

1. This Resolution shall not be deemed effective until applicant has received all necessary permits from any and all governing bodies having jurisdiction over this application.
2. Construction, use, and maintenance shall conform to all applicable building, construction, and fire codes and permits of the appropriate jurisdiction.
3. No Certificate of Occupancy shall be issued until the above work, construction, alterations, and finishes have been fully completed in accordance with the approval of this Board, and the site inspection by a Board member.
4. Any addition, change, or deviation from the approved plans and specifications shall require approval of this Board.
5. Resolution will expire three (3) years from the date of its issuance. If a Certificate of Occupancy has not been obtained in that time, a new application with required fees will need to be submitted.

Richard Myers, Chairman

Peter Gumpel, Vice Chairman

Edward Krug, Member

Edwin Geus, Member

Betsy Smith, Member

Dated: 10/26, 2017

Cc: Building Department

TOWN OF EAST HAMPTON
159 Pantigo Road
East Hampton, New York 11937
Phone: (631) 324-8787 Fax: (631) 329-5371

TO: Jodi Walker, Planning Board Office
FROM: John C. Jilnicki
RE: East Hampton Energy Storage Center LLC
SCTM #0300-185-2-2
3 Cove Hollow Road
DATE: October 17, 2017

I have reviewed the Conservation Easement submitted by the Applicant and find it to meet the requirements of the planning Board as to condition 3.3 of the approval.

The Town Board will schedule the same for hearing and if accepted, proof of recording will be returned to the Town.

RESOLUTION 2017-1222

ADOPTED

DOC ID: 19012 A

Accept Grant of Conservation Easement National Grid Generation LLC

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on November 2, 2017 on a proposed Conservation Easement pursuant to Section 247 of the General Municipal Law; and

WHEREAS, acceptance of the easement as submitted* and heard is hereby found to be in the best interest of the Town; now, therefore, be it

RESOLVED, that the Town hereby accepts the easement listed below, which easement is as noticed, and authorizes and directs the Supervisor to execute same on behalf of the Town and the Town Clerk is directed to return it to the applicant for recording pursuant to the Zoning Board's Resolution, and record same in the Office of the Suffolk County Clerk:

GRANTOR: National Grid Generation LLC.

TYPE OF EASEMENT: Conservation Easement

DATE OF EASEMENT: October 23, 2017*

LOCATION: 3 Cove Hollow Road, East Hampton, N.Y.

SCTM #300-185-02 -002

REVIEWING AGENCY: Planning Board;

*date corrected - no other changes

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Sylvia Overby, Councilwoman

SECONDER: Fred Overton, Councilman

AYES: Kathee Burke-Gonzalez, Peter Van Scoyoc, Sylvia Overby, Fred Overton

ABSENT: Larry Cantwell

TRC
Results you can rely on

1200 Wall Street West
5th Floor
Lyndhurst, NJ 07071

201.933.5541 PHONE
201.933.5601 FAX

www.trcsolutions.com

November 16, 2017

Town of East Hampton Planning Board
300 Pantigo Place, Suite 103
East Hampton, New York 11937

Subject: **Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC SCTM #300-185-2-2 3 Cove Hollow Road East Hampton, New York**

Dear Planning Board:

TRC Environmental Corporation, on behalf of East Hampton Energy Storage Center, LLC, is submitting six copies of the final Emergency Action and Safety Plan for the East Hampton Energy Storage Project. This is being submitted to fulfill condition 3.4 of the site plan/special permit approval issued for the project.

Please review the attached submittal. If you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Enclosures

Cc: J. Pahwul
TRC Project #263749

POWER GENERATION DIVISION	Process Category: Production Process: Safety Management System	DOC #: SMS 237		
	East Hampton Energy Storage Project - Emergency Action Plan	EFFECTIVE: Commercial Operation	REV #: 0	PAGE 1 of 13

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Rev #	Revision Description	Approved By Position / Title	Effective Date
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3.0 PURPOSE AND SCOPE

The purpose of this Emergency Action Plan is to establish the planned response actions that will be taken by remote Control Room Operators that oversee the 24/7 operation of the East Hampton Energy Storage Project and other emergency personnel. These actions are intended to provide for the safe and reliable operation of the facility.

This procedure serves as guidance and is intended to be a "living" document such that revisions over time, based on experiences, will continue to increase the speed of identification of threats and decrease response time. When applicable, this plan applies to all employees, contractors, vendors and visitors, performing work at the site.

This facility will not be manned on a daily basis and will be remotely operated by the 24/7 manned Fleet and Performance Diagnostic Center (Control Room) located in Juno Beach, Florida. In addition, a communication link is established between the Control Room Operator and first responders.

The Control Room will be provided with a remote monitoring system, as well as, a video surveillance monitoring system that is both internal and external to the buildings.

Site Postings: The following will be posted conspicuously on-site:

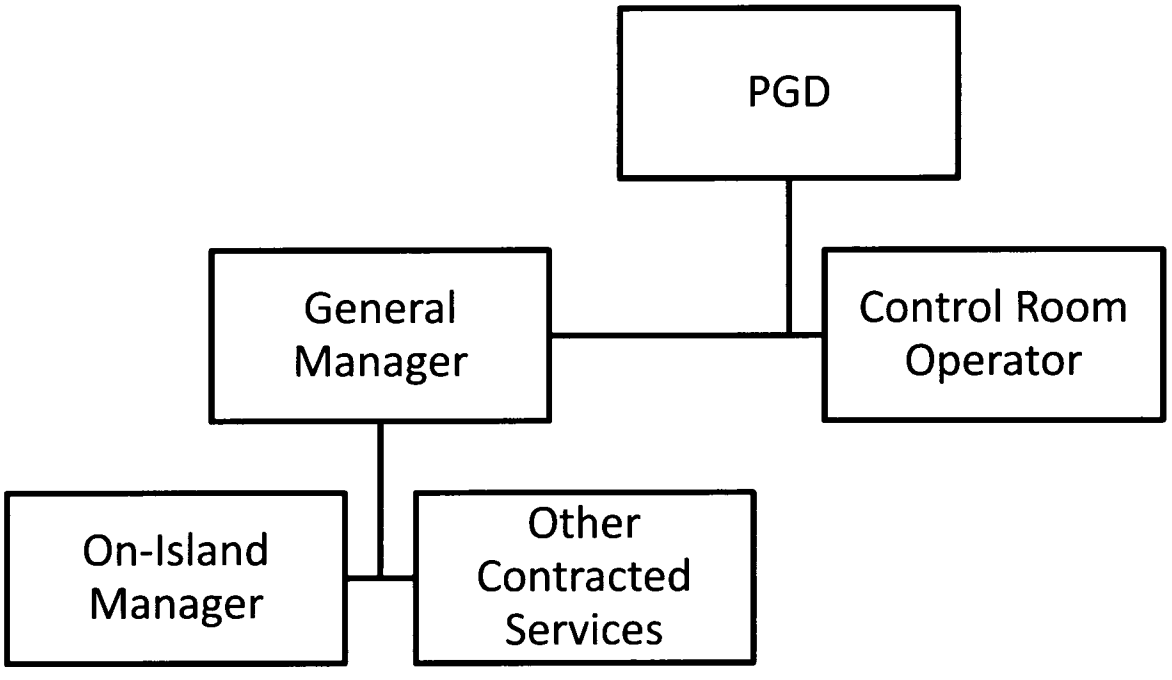
- Emergency phone numbers:
  Control Room
  On-Island Manager
  Local Fire Department

- A diagram indicating location of fire extinguishers, standpipes and fire hydrants will be posted at entrances of the facility.
- Instructions on-site personnel need to follow during emergencies, as a result of injury or in response to environmental releases or security issues.

4.0 DEFINITIONS

PGD – Power Generation Division
FPDC – Fleet Performance and Diagnostic Center ("Control Room")
O&M – Operations and Maintenance
OSHA – Occupational Safety and Health Administration
PPE – Personal Protective Equipment

5.0 ORGANIZATIONAL CHART



General Manager - will have overall responsibility for the East Hampton Energy Storage Project.
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Control Room Operator – will have delegated decision authority in emergency situations.

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The appropriate Personal Protective Equipment (PPE) shall be used by O&M workers and contractors according to the task. The requirements for PPE are dictated based upon the expected hazards of the task. These may include hard hats, safety shoes, safety glasses and work gloves.

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An electronic copy of this plan will also be accessible online.

This plan will be reviewed upon implementation, whenever revisions are made, and at least annually by the On-Island Manager.

Copies of this plan will also be kept on-site and at the offices of the On-Island Manager.

8.0 PROCEDURE

TRAINING

1. All O&M personnel that may work at the site that will have access to the facility shall receive training on this Emergency Action Plan initially and whenever it is modified.

    - A listing of personnel with current training on this plan will be maintained by the On-Island Manager and in Juno Beach, Florida for reference purposes.

2. Postings will be placed at the site near telephones and at exits clearly indicating the telephone number of the Control Room and any instructions to follow during emergencies or as a result of injury to people on-site.

FACILITY LOCATION INFORMATION FOR OUTSIDE EMERGENCY RESPONDERS

1. The East Hampton Energy Storage Project is located at 3 Cove Hollow Road, East Hampton, NY 11937. Outside responders can gain access to the facility by accessing the driveway.

PLANT / SITE GENERAL EMERGENCY PROCEDURE

1. This emergency plan was developed for the following plausible contingencies that could transpire at the facility:

    - Severe Weather Event Plan (APPENDIX 1)
    - Fire Prevention and Response (APPENDIX 2)
    - Environmental Event (APPENDIX 3)

2. It will be the responsibility of the Control Room Operator to assess a developing emergency situation and initiate the appropriate actions in this plan to protect any personnel that may be at the site, the surrounding environment, and plant equipment from adverse impacts.

3. In the event of an on-site emergency, including injury, physical damage, fire, security breach, etc. the on-site personnel, if any, should follow and perform the below actions immediately. For environmental releases, follow the Call Tree in Appendix 3.

    - Contact 911 or Fire Department immediately.
    - Have the Control Room Operator perform an analysis on the requirements for continued safe operation.
    - Initiate site shutdown procedure (if required).
    - Ensure that key personnel are contacted:

Title	Name	Office Phone	Cell Phone
Environmental Response Team	Miller Environmental – Long Island Operations: **George Wallace**	800-394-8606 (24-Hours)	631-369-4900 (Main)
On-Island Manager	Miller Environmental: **George Wallace**	N/A	631-369-4900 (Main)
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4. If emergency event occurs while maintenance personnel are on-site, all sources of ignition, including hot work, burning cigarettes, portable tools and motor vehicles shall be immediately secured/ceased.

5. Based upon the type and extent of the emergency, if there is anyone on-site, the Control Room Operator should assess whether an evacuation should be initiated. If maintenance personnel are on-site, they along with the Control Room Operator would make the decision to evacuate. The following criteria should be considered in rendering a decision to conduct an evacuation of the facility:

   - The affected parts of the facility and severity of the emergency.
   - Restrictions in egress routes caused by the emergency.
   - Weather.
   - People currently working at the facility (visitors/contractors, etc.)

   a. During the emergency the Control Room Operator will determine the level of system shut down required, if any.

End of Procedure

APPENDIX 1 SEVERE WEATHER EVENT PLAN

Please see following page.

Summary

Storm resistant design features include a pre-engineered, weather tight structure approximately 46' x 90' to house the system components. The structure will consist of a metal construction exterior. The facility is designed to meet extreme environmental conditions and structural loading conditions as noted below:

- **Wind load:** ASCE 7-10, Exposure D, Risk category III (Greater than 130MPH)
- **Seismic Load:** ASCE 7-10, Site Class D
- **Snow Load:** ASCE 7-10 for local conditions
- **Protected** for salt laden air

The facility is designed to remain operational and is controlled remotely by the Control Room even in severe weather events. The Control Room provides world class and state-of-the-art remote operating, monitoring, and diagnostic services. Key responsibility areas include:

- Operations & Operational Assistancit se
- Prevention through Prediction
- Restoration/Troubleshooting
- Communications

The Control Room provides 24/7 operational monitoring, diagnostics, and management of alarms as established by the Power Generation Division engineering and operation teams. Control Room Operators are specifically trained to interact closely with the On-Island Manager, who, together with an O&M and emergency response team, will be retained to resolve site operational and response issues.

Monitoring, Planning, and Preparation

1. Natural emergencies considered in this procedure are associated with weather disturbances such as flooding, hurricanes, blizzards, high wind conditions, and severe thunderstorms. The Control Room Operator and On-Island Manager have various means to monitor potential weather events. These include:

    - Internet access to weather-related web-sites;
    - PGDAPPS WeatherSentry Online
    - Local news stations

2. When information is received that a severe weather watch has been issued for the facility area the following actions shall be taken:

    - The Control Room Operator should notify the General Manager and the On-Island Manager

3. Severe Weather Preparation

    - In the event of a severe weather event, where advance warning is known, such as floods, hurricanes, blizzards, etc., the Control Room Operator shall closely coordinate with the On-Island Manager, during pre and post event activities. The goal is to enable the facility to continue to operate safely and reliably during a severe weather event.

        On-island resources: the On-Island Manager shall contact O&M and emergency response teams to notify them of the event and place them on standby. Emergency response team may be dispatched to the facility prior to the event to ensure the facility is physically prepared for the event by:

        - Securing the building
        - Securing all equipment
        - Securing all critical communication components
        - Deploying sandbags, if applicable

        It is not anticipated that personnel would need to access the site during the event. Under no circumstances will personnel be dispatched to the facility until local emergency management indicates it is safe to enter the area. In the event that local flooding could impact access to the site, arrangements previously made for alternative transportation will be implemented.

    - In the event of a natural disaster / sever weather event where advance warning may not be known, the Control Room Operator and the On-Island Manager will take reasonable action to prepare for the event. However, under no circumstances are personnel to place themselves in harm's way.

4. The Control Room Operator or On-Island Manager will:

    - Monitor the weather radio, TV or other monitoring equipment, and report any changes in the situation that could affect any plant / maintenance personnel on site and / or equipment. Radio

or phone communication is established if a tornado or other similar severe weather warning is issued.

5. Operations:

- Operate the plant consistent with instructions provided from the Transmission Operator. If, the instructions cannot be followed, i.e., safety, environmental, reliability, etc., immediately notify the Transmission Operator to discuss and alternative operating actions. Document discussions in the Operators log.

- When conditions are "forecasted" to have high winds associated with a hurricane, or other related conditions such as floods and / or storm surge, equipment shutdown should be taken into consideration to ensure the continued reliable operation before, during, and after the event.

    - The decision to shut down the facility as a precaution or during the event will be made after consultation with the Transmission Operator or if conditions are such that the facility would be damaged or cause a system interruption.

APPENDIX 2 FIRE PREVENTION AND RESPONSE

Preventative Controls

The facility is designed with a number of features designed to prevent system upsets that could lead to a fire.

Battery Management System

Each Battery Cell is continuously monitored by a "Battery Management System". The Battery Management System will autonomously take action to protect battery cells and prevent over charging, over current or over temperature operation. The supplied Bidirectional Inverters have controls to detect out of specification conditions of the batteries and will autonomously stop operation in the event of overcurrent or out of specification voltage. A site controller continuously monitors all critical parameters and will autonomously disconnect the system in the event of an out of specification condition. The site is continuously monitored by an offsite 24-hour Control Room Operator. In the event of an "off spec" condition, the Control Room Operator has the ability to remotely control the facility.

Circuit Protection

Each Battery Module and Battery Rack are individually protected by overcurrent fuses. These fuses will operate independently of the DC contactor that is opened by the controls discussed above.

Battery Safety Features

Supplied battery cells, modules and racks will be provided with UL testing Certification as documented in UL-Safety Issues for Lithium Ion Batteries-2016.pdf Missing (*Si Kinsella, Jan 9, 2024*)

Fire Fighting Measures

The site will be equipped with an automatic fire suppression system utilizing water. The system will be designed by a licensed engineering firm that specializes in fire protection. Water has been shown to be the most effective fire suppressant for Lithium Ion Batteries due to its ability to both extinguish the fire and remove excess heat. The system will be designed so that the fire suppression activates in any section of the building experiencing a fire.

To facilitate emergency responders the facility is designed with a hydrant located near the entrance driveway.

Response Actions – Automated System Alarm

Should any system monitoring device indicate a fire alarm or the automatic suppression system activate and release, the Control Room Operator will immediately:

a. Verify control logic operated as required including shutting down equipment or isolating the project from the grid

b. Contact local emergency response services and provide the following information:

1. Location
2. Type of emergency
3. Current Status
4. Any other pertinent information

c. Notify the General Manager and On-Island Manager

d. Continually monitor and use all means necessary as described above to isolate the situation.

e. Contact the System Operator or Transmission Operator if appropriate

Response Actions – Personnel On-site

NOTE: The facility will have fire extinguishers located a strategic points. A diagram indicating location of fire extinguishers, standpipes and fire hydrants will be posted at entrances of the facility.

Any person discovering a fire in its incipient stage should take action as quickly as possible to extinguish the fire. In general, a fire should be considered to be in its incipient stage if it meets two primary criteria:

a. The fire can be extinguished or controlled with a single portable fire extinguisher
b. The person discovering the fire perceives an adequate level of safety in attempting to extinguish the fire.

As long as the fire is in its incipient stage, as defined above, the person discovering the fire should utilize all appropriate and readily available fire extinguishing equipment to extinguish the fire. Fire-fighting efforts beyond the incipient stage will be performed by trained outside responders only.

On-site Response Instructions:

1. For fires in incipient stage use fire extinguisher following manufacturer's instructions to extinguish.
    a. If the fire is extinguished immediately, the on-site personnel shall then notify the Control Room Operator to inform them of the incident.
2. If the fire cannot be contained using an extinguisher then evacuate the building, call 911, then the Control Room Operator.

3. If the site fire detection system is activated all personnel must evacuate the battery building immediately call 911, then the Control Room Operator.

APPENDIX 3 ENIRONMENTAL RELEASE

The release of transformer oil is a regulated event and must be addressed as soon as possible. Releases into containment areas or to the ground must be reported upon discovery to the Control Room Operator. Containment surrounds all oil filled equipment.

Whether the release is the result of an operational action (e.g., maintenance) or is discovered, site personnel should take action if possible to stop the release or contain the oil. Such action may include closing valves, berming areas with absorbents if available or dirt, or laying down spill absorbent pads. Personnel should only respond at their level of training. Clean-up operations will be performed by a professional response team.

Gather the following information and relay it to the Control Room Operator:

- Transformer leaking oil.
- Whether or not the spill is only in the containment.
- If the source of the spill/release has been stopped.
- Boundaries describing the area of the spill if outside the containment.
- Quantity released (if it can be estimated).
- Environmental Impacts (ground, roadways, etc.).

The Control Room Operator shall make the following notifications:

Organization	Contact Number	Time Notified
Environmental Response Team: Miller Environmental – Long Island Operations: **George Wallace**	Miller Environmental 800-394-8606 (24 hours)	
On-Island Manager: Miller Environmental: **George Wallace**	Cell: 631-369-4900	
NYS Dept. of Environmental Conservation Spill Hotline	1-800-457-7362	Spill Number assigned: _____
Suffolk County Dept of Health Services	1-631-854-2501	
National Response Center (only if impacts water resources)	1-800-424-8802	Incident Number: _____

POWER GENERATION DIVISION	Process Category: Production Process: Safety Management System	DOC #: SMS 237		
	East Hampton Energy Storage Project - Emergency Action Plan	EFFECTIVE: Commercial Operation	REV #: 0	PAGE 1 of 13

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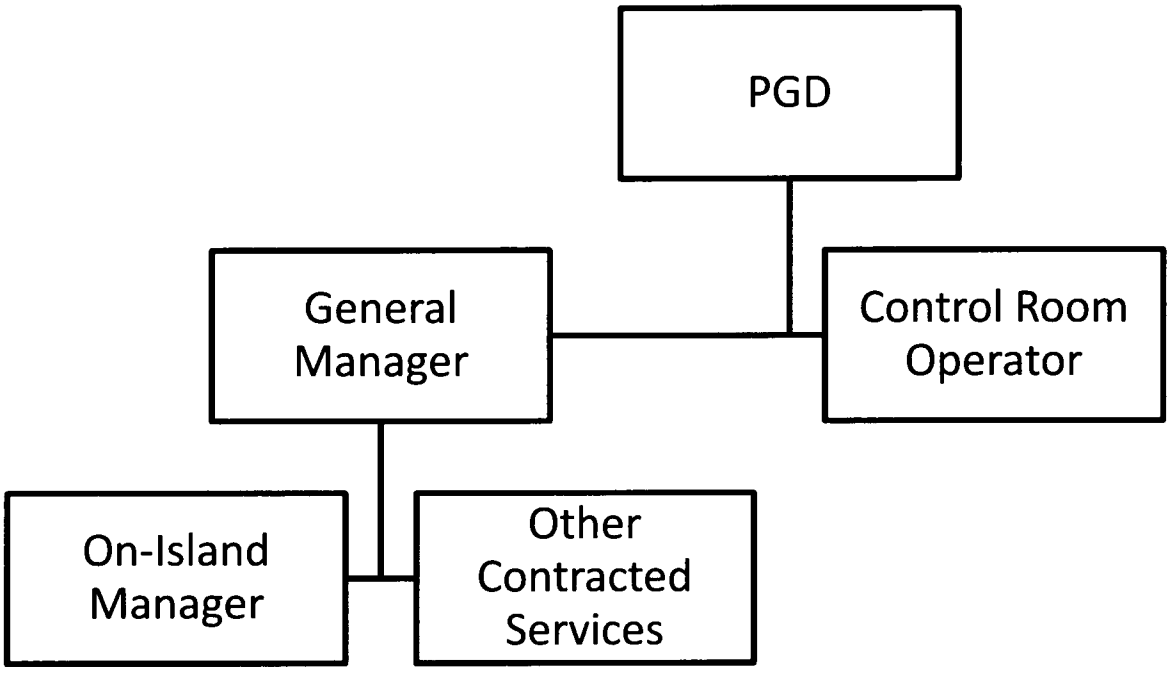

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Each Battery Module and Battery Rack are individually protected by overcurrent fuses. These fuses will operate independently of the DC contactor that is opened by the controls discussed above.

Battery Safety Features

Supplied battery cells, modules and racks will be provided with UL testing Certification as documented in UL-Safety Issues for Lithium Ion Batteries-2016.pdf

Fire Fighting Measures

The site will be equipped with an automatic fire suppression system utilizing water. The system will be designed by a licensed engineering firm that specializes in fire protection. Water has been shown to be the most effective fire suppressant for Lithium Ion Batteries due to its ability to both extinguish the fire and remove excess heat. The system will be designed so that the fire suppression activates in any section of the building experiencing a fire.

To facilitate emergency responders the facility is designed with a hydrant located near the entrance driveway.

Response Actions – Automated System Alarm

Should any system monitoring device indicate a fire alarm or the automatic suppression system activate and release, the Control Room Operator will immediately:

a. Verify control logic operated as required including shutting down equipment or isolating the project from the grid

b. Contact local emergency response services and provide the following information:

1. Location
2. Type of emergency
3. Current Status
4. Any other pertinent information

c. Notify the General Manager and On-Island Manager

d. Continually monitor and use all means necessary as described above to isolate the situation.

e. Contact the System Operator or Transmission Operator if appropriate

Response Actions – Personnel On-site

NOTE: The facility will have fire extinguishers located a strategic points. A diagram indicating location of fire extinguishers, standpipes and fire hydrants will be posted at entrances of the facility.

Any person discovering a fire in its incipient stage should take action as quickly as possible to extinguish the fire. In general, a fire should be considered to be in its incipient stage if it meets two primary criteria:

a. The fire can be extinguished or controlled with a single portable fire extinguisher
b. The person discovering the fire perceives an adequate level of safety in attempting to extinguish the fire.

As long as the fire is in its incipient stage, as defined above, the person discovering the fire should utilize all appropriate and readily available fire extinguishing equipment to extinguish the fire. Fire-fighting efforts beyond the incipient stage will be performed by trained outside responders only.

On-site Response Instructions:

1. For fires in incipient stage use fire extinguisher following manufacturer's instructions to extinguish.
    a. If the fire is extinguished immediately, the on-site personnel shall then notify the Control Room Operator to inform them of the incident.
2. If the fire cannot be contained using an extinguisher then evacuate the building, call 911, then the Control Room Operator.

3. If the site fire detection system is activated all personnel must evacuate the battery building immediately call 911, then the Control Room Operator.

APPENDIX 3 ENIRONMENTAL RELEASE

The release of transformer oil is a regulated event and must be addressed as soon as possible. Releases into containment areas or to the ground must be reported upon discovery to the Control Room Operator. Containment surrounds all oil filled equipment.

Whether the release is the result of an operational action (e.g., maintenance) or is discovered, site personnel should take action if possible to stop the release or contain the oil. Such action may include closing valves, berming areas with absorbents if available or dirt, or laying down spill absorbent pads. Personnel should only respond at their level of training. Clean-up operations will be performed by a professional response team.

Gather the following information and relay it to the Control Room Operator:

- Transformer leaking oil.
- Whether or not the spill is only in the containment.
- If the source of the spill/release has been stopped.
- Boundaries describing the area of the spill if outside the containment.
- Quantity released (if it can be estimated).
- Environmental Impacts (ground, roadways, etc.).

The Control Room Operator shall make the following notifications:

Organization	Contact Number	Time Notified
Environmental Response Team: Miller Environmental – Long Island Operations: **George Wallace**	Miller Environmental 800-394-8606 (24 hours)	
On-Island Manager: Miller Environmental: **George Wallace**	Cell: 631-369-4900	
NYS Dept. of Environmental Conservation Spill Hotline	1-800-457-7362	Spill Number assigned: _____
Suffolk County Dept of Health Services	1-631-854-2501	
National Response Center (only if impacts water resources)	1-800-424-8802	Incident Number: _____

DUNE ALPIN FARM PROPERTY OWNERS ASSOCIATION, INC.

October 28, 2017

Job Potter, Chairperson
East Hampton Town Planning Board
300 Pantigo Place, Suite 103
East Hampton NY 11937

Dear Mr. Potter:

On July 11, 2017, on behalf of Dune Alpin Farm POA, we objected to the proposed energy storage facility to be constructed on the 17.6 acre site adjacent to the LIRR between Cove Hollow Road and Horseshoe Drive.

It appears despite the Association's numerous objections, as well as neighbors/homeowners both on Cove Hollow Road and Horseshoe Drive, this project is moving forward pending a building permit being issued by the Building Department of the Town of East Hampton.

If all of these approvals have been granted and a building permit issued, we would expect no access or trespassing on Dune Alpin Farm Property/Horseshoe Drive for construction purposes.

Sincerely,

Steven Lambert, President
On Behalf of the Board of Directors

SL:lmc

2 SHETLAND COURT • EAST HAMPTON, NY 11937 • (631) 324-3353 • FAX (631) 324-3370

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1200 Wall Street West
5th Floor
Lyndhurst, NJ 07071

201.933.5541 PHONE
201.933.5601 FAX

www.trcsolutions.com

October 30, 2017

Town of East Hampton Planning Board
300 Pantigo Place, Suite 103
East Hampton, New York 11937

Subject: **Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC**
SCTM #300-185-2-2
3 Cove Hollow Road
East Hampton, New York

Dear Planning Board:

TRC Environmental Corporation, on behalf of East Hampton Energy Storage Center, LLC, is submitting six copies of trhe final Emergency Action and Safety Plan for the East Hampton Energy Storage Project. This is being submitted to fulfill condition 3.4 of the site plan/special permit approval issued for the project.

Please review the attached submittal. If you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Enclosures

Cc: J. Pahwul
TRC Project #263749

East Hampton Energy Storage Center, LLC

Emergency Action & Safety Plan

Submitted to:

Town of East Hampton Planning Board

Prepared by:

East Hampton Energy Storage Center, LLC

700 Universe Boulevard

Juno Beach, Florida 33408

October 2017

POWER GENERATION DIVISION	Process Category: Production Process: Safety Management System	DOC #: SMS 237		
	East Hampton Energy Storage Project - Emergency Action Plan	EFFECTIVE: Commercial Operation	REV #: 0	PAGE 1 of 13

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1.0 DOCUMENT STORAGE AND INFORMATION

This Emergency Action Plan is stored in the Power Generation Division Operational Model ("OpModel").

2.0 REVISION HISTORY

Rev #	Revision Description	Approved By Position / Title	Effective Date
0	Emergency Action Plan for the East Hampton Energy Storage Project	TBD Engineering & Technical Services Staff Engineer	Commercial Operation

3.0 PURPOSE AND SCOPE

The purpose of this Emergency Action Plan is to establish the planned response actions that will be taken by remote Control Room Operators that oversee the 24/7 operation of the East Hampton Energy Storage Project and other emergency personnel. These actions are intended to provide for the safe and reliable operation of the facility.

This procedure serves as guidance and is intended to be a "living" document such that revisions over time, based on experiences, will continue to increase the speed of identification of threats and decrease response time. When applicable, this plan applies to all employees, contractors, vendors and visitors, performing work at the site.

This facility will not be manned on a daily basis and will be remotely operated by the 24/7 manned Fleet and Performance Diagnostic Center (Control Room) located in Juno Beach, Florida. In addition, a communication link is established between the Control Room Operator and first responders.

The Control Room will be provided with a remote monitoring system, as well as, a video surveillance monitoring system that is both internal and external to the buildings.

Site Postings: The following will be posted conspicuously on-site:

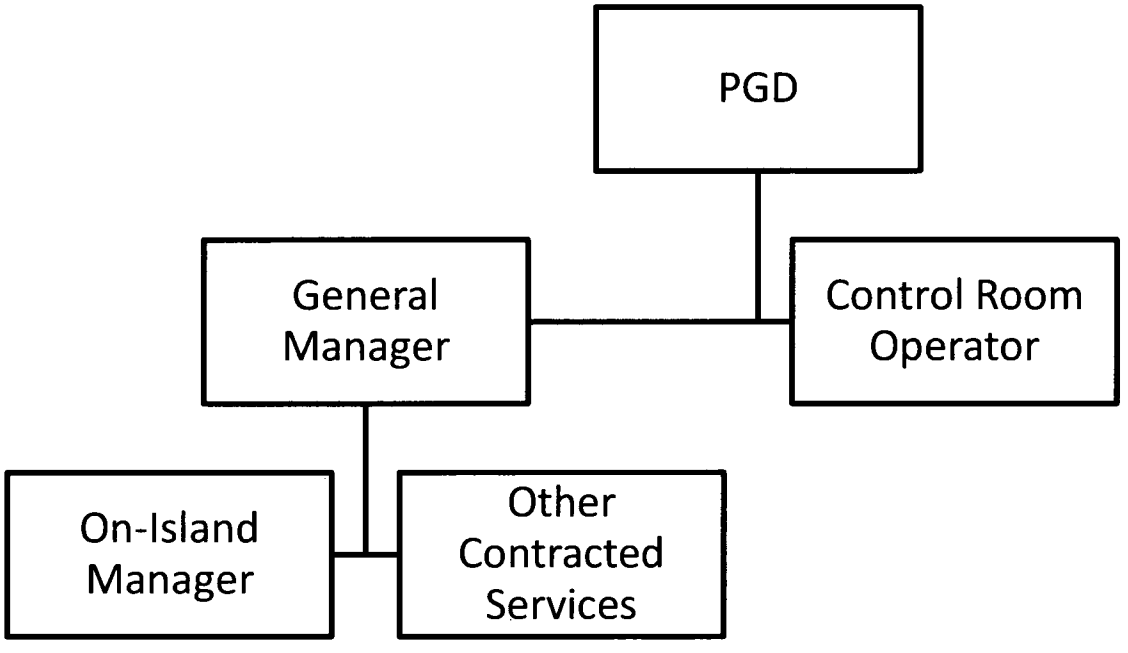
- Emergency phone numbers:
  Control Room
  On-Island Manager
  Local Fire Department

- A diagram indicating location of fire extinguishers, standpipes and fire hydrants will be posted at entrances of the facility.
- Instructions on-site personnel need to follow during emergencies, as a result of injury or in response to environmental releases or security issues.

4.0 DEFINITIONS

PGD – Power Generation Division
FPDC – Fleet Performance and Diagnostic Center ("Control Room")
O&M – Operations and Maintenance
OSHA – Occupational Safety and Health Administration
PPE – Personal Protective Equipment

5.0 ORGANIZATIONAL CHART



General Manager - will have overall responsibility for the East Hampton Energy Storage Project.
On-Island Manager – will have delegated decision authority in emergency situations.
Control Room Operator – will have delegated decision authority in emergency situations.

6.0 PERSONAL PROTECTIVE EQUIPMENT

The appropriate Personal Protective Equipment (PPE) shall be used by O&M workers and contractors according to the task. The requirements for PPE are dictated based upon the expected hazards of the task. These may include hard hats, safety shoes, safety glasses and work gloves.

7.0 RECORDS

An electronic copy of this plan will also be accessible online.

This plan will be reviewed upon implementation, whenever revisions are made, and at least annually by the On-Island Manager.

Copies of this plan will also be kept on-site and at the offices of the On-Island Manager.

8.0 PROCEDURE

TRAINING

1. All O&M personnel that may work at the site that will have access to the facility shall receive training on this Emergency Action Plan initially and whenever it is modified.

    - A listing of personnel with current training on this plan will be maintained by the On-Island Manager and in Juno Beach, Florida for reference purposes.

2. Postings will be placed at the site near telephones and at exits clearly indicating the telephone number of the Control Room and any instructions to follow during emergencies or as a result of injury to people on-site.

FACILITY LOCATION INFORMATION FOR OUTSIDE EMERGENCY RESPONDERS

1. The East Hampton Energy Storage Project is located at 3 Cove Hollow Road, East Hampton, NY 11937. Outside responders can gain access to the facility by accessing the driveway.

PLANT / SITE GENERAL EMERGENCY PROCEDURE

1. This emergency plan was developed for the following plausible contingencies that could transpire at the facility:

    - Severe Weather Event Plan (APPENDIX 1)
    - Fire Prevention and Response (APPENDIX 2)
    - Environmental Event (APPENDIX 3)

2. It will be the responsibility of the Control Room Operator to assess a developing emergency situation and initiate the appropriate actions in this plan to protect any personnel that may be at the site, the surrounding environment, and plant equipment from adverse impacts.

3. In the event of an on-site emergency, including injury, physical damage, fire, security breach, etc. the on-site personnel, if any, should follow and perform the below actions immediately. For environmental releases, follow the Call Tree in Appendix 3.

    - Contact 911 or Fire Department immediately.
    - Have the Control Room Operator perform an analysis on the requirements for continued safe operation.
    - Initiate site shutdown procedure (if required).
    - Ensure that key personnel are contacted:

Title	Name	Office Phone	Cell Phone
Environmental Response Team	Miller Environmental – Long Island Operations: **George Wallace**	800-394-8606 (24-Hours)	631-369-4900 (Main)
On-Island Manager	Miller Environmental: **George Wallace**	N/A	631-369-4900 (Main)
Project General Manager	**Lynden McKay**	561-691-2344	561-927-8467
Control Room Operator	1) Fleet & Performance Diagnostic Center (FPDC) 2) FPDC Manager: **Kevin McWhorter**	1) 561-694-3636 (24-Hours) 2) 561-691-2515	1) N/A 2) 402-290-9275
Security Operations	1) Fleet & Performance Diagnostic Center (FPDC) 2) FPDC Manager: **Kevin McWhorter**	1) 561-694-3636 (24-Hours) 2) 561-691-2515	1) N/A 2) 402-290-9275

4. If emergency event occurs while maintenance personnel are on-site, all sources of ignition, including hot work, burning cigarettes, portable tools and motor vehicles shall be immediately secured/ceased.

5. Based upon the type and extent of the emergency, if there is anyone on-site, the Control Room Operator should assess whether an evacuation should be initiated. If maintenance personnel are on-site, they along with the Control Room Operator would make the decision to evacuate. The following criteria should be considered in rendering a decision to conduct an evacuation of the facility:

    - The affected parts of the facility and severity of the emergency.
    - Restrictions in egress routes caused by the emergency.
    - Weather.
    - People currently working at the facility (visitors/contractors, etc.)

    a. During the emergency the Control Room Operator will determine the level of system shut down required, if any.

End of Procedure

APPENDIX 1 SEVERE WEATHER EVENT PLAN

Please see following page.

Summary

Storm resistant design features include a pre-engineered, weather tight structure approximately 46' x 90' to house the system components. The structure will consist of a metal construction exterior. The facility is designed to meet extreme environmental conditions and structural loading conditions as noted below:

- **Wind load:** ASCE 7-10, Exposure D, Risk category III (Greater than 130MPH)
- **Seismic Load:** ASCE 7-10, Site Class D
- **Snow Load:** ASCE 7-10 for local conditions
- **Protected** for salt laden air

The facility is designed to remain operational and is controlled remotely by the Control Room even in severe weather events. The Control Room provides world class and state-of-the-art remote operating, monitoring, and diagnostic services. Key responsibility areas include:

- Operations & Operational Assistancit se
- Prevention through Prediction
- Restoration/Troubleshooting
- Communications

The Control Room provides 24/7 operational monitoring, diagnostics, and management of alarms as established by the Power Generation Division engineering and operation teams. Control Room Operators are specifically trained to interact closely with the On-Island Manager, who, together with an O&M and emergency response team, will be retained to resolve site operational and response issues.

Monitoring, Planning, and Preparation

1. Natural emergencies considered in this procedure are associated with weather disturbances such as flooding, hurricanes, blizzards, high wind conditions, and severe thunderstorms. The Control Room Operator and On-Island Manager have various means to monitor potential weather events. These include:

    - Internet access to weather-related web-sites;
    - PGDAPPS WeatherSentry Online
    - Local news stations

2. When information is received that a severe weather watch has been issued for the facility area the following actions shall be taken:

    - The Control Room Operator should notify the General Manager and the On-Island Manager

3. Severe Weather Preparation

    - In the event of a severe weather event, where advance warning is known, such as floods, hurricanes, blizzards, etc., the Control Room Operator shall closely coordinate with the On-Island Manager, during pre and post event activities. The goal is to enable the facility to continue to operate safely and reliably during a severe weather event.

        On-island resources: the On-Island Manager shall contact O&M and emergency response teams to notify them of the event and place them on standby. Emergency response team may be dispatched to the facility prior to the event to ensure the facility is physically prepared for the event by:

        - Securing the building
        - Securing all equipment
        - Securing all critical communication components
        - Deploying sandbags, if applicable

        It is not anticipated that personnel would need to access the site during the event. Under no circumstances will personnel be dispatched to the facility until local emergency management indicates it is safe to enter the area. In the event that local flooding could impact access to the site, arrangements previously made for alternative transportation will be implemented.

    - In the event of a natural disaster / sever weather event where advance warning may not be known, the Control Room Operator and the On-Island Manager will take reasonable action to prepare for the event. However, under no circumstances are personnel to place themselves in harm's way.

4. The Control Room Operator or On-Island Manager will:

    - Monitor the weather radio, TV or other monitoring equipment, and report any changes in the situation that could affect any plant / maintenance personnel on site and / or equipment. Radio

or phone communication is established if a tornado or other similar severe weather warning is issued.

5. Operations:

- Operate the plant consistent with instructions provided from the Transmission Operator. If, the instructions cannot be followed, i.e., safety, environmental, reliability, etc., immediately notify the Transmission Operator to discuss and alternative operating actions. Document discussions in the Operators log.

- When conditions are "forecasted" to have high winds associated with a hurricane, or other related conditions such as floods and / or storm surge, equipment shutdown should be taken into consideration to ensure the continued reliable operation before, during, and after the event.

    - The decision to shut down the facility as a precaution or during the event will be made after consultation with the Transmission Operator or if conditions are such that the facility would be damaged or cause a system interruption.

APPENDIX 2 FIRE PREVENTION AND RESPONSE

Preventative Controls

The facility is designed with a number of features designed to prevent system upsets that could lead to a fire.

Battery Management System

Each Battery Cell is continuously monitored by a "Battery Management System". The Battery Management System will autonomously take action to protect battery cells and prevent over charging, over current or over temperature operation. The supplied Bidirectional Inverters have controls to detect out of specification conditions of the batteries and will autonomously stop operation in the event of overcurrent or out of specification voltage. A site controller continuously monitors all critical parameters and will autonomously disconnect the system in the event of an out of specification condition. The site is continuously monitored by an offsite 24-hour Control Room Operator. In the event of an "off spec" condition, the Control Room Operator has the ability to remotely control the facility.

Circuit Protection

Each Battery Module and Battery Rack are individually protected by overcurrent fuses. These fuses will operate independently of the DC contactor that is opened by the controls discussed above.

Battery Safety Features

Supplied battery cells, modules and racks will be provided with UL testing Certification as documented in UL-Safety Issues for Lithium Ion Batteries-2016.pdf Missing (*Si Kinsella, Jan 9, 2024*).

Fire Fighting Measures

The site will be equipped with an automatic fire suppression system utilizing water. The system will be designed by a licensed engineering firm that specializes in fire protection. Water has been shown to be the most effective fire suppressant for Lithium Ion Batteries due to its ability to both extinguish the fire and remove excess heat. The system will be designed so that the fire suppression activates in any section of the building experiencing a fire.

To facilitate emergency responders the facility is designed with a hydrant located near the entrance driveway.

Response Actions – Automated System Alarm

Should any system monitoring device indicate a fire alarm or the automatic suppression system activate and release, the Control Room Operator will immediately:

a. Verify control logic operated as required including shutting down equipment or isolating the project from the grid

b. Contact local emergency response services and provide the following information:

1. Location
2. Type of emergency
3. Current Status
4. Any other pertinent information

c. Notify the General Manager and On-Island Manager

d. Continually monitor and use all means necessary as described above to isolate the situation.

e. Contact the System Operator or Transmission Operator if appropriate

Response Actions – Personnel On-site

NOTE: The facility will have fire extinguishers located a strategic points. A diagram indicating location of fire extinguishers, standpipes and fire hydrants will be posted at entrances of the facility.

Any person discovering a fire in its incipient stage should take action as quickly as possible to extinguish the fire. In general, a fire should be considered to be in its incipient stage if it meets two primary criteria:

a. The fire can be extinguished or controlled with a single portable fire extinguisher
b. The person discovering the fire perceives an adequate level of safety in attempting to extinguish the fire.

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1. For fires in incipient stage use fire extinguisher following manufacturer's instructions to extinguish.
    a. If the fire is extinguished immediately, the on-site personnel shall then notify the Control Room Operator to inform them of the incident.
2. If the fire cannot be contained using an extinguisher then evacuate the building, call 911, then the Control Room Operator.

3. If the site fire detection system is activated all personnel must evacuate the battery building immediately call 911, then the Control Room Operator.

APPENDIX 3 ENIRONMENTAL RELEASE

The release of transformer oil is a regulated event and must be addressed as soon as possible. Releases into containment areas or to the ground must be reported upon discovery to the Control Room Operator. Containment surrounds all oil filled equipment.

Whether the release is the result of an operational action (e.g., maintenance) or is discovered, site personnel should take action if possible to stop the release or contain the oil. Such action may include closing valves, berming areas with absorbents if available or dirt, or laying down spill absorbent pads. Personnel should only respond at their level of training. Clean-up operations will be performed by a professional response team.

Gather the following information and relay it to the Control Room Operator:

- Transformer leaking oil.
- Whether or not the spill is only in the containment.
- If the source of the spill/release has been stopped.
- Boundaries describing the area of the spill if outside the containment.
- Quantity released (if it can be estimated).
- Environmental Impacts (ground, roadways, etc.).

The Control Room Operator shall make the following notifications:

Organization	Contact Number	Time Notified
Environmental Response Team: Company Name	TBD	
On-Island Manager: TBD	TBD	
NYS Dept. of Environmental Conservation Spill Hotline	1-800-457-7362	Spill Number assigned:
Suffolk County Dept of Health Services	1-631-854-2501	
National Response Center (only if impacts water resources)	1-800-424-8802	Incident Number:

TOWN OF EAST HAMPTON
ARCHITECTURAL REVIEW BOARD

In the Matter of the Application of:

East Hampton Energy Storage Center, LLC
C/o William Boer, TRC
1200 Wall Street West
Lyndhurst, NJ

Property Identification and Location: SCTM# 300-185-2-2
3 Cove Hollow Rd. East Hampton.

At the meeting of the Architectural Review Board of the Town of East Hampton, held at the New Town Hall, 159 Pantigo Place, East Hampton, New York on July 13, 2017 the following Resolution was duly made, seconded and adopted:

WHEREAS, PURSUANT TO Article VII Chapter 255 of the Town Code of the Town of East Hampton, request for approval has been received by the Architectural Review Board for: **Change to Commercial**

AND, WHEREAS, the Architectural Review Board, having conducted a review of the architectural design and scale of the proposed construction pursuant to Article VII of Chapter 255 finds that the material, mass, line, color, detail, and placement of proposed construction will maintain harmony with the existing structures, setting and physical environs, thereby preserving the visual resources of the Town's essential character; now, therefore, be it

RESOLVED, that the Architectural Review Board hereby approves East Hampton Energy Storage Center, LLC is proposing to build and operate the East Hampton Energy Storage Project.

- **Building Roof, Doors and Trim to be the color "Warm White" by SmartKote sample contained in Architectural Review Board's file.**
- **Siding of building to be "Broccoflower" by Sherwin-Williams sample contained in Architectural Review Board's file.**

Specification sheets prepared by Glen A. Smith P.E. dated May 1, 2017 stamped received July 3, 2017.

- **Cover Sheet – EHS-D-P002-1.**
- **Map of Survey – EHS-D-P002-2.**
- **Layout Plan – Overall- EHS-D-P002-3.**
- **Site Plan – Overall-EHS-D-P002-4**
- **Surface Plan- EHS-D-P002-5**
- **Erosion Control Details- EHS-D-P002-6**
- **General Arrangement & Landscape Plan- EHS-D-P003-1**
- **Elevation A, B,C & D- EHS-D-P004-1**
- **Equipment Slab and Oil Containments Detail- EHS-D-P007-1**
- **Fence Details – EHS-D-P008-1**
- **Sound Wall Details – EHS-D-P008-2**
- **Lighting Plan – EHS-D-P010-2**

At the meeting of the Architectural Review Board of the Town of East Hampton, held at the New Town Hall, 159 Pantigo Place, East Hampton, New York on September 14, 2017 the following Resolution was duly made, seconded and adopted:

RESOLVED, that the Architectural Review Board hereby approves a modification:

- **A 9 ft. tall sound attenuation wall previously approved at 6 ft. to contain no bar wiring and no lighting.**
- **Wall color to be Warm White.**

As per Specification Sheet prepared by Glen A. Smith P.E. dated August 24, 2017 stamped received on September 7, 2017.

- **Cover Sheet – EHS-D-P002-1.**
- **Map of Survey - EHS-D-P002-2.**
- **Layout Plan- Overall - EHS-D-P002-3.**
- **Site Plan & Grading Plan – EHS-D-P002-4.**
- **Surface Plan – EHS-D-P002-5.**
- **General Arrangement & Landscape Plan - EHS-D-P003-1.**
- **Elevations A, B, C, & D – EHS-D-P004-1.**
- **Equipment Slab and Oil Containment Detail - EHS-D-P007-1.**
- **Fence Details – EHS-D-P008-1.**
- **Sound Wall Details – EHS-D-P008-2.**
- **Lighting Plan – EHS-D-P010-2.**

1. This Resolution shall not be deemed effective until applicant has received all necessary permits from any and all governing bodies having jurisdiction over this application.
2. Construction, use, and maintenance shall conform to all applicable building, construction, and fire codes and permits of the appropriate jurisdiction.
3. No Certificate of Occupancy shall be issued until the above work, construction, alterations, and finishes have been fully completed in accordance with the approval of this Board, and the site inspection by a Board member.
4. Any addition, change, or deviation from the approved plans and specifications shall require approval of this Board.
5. Resolution will expire three (3) years from the date of its issuance. If a Certificate of Occupancy has not been obtained in that time, a new application with required fees will need to be submitted.

Richard Myers, Chairman

_____

Peter Gumpel, Vice Chairman

Edward Krug, Member

Edwin Geus, Member

Betsy Smith, Member

Dated: 10/26, 2017

Cc: Building Department

BUILDING DEPARTMENT
TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 104
East Hampton, New York 11937

BUILDING INSPECTOR'S OFFICE

Phone: (631) 324-4145
Fax (631) 329-5739

October 20, 2017

MEMORANDUM

TO: *Joseph Potter Chairman, Planning Board*

FROM: *Ann M. Glennon, Principal Building Inspector*

RE: *East Hampton Energy Storage Center, LLC Site Plan/Special Permit 5/17/17, A.R.B. 7/13/17*

RE: *East Hampton Energy Storage (PSEG – Business)*
Premises situate: *3 Cove Hollow Rd, East Hampton*
T.M. 0300-185-2-2
KEYSPAN ENERGY DEVELOPMENT CORP, Owner

Prior to the issuance of a Building Permit by our office, please review and advise if conditions and concerns of your approval have been complied with to your satisfaction.

RESOLUTION 2017-1114

ADOPTED

Grant of Conservation Easement National Grid Generation LLC Schedule Public Hearing and Notice of Public Hearing

Pursuant to Section 247 of the General Municipal Law, the Town Board of the Town of East Hampton will hold a public hearing in the Town Hall Meeting Room, 159 Pantigo Road, East Hampton, on Thursday, November 2, 2017 at 6:30 p.m. or as soon thereafter as the same may be heard, to hear comments of all persons wishing to be heard concerning the following grant of a scenic and conservation easement to the Town of East Hampton:

GRANTOR: National Grid Generation LLC.

TYPE OF EASEMENT: Conservation Easement

DATE OF EASEMENT: October 19, 2017

LOCATION: 3 Cove Hollow Road, East Hampton, N.Y.

SCTM #300-185-02 -002

REVIEWING AGENCY: Planning Board;

and be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to publish a Notice of Public Hearing in the October 26, 2017 edition of the East Hampton Star.

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that pursuant to Section 247 of the General Municipal Law of the State of New York and provisions of the East Hampton Town Code, the Town Board of the Town of East Hampton, New York, will hold a public hearing in the Town Hall Meeting Room, 159 Pantigo Road, East Hampton, New York, Thursday, November 2, 2017 at 6:30 p.m. or as soon thereafter as this matter may be heard, concerning the following grant of scenic and conservation easement to the Town of East Hampton:

GRANTOR: National Grid Generation LLC.

TYPE OF EASEMENT: Conservation Easement

DATE OF EASEMENT: October 19, 2017

LOCATION: 3 Cove Hollow Road, East Hampton N.Y.

SCTM #300-185-02-002

REVIEWING AGENCY: Planning Board

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Sylvia Overby, Councilwoman

SECONDER: Fred Overton, Councilman

AYES: Burke-Gonzalez, Van Scoyoc, Overby, Overton, Cantwell

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Planning Dept

RECEIVED
OCT 20 2017
PLANNING BOARD

October 11, 2017

Ms. Jodi Walker
Planning Board Secretary
Town of East Hampton Planning Board
300 Pantigo Place, Suite 103
East Hampton, New York 11937

Subject: **Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC**
SCTM #300-185-2-2
3 Cove Hollow Road
East Hampton, New York

Dear Ms. Walker:

At the September 13, 2017 planning board meeting, East Hampton Energy Storage Center, LLC provided four copies of a survey drawing entitled "Map of Property Situated at East Hampton, Town of East Hampton, Suffolk County, N.Y." prepared by Land Design Associates and signed by Robert W. Brown, L.S. and dated October 5, 2016. The purpose of the survey was to provide the planning board with a survey depicting the project's proposed scenic easement and a legal description (metes and bounds) of it.

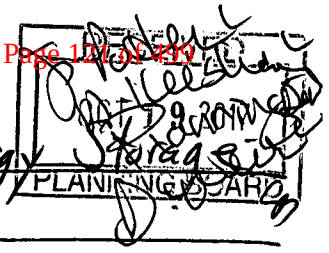
If you have any questions, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

SITE PLAN/SUBDIVISION REVIEW



Application Type/Name: Additional Info Site Plan/Special Permit East Hampton Energy Storage

Address: 3 Cove Hollow Rd. East Hampton

SCTM # 300-185-2-2

Map Prepared by Howard Industries **Date** 7/13/16

Fire District:

☒ East Hampton ☐ Amagansett ☐ Montauk ☐ Springs ☐ Bridgehampton ☐ Sag Harbor
☐ Residential ☒ Commercial ☐ Other _____

Fire Marshal Findings:

☐ The proposed project is adjacent to public water and fire hydrants that provide adequate water supply for the fire fighting purposes.

☒ Be advised submitted information is not pertinent or relevant to necessitate further review for fire protection purposes.

☐ Please find enclosed application to modify previously submitted application.

☐ Other _____

Reviewed by Fire Marshal _____ Date 11/5/17

Fire Department Recommendations:

☐ The proposed project is adjacent to public water and or fire hydrants.
☐ No additional water sources are required. ☐ Additional fire protection required. This office recommends the installation of: ☐ Fire Hydrants(s) ☐ Electric Well
☐ Other _____ see attached.

☐ The proposed project is not adjacent to public water and or fire hydrants. This office recommends the installation of ☐ Fire Hydrant(s) ☐ Electric Well ☐ Other _____ See attached.

☐ Additional information submitted for referenced project does not change original recommendations.

☐ Additional information submitted for referenced project has changed the original recommendation in regards to fire protection. See attached.

☐ The proposed project does not provide adequate access for emergency service vehicles. See attached.

Reviewed by _____ Date _____

SITE PLAN/SUBDIVISION REVIEW

RECEIVED
PLANNING BOARD

Application Type/Name: Additional Info for Site Plan/Special Permit East Hampton Energy

Address: 3 Cove Hollow Road, East Hampton

SCTM # 300-185-2-2

Map Prepared by ECI Engineering **Date** 8/31/17

Fire District:

☒ **East Hampton** ☐ **Amagansett** ☐ **Montauk** ☐ **Springs** ☐ **Bridgehampton** ☐ **Sag Harbor**
☐ **Residential** ☒ **Commercial** ☐ **Other** ______

Fire Marshal Findings:

☐ **The proposed project is adjacent to public water and fire hydrants that provide adequate water supply for the fire fighting purposes.**

☒ **Be advised submitted information is not pertinent or relevant to necessitate further review for fire protection purposes.**

☐ **Please find enclosed application to modify previously submitted application.**

☐ **Other** ______

Reviewed by Fire Marshal [signature] **Date** 10/10/17

Fire Department Recommendations:

☐ **The proposed project is adjacent to public water and or fire hydrants.**
☐ **No additional water sources are required.** ☐ **Additional fire protection required. This office recommends the installation of:** ☐ **Fire Hydrants(s)** ☐ **Electric Well**
☐ **Other** ______ **see attached.**

☐ **The proposed project is not adjacent to public water and or fire hydrants. This office recommends the installation of** ☐ **Fire Hydrant(s)** ☐ **Electric Well** ☐ **Other** ______ **See attached.**

☐ **Additional information submitted for referenced project does not change original recommendations.**

☐ **Additional information submitted for referenced project has changed the original recommendation in regards to fire protection. See attached.**

☐ **The proposed project does not provide adequate access for emergency service vehicles. See attached.**

Reviewed by ______ **Date** ______

24 Horseshoe Drive
East Hampton, NY 11937
October 12, 2017

BY HAND

Mr. Joseph Potter
Town Planning Board
Town of East Hampton
300 Pantigo Place, Suite 103
East Hampton, NY 11937

Re: East Hampton Energy Storage Center
3 Cove Hollow Road, East Hampton
Discrepancy between the Lease Agreement
Land Lease Description dated April 13, 2017
And the Site Plan & Grading Plan dated August 24, 2017

Dear Mr. Potter,

I spoke with Mr. Talmage today and made him aware of the above-mentioned matter. I informed him that I have previously presented this information to the Town Planning Board, but he suggested that I write a formal letter to you for your review so it can "stamped" and placed into your file.

Attached please find a copy of the Metes and Bounds description in the Lease Agreement for 3 Cove Hollow Road which was approved by the New York State Public Service Commission. You have a copy of the latest Site Plan in your file. If you remember correctly the metes and bounds were not added to the Site Plan until JoAnne Pahwul's memo to the Planning Board dated August 14, 2017 requesting the Applicant to provide same.

I have been informed by my professionals that the two documents do not match. There should be a correlation between the two documents, but there is not. I was also told that there is no "beginning point" on the Site Plan. The Site Plan does not even have the address of the Project site nor the correct Section Number. I know the Town Planning Board feels as though they have taken a hard look at this project, but mistakes like these lead me to believe otherwise.

Please let me know when the metes and bounds of the scenic easement we were promised is finalized and please let me know where this will be filed in Suffolk County as required by your Resolution. I hope the Applicant isn't altering that too.

I would think something as important as the first ever Battery Energy Storage System in the State of New York should be more exact.

Thank you,

Claudia Diaz

cc: John Jillnicki, Esq., Town of East Hampton (w/Lease Agreement) (By Hand)
Building Department, Town of East Hampton (w/Lease Agreement) (By Hand)
Glen Smith, P.E., ECI Engineering (w/Lease Agreement) (via Cert. Mail)
Nino Coviello, Esq., Saiber (w/Lease Agreement) (by email)

SCHEDULE A

LAND

Description of
Land Lease Area over Lands of National Grid
East Hampton Generating Station
Suffolk County Tax Map District: 300 Section: 185 Block: 2 Lot: 2
Situated in
East Hampton, County of Suffolk, State of New York

Land Lease Description

Beginning at the northwesterly corner of the area described herein, said point being distant southwesterly the following courses from a railroad monument at the intersection of the southerly line of the Long Island Railroad right-of-way with the westerly side of Cove Hollow Road:

Thence, along the westerly side of Cove Hollow Road, South 36° 02' 55" West a distance of 61.43 feet to a point;

Running thence in a westerly direction the following eight (8) courses:

1. South 72° 03' 08" West a distance of 52.62 feet to a point;
2. South 73° 28' 08" West a distance of 57.79 feet to a point;
3. South 75° 46' 16" West a distance of 61.02 feet to a point;
4. South 78° 11' 43" West a distance of 46.25 feet to a point;
5. South 75° 46' 54" West a distance of 213.20 feet to a point;
6. South 75° 21' 54" West a distance of 325.00 feet to a point;
7. South 78° 35' 53" West a distance of 94.13 feet to a point;
8. South 76° 33' 38" West a distance of 157.14 feet to a point;

Thence, in a southerly direction, South 13° 39' 19" East a distance of 131.82 feet to a point;

Thence, in a westerly direction, South 75° 47' 55" West a distance of 45.55 feet to the point of beginning and the northwesterly corner of the area described herein;

Thence, in an easterly direction, North 75° 47' 55" East a distance of 165.00 feet to a point;

Thence, in a southerly direction, South 14° 12' 05" East a distance of 163.59 feet to a point;

Thence in a westerly direction, South 75° 47' 55" West a distance of 165.00 feet to a point;

Thence in a northerly direction, North 14° 12' 05" West a distance of 163.59 feet to the point or place of beginning.

Containing within said bounds 26,993 Sq. Ft. &/or 0.61967 Acres more or less.

SCHEDULE B

COMMON AREAS

Description of
Common Area I over Lands of
National Grid East Hampton
Generating Station
Suffolk County Tax Map District: 300 Section: 185
Block: 2 Lot: 2 Situated in
East Hampton, County of Suffolk, State of New York

Common Area I Description

Beginning at the northeasterly corner of the area described herein, said point being distant southwesterly the following courses from a railroad monument at the intersection of the southerly line of the Long Island Railroad right-of-way with the westerly side of Cove Hollow Road:

Thence, along the westerly side of Cove Hollow Road, South 36° 02' 55" West a distance of 36.99 feet to a point;

Running thence in a westerly direction the following five (5) courses:

1. South 72° 10' 46" West a distance of 72.03 feet to a point;
2. South 75° 45' 14" West a distance of 163.82 feet to a point;
3. South 75° 07' 49" West a distance of 213.62 feet to a point;
4. South 76° 04' 44" West a distance of 325.70 feet to a point;
5. South 81° 45' 14" West a distance of 93.74 feet to the point of beginning and the northeasterly corner of the area described herein;

Thence, in a southerly direction, South 13° 35' 51" East a distance of 21.59 feet to a point;

Thence, in a westerly direction, South 76° 33' 38" West a distance of 157.14 feet to a point;

Thence in a southerly direction, South 13° 39' 19" East a distance of 131.82 feet to a point;

Thence in a westerly direction, South 75° 47' 55" West a distance of 45.55 feet to a point;

Running thence in a northerly direction the following four (4) courses:

1. North 16° 19' 20" West a distance of 46.98 feet to a point;
2. North 13° 49' 30" West a distance of 21.55 feet to a point;
3. North 14° 51' 29" East a distance of 15.43 feet to a point;

4. North 03° 57' 25" West a distance of 23.93 feet to a non-tangent point of curvature;

Thence along the arc of a curve to the right, with a radius of 45.00 feet, a delta angle of 90° 00' 00", a chord bearing of North 30° 34' 05" East, a chord length of 63.64 feet and an arc length of 70.69 feet to a point of tangency;

Thence in an easterly direction North 75° 34' 05" East a distance of 149.20 feet to the point or place of beginning.

Containing within said bounds 9,118 Sq. Ft. &/or 0.20932 Acres more or less.

SCHEDULE B, Cont'd

Description of
Common Area II over Lands of National Grid
East Hampton Generating Station
Suffolk County Tax Map District: 300 Section: 185 Block: 2 Lot: 2
Situated in
East Hampton, County of Suffolk, State of New York

Common Area II Description

Beginning at the northeasterly corner of the area described herein, said point being distant 36.99 feet southwesterly from a railroad monument at the intersection of the southerly line of the Long Island Railroad right-of-way with the westerly side of Cove Hollow Road;

Thence, along the westerly side of Cove Hollow Road, South 36° 02' 55" West a distance of 24.44 feet to a point;

Running thence in a westerly direction the following seven (7) courses:

1. South 72° 03' 08" West a distance of 52.62 feet to a point;
2. South 73° 28' 08" West a distance of 57.79 feet to a point;
3. South 75° 46' 16" West a distance of 61.02 feet to a point;
4. South 78° 11' 43" West a distance of 46.25 feet to a point;
5. South 75° 46' 54" West a distance of 213.20 feet to a point;
6. South 75° 21' 54" West a distance of 325.00 feet to a point;
7. South 78° 35' 53" West a distance of 94.13 feet to a point;

Thence, in a northerly direction, North 13° 35' 51" West a distance of 21.59 feet to a point;

Running thence in an easterly direction the following five (5) courses:

1. North 81° 45' 14" East a distance of 93.74 feet to a point;
2. North 76° 04' 44" East a distance of 325.70 feet to a point;
3. North 75° 07' 49" East a distance of 213.62 feet to a point;
4. North 75° 45' 14" East a distance of 163.82 feet to a point;
5. North 72° 10' 46" East a distance of 72.03 feet to the point or place of beginning.

Containing within said bounds 12,936 Sq. Ft. &/or 0.29696 Acres more or less.

Bearings described herein are derivative of NAD 83 NYS Plane Coordinate System, Long Island Zone.

PLANNING BOARD
TOWN OF EAST HAMPTON
300 Pantigo Place, Suite 103
East Hampton, New York 11937
(631) 324-2696

JOSEPH B. POTTER
CHAIRMAN

TO: BUILDING INSPECTOR DATE: October 26, 2017

FROM: JOSEPH B. POTTER, PLANNING BOARD CHAIRMAN

RE: REQUEST FOR: Building Permit

For the following: Subdivision
Site Plan ✔
Subwaiver

East Hampton Energy Storage Center, LLC. Site Plan/Special Permit
SCTM #300-185-2-2

The above-mentioned project has met not the conditions of the Planning Board approval dated September 13, 2017.

____ Therefore, a building permit may be issued subject to conditions, if any, shown below.

__✔__ Therefore, a building permit may not be issued at this time. The following conditions of approval have not yet been met.

1. APPROVED SITE PLAN: EHS-D-P002-4 - Site Plan & Grading Plan, dated September 1, 2017 prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

2. APPROVED BUILDING OR CONSTRUCTION PLANS:

- Dimensional Data sheet for HVAC Unit from Trane dated received September 7, 2017;
- Data sheet for inverters from SMA America Production, LLC dated received September 7, 2017;
- Specification sheet for station service transformer dated received September 7, 2017;
- EHS-D-P002-1 - Cover Sheet, dated August 31,2017,
- EHS-D-P002-2 - Map of Survey, dated August 28, 2017,
- EHS-D-P002-3 - Layout Plan Overall, dated September 1, 2017,
- EHS-D-P002-5 - Surface Plan, dated September 1, 2017,
- EHS-D-P002-6 - Erosion Control Detail, dated August 28, 2017,
- EHS-D-P003-1 - General Arrangement & Landscape Plan, dated August 28, 2017,
- EHS-D-P004-1 - Elevations A, B, C, and D, dated August 28, 2017,
- EHS-D-P007-1 - Equipment Slab & Oil Containment Details, dated August 28, 2017,
- EHS-D-P008-1 - Fence Details, dated August 28, 2017,
- EHS-D-P008-2 – Sound Wall Details, dated August 28, 2017,
- EHS-D-P010-2 - Lighting Plan, dated August 28, 2017, all prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

3.2 The applicant shall obtain the final written approval of the Architectural Review Board.

3.3 The applicant shall grant to and have accepted by the Town of East Hampton a scenic and conservation easement in form acceptable to this Board and to counsel to the Board, over the wooded buffer areas, as shown on Map of Survey (EHS-D-P002-2), dated August 28, 2017, prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith. A map depicting the metes and bounds of this easement shall be submitted to both the Planning Board and the Town Attorney. The applicant shall record this easement with the Office of the Suffolk County Clerk and shall return copies of the same, with proof of recordation shown thereon, to the Town Clerk.

3.4 The applicant shall submit a *Final Emergency Action and Safety Plan* that includes the names and telephone numbers of the Environmental Response Team Company and On-Island Manager, as well as any other needed updates.

JP:jtw

TOWN OF EAST HAMPTON
300 Pantigo Place - Suite 103
East Hampton, New York 11937-2684

Planning Board (516) 324-2696

September 14, 2017

William Boer
1200 Wall Street West
Lyndhurst, NJ 07071

Re: East Hampton Energy Storage Center, LLC Site Plan/Special Permit
SCTM #300-185-2-2

Dear Mr. Boer:

The East Hampton Town Planning Board reviewed your application at its September 13, 2017 meeting.

Attached is a copy of the planning department's review of the information submitted for your application. The planning board had the following additional comments:

- The board agrees that the concerns discussed at the August 23, 2017 work session have been addressed.
- The application is ready for approval.

If you have any questions or concerns, please contact the planning board committee member for your project, Diana Weir, or contact the planner assigned to the project.

Sincerely,

Joseph B. Potter

Job Potter
Chairman

JP/jtw
Enc.
cc: Planning Department
ARB

COUNTY OF SUFFOLK

Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Theresa Ward
Deputy County Executive and Commissioner

Division of Planning
and Environment

August 29, 2017

Town of East Hampton
300 Pantigo Place – Suite 103
East Hampton, NY 11937-2684
Attn: Job Potter

Dear Mr. Potter:

Pursuant to Section 239 l & m of the General Municipal Law, the following site plan and special permit which has been submitted to the Suffolk County Planning Commission is considered to be a matter for local determination as there appears to be no significant county-wide or inter-community impact(s). A decision of local determination should not be construed as either an approval or disapproval.

Site Plan/Special Permit	Address	File No.
East Hampton Energy Storage	0300 18500 0200 002000	N/A

Comments:

1. A Suffolk County Water Authority public water supply well field is located to the south-east of the battery storage site.
2. Best management practices should be utilized to retain all storm water runoff on site.
3. The applicant should review the Suffolk County Planning Commission entitled Managing Stormwater – Natural Vegetation and Green Methodologies; guidance for Municipalities and Developers (V.2.0, 2015).
4. The applicant should review the proposed project with the Suffolk County Department of Health Services with respect to the storage and containment of potentially hazardous materials pursuant to the Suffolk County Sanitary Code Article 7 and 12.
5. No more than 15% of the project landscaping and natural vegetation on site should be fertilizer dependent vegetation.
6. Vegetative clearing of the Pine Barren habitat on site should be limited to the greatest extent possible while buffering adjacent residential development to the east and south from noise and activities related to the battery storage project.

7. Vegetative clearing of the Pine Barren habitat on site should be limited to the greatest extent possible while providing wooded corridor connectivity to opens space areas to the north.

NOTE: Does not constitute acceptance of any zoning action(s) associated therewith before any other local regulatory board.

Very truly yours,

Sarah Lansdale
Director of Planning

Andrew P. Freleng
Chief Planner

APF/cd

Town of East Hampton

300 Pantigo Place
East Hampton, NY 11937-2684

DEPARTMENT OF ENGINEERING

THOMAS D. TALMAGE, P.E.
Town Engineer
Telephone (631) 324-1624

MEMORANDUM

September 12, 2017

TO: Planning Board

FROM: Thomas Talmage, P.E. Town Engineer

RE: Site Plan/Special Permit – East Hampton Energy Storage Center, LLC
Premises Situate: 3 Cove Hollow Road, East Hampton
SCTM# 300-185-2-2

As requested, I have reviewed the new submission stamped received by the Planning Board on September 7, 2017 and I offer the following:

- Sheet ESH-D-P002-1 Cover Sheet, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of August 31, 2017.
- Sheet ESH-D-P002-2 Map of Survey, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of August 28, 2017.
- Sheet ESH-D-P002-3 Layout Plan Overall, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of September 1, 2017.
- Sheet ESH-D-P002-4 Site Plan & Grading Plan, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of September 1, 2017.
- Sheet ESH-D-P002-5 Surface Plan, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of September 1, 2017.

- Sheet ESH-D-P002-6 Erosion Control Details, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of August 28, 2017.

- Sheet ESH-D-P003-1 General Arrangement & Landscape Plan, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of August 28, 2017.

- Sheet ESH-D-P004-1 Elevation A, B, C, and D, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of August 28, 2017.

- Sheet ESH-D-P007-1 Equipment Slab & Oil Containments Details, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of August 28, 2017.

- Sheet ESH-D-P008-1 Fence Details, prepared by Glen Smith dated January 26, 2017 last revised January 27, 2017 with the last revision date of August 28, 2017.

- Sheet ESH-D-P008-2 Sound Wall Details, prepared by Glen Smith dated March 17, 2017 with the last revision date of August 28, 2017.

- Sheet ESH-D-P010-2 Lighting Plan, prepared by Glen Smith dated November 8, 2016 with the last revision date of August 28, 2017.

In reference to my comments from my previous April 21, 2017 as well as May 11, 2017 memorandum, I find the comments to be satisfactory.

The notes #1 and #2 contained on specification sheet ESH-D-007-1 and the information provided regarding Petro Plug I find to be satisfactory.

Should you have any questions or concerns, please do not hesitate to contact my office.

Cc: J. Pahwul

G:\JWilkins\engineering\site plans\300-185-2-2 E.H. Energy Storage Center, LLC.doc.

JoAnne Pahwul

From: Boer, William <WBoer@trcsolutions.com>
Sent: Thursday, September 07, 2017 3:03 PM
To: JoAnne Pahwul
Subject: RE: East Hampton Energy Storage Center
Attachments: Station Service Transformer.pdf

JoAnne,
As requested, please find attached a drawing of the station service transformer. The dimensions are 5.3' height x 5.1' depth x 4.7' width. As I indicated, this piece of equipment is only for electrical service to the building itself and not the functions of the energy storage system.

Please give a call with any questions.
Thanks,
Bill

From: JoAnne Pahwul [mailto:JPahwul@EHamptonNY.Gov]
Sent: Thursday, September 07, 2017 1:02 PM
To: Boer, William <WBoer@trcsolutions.com>
Subject: RE: East Hampton Energy Storage Center

Please call me, I have a few questions.

Thanks,
JoAnne

JoAnne Pahwul, AICP
Assistant Planning Director
Town of East Hampton
300 Pantigo Place
East Hampton, NY 11937
(631) 324-2178
jpahwul@ehamptonny.gov

From: Boer, William [mailto:WBoer@trcsolutions.com]
Sent: Wednesday, September 06, 2017 4:03 PM
To: JoAnne Pahwul
Subject: East Hampton Energy Storage Center

JoAnne,
Hard copies of the attached PDF documents are being mailed to your attention for delivery tomorrow. However, we wanted to get you a PDF ahead of time for your review.

Please feel free to contact me with any questions.
Regards,
Bill

William J. Boer, PP, AICP

Office Practice Leader
Planning, Permitting & Licensing

1200 Wall Street West, 5th Floor, Lyndhurst, NJ 07071
T: 201.508.6962 | F: 201.933.5601 | C: 908.892.9026

Follow us on LinkedIn or Twitter | www.trcsolutions.com

PLANNING BOARD
TOWN OF EAST HAMPTON
300 Pantigo Place, Suite 103
East Hampton, New York 11937

JOSEPH B. POTTER
CHAIRMAN *(631) 324-2696*

September 07, 2017

MEMORANDUM

TO: *David Browne, Chief Fire Marshal*
Richard P. Myers, Jr., Architectural Review Board Chairman
Planning Department
Nancy Keeshan, Vice Chairperson
Diana Weir, Committee
Tom Talmage, Town Engineer

FROM: *Joseph B. Potter, Planning Board Chairman*

RE: ***Additional Info*** *for Site Plan/Special Permit – East Hampton Energy Storage Center, LLC*
Premises situate: *3 Cove Hollow Road*
East Hampton, NY
SCTM# 300-185-2-2
App.# A0520170015

Attached for your review and comments is additional information submitted to this office for the above-reference Site Plan/Special Permit application covering the premises as noted.

JP:sb

PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EAST HAMPTON, NEW YORK

In the Matter of the Application

SITE PLAN/
SPECIAL PERMIT
APPROVAL

of

EAST HAMPTON
ENERGY STORAGE CENTER, LLC
SITE PLAN/SPECIAL PERMIT
SCTM #300-185-2-2

ADOPTED: 9/13/17

FINDINGS AND DETERMINATION OF THE BOARD

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at any public hearing on the application, and inspection of the subject property.

A. PROJECT DESCRIPTION

1. TYPE OF APPROVAL SOUGHT:
(a) Site plan approval pursuant to Article VI of Chapter 255 (Zoning) of the East Hampton Town Code.
(b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.
2. USE REQUIRING SPECIAL PERMIT: Public Utility
3. DESCRIPTION OF PROPOSED WORK: Construct a 46' 4" x 89' 8", or 4,154 sq. ft. , structure to contain a battery system for the storage of electrical power, four (4) 9' x 4'6" pads containing HVAC units, three (3) 8' 6' x 21' pads containing inverters with transformers and inverters, a metering cabinet, switch gear box, and station service transfer box, and a 7' high chain link fence topped with barbwire. A 6' high sound attenuation walls along two sides of the HVAC units and a 9' high sound attenuation on one side of the inverters and transformers.
4. SIZE OF PROPERTY: 17.6 acres, 0.8 acre leased area
5. OWNER OF PROPERTY: National Grid
6. APPLICANT: East Hampton Energy Storage Center, LLC
7. PROPOSED SITE PLAN: EHS-D-P002-4 - Site Plan & Grading Plan, dated September 1, 2017 prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.
8. DATE OF PUBLIC HEARING ON APPLICATION: June 7, 2017

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-185-02-02

2. **STREET LOCATION:** 3 Cove Hollow Road
3. **CONTIGUOUS WATER BODIES:** N/A
4. **HAMLET OR GEOGRAPHIC AREA:** East Hampton
5. **SITE DESCRIPTION & EXISTING IMPROVEMENTS:** The site is relatively flat and partially cleared and improved with an existing National Grid electrical substation.
6. **FILED MAP NAME:** N/A
7. **FILED MAP NUMBER:** N/A
8. **DATE OF MAP FILING:** N/A
9. **BLOCK NUMBER IN FILED MAP:** N/A
10. **LOT NUMBER IN FILED MAP:** N/A

C. ZONING CLASSIFICATION

1. **ZONING DISTRICT:** Commercial Industrial & A Residence
2. **ZONING OVERLAY DISTRICT:** N/A

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Unlisted
2. **LEAD AGENCY:** East Hampton Planning Board
3. **DETERMINATION OF SIGNIFICANCE:** Negative declaration
4. **DATE OF DETERMINATION:** May 17, 2017

E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT

1. By letter dated August 29, 2017, the Suffolk County Planning Commission has informed the Board that it considers the subject application to be a matter for local determination.

2. By letter dated April 19, 2017, the East Hampton Fire Marshal advised that there is presently a fire hydrant on site supplied by a public water main that will provide adequate water supply for firefighting purposes. He further advised that the Chief of the East Hampton Fire Department is confident in their ability to respond and address any concerns that may arise from the project.

3. No public water or sanitary systems are proposed and approval from the Suffolk County Department of Health is not required.

4. A *Fire Hazard Assessment of Lithium Ion Battery Energy Storage Systems* report prepared by Andrew F. Blum, P.E., CFEI, and dated February 26, 2016 was submitted to the file and reviewed by the Town's Chief Fire Marshal.

5. The *Project Narrative* prepared by TRC and dated November 2016 included a noise analysis based on all project generating noise components operating at full load. Figure 4 of this analysis indicates that the maximum dBA levels permitted under the Town Code will be achieved within the boundaries of the parcel. The *Cumulative Noise Impact Analysis* (Attachment D), prepared by TRC and dated received February 3, 2017, analyzed the noise from

the existing and proposed facility and demonstrated that the project noise at seven residential and one commercial receptor points off site, Surrey Court, Horseshoe Drive North, Horseshoe Drive South, Cove Hollow Road Southwest, Cove Hollow Road Southeast, Buell Lane Extension, Cove Hollow Road, complied with the Town Code. Table D-2, *East Hampton Energy Storage Project Combined with the Existing Facilities at Property Line Locations Cumulative Noise Impact Analysis (dBA),* demonstrated that the noise emanating from the project operating at full capacity with the noise from the existing facility factored in, will comply with dBA limits set §185 - 3 of the Town Code.

6. A *Draft Emergency Action and Safety Plan,* prepared by TRC and dated received February 3, 2017, was submitted to the file. This plan establishes the planned response actions that will be taken by remote Control Room Operators that oversee the 24/7 operation of the site and other emergency personnel. In the document, the plan is described as a "living" document that will need to be revised over time based on experience. Appendix 3 of the document includes a list of organizations, titles, and telephone numbers to be contacted by the Control Operator during an emergency.

7. The General Arrangement Plan Safety stamped and signed by Glen A. Smith dated revised May 1, 2017 notes a number of safety design features that are part of the project:

F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

1. The application contains all necessary elements of a site plan as enumerated in § 255-6-50 of the Town Code.

2. The application meets the standards enumerated for review of site plans in § 255-6-60 of the Town Code.

3. The application meets the general standards required for the issuance of a special permit by § 255-5-40 of the Town Code, in that:

(A) Nature of use. The use proposed will be in harmony with and promote the general purposes of Chapter 255 of the Town Code as the same are set forth in § 255-1-11 thereof.

(B) Lot area. The lot area is sufficient, appropriate, and adequate for the use, as well as reasonably anticipated operation and expansion thereof.

(C) Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent residential properties located in residential zoning districts.

A number of mitigative measures have been included in the project that will limit visibility of the project from neighboring residential areas on the westerly and southerly sides. A Map of Survey Plan signed and stamped by Glen A. Smith, P.E. dated May 1, 2017 depicts a scenic easement that is proposed over existing wooded areas of the site that will ensure that these areas are kept in their natural state in perpetuity and as such will provide buffering to residential areas to the west and south. The easement varies in width from 100' to approximately 250' on the westerly side of the property, bordering Horseshoe Drive and from 150' to approximately 500' on the southerly side facing Cove Hollow Road. This easement will prevent any further clearing or development in the area of the easement.

To further reduce visibility to neighboring residential areas, the project includes a proposal to plant a double row of 8' high White pines (*Pinus strobus)*, a native evergreen, on the southerly side and a single row on the westerly side at the edges of the project site. An edge of clearing line has also been incorporated into the project that will limit the extent of clearing that can occur on the site as a result of this project. A project limiting fence will be required to be installed and inspected prior to commencing clearing, grading or construction of the site.

The site presently utilizes gas powered portable generators to supplement the output of the substation during times of peak energy need. These portable generators generate noise that is unmitigated. It is anticipated that the subject project will eliminate or at least greatly reduce the need to rely on these generators and as such will have a beneficial impact on the neighborhood.

A number of mitigative measures have also been included in the project to limit noise impacts on the neighboring residential areas. The HVAC units proposed for the project were relocated off of the roof to a location on the easterly side of the building so as to reduce the potential for noise impacts to the neighboring residences. Sound attenuation walls are proposed on the sides of both the HVAC units and the inverters and transformers that will absorb noise emanating from the operation of the motors associated with this equipment.

The applicant submitted a noise analysis that included a Noise Contour Map (Figure 4), prepared by TRC and dated November 2016, that indicates that the 50 dBA maximum noise level permitted under the Town Code in a residential area between 7PM and 7AM, will be achieved within the boundaries of the property itself, except on the northerly side, where the facility borders a Commercial Industrial area and the 50 dBA would fall north of the LIRR tracks and the dBA limit for a commercial industrial area will also be met.

The *Cumulative Noise Impact Analysis* (Attachment D), prepared by TRC and dated received February 3, 2017, analyzed the noise from the existing and proposed facility and demonstrated that the project noise at seven residential and one commercial receptor points off site, Surrey Court, Horseshoe Drive North, Horseshoe Drive South, Cove Hollow Road Southwest, Cove Hollow Road Southeast, Buell Lane Extension, Cove Hollow Road, complied with the Town Code. Table D-2, *East Hampton Energy Storage Project Combined with the Existing Facilities at Property Line Locations Cumulative Noise Impact Analysis (dBA),* demonstrated that the noise emanating from the project operating at full capacity with the noise from the existing facility factored in, will comply with dBA limits set §185-3 of the Town Code.

(D) Compatibility. The site of the proposed use has contained an electrical substation, classified as a public utility, since the 1960's and the proposal to expand that use is a suitable one for the location in the Town, and the proposed use will be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale, and overall appearance. The project has incorporated a number of mitigative measures to reduce visibility and potential noise from the proposed facility in order to increase compatibility with the neighborhood. The site borders the LIRR right of way on the northerly side and residential areas on the westerly and southerly sides. Noise and visual mitigation to protect these residential areas has been included in the project.

(E) Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater, recreational area, or other place of public assembly.

(F) Use definition. The proposed use conforms to the Town Code's definition of "Public Utility," as that definition is used in § 255-1-20 of the Town Code.

(G) Circulation. Access facilities are adequate for the traffic estimated to be generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and vehicular entrances and exits are clearly visible from the street and are not within seventy-five (75) feet of the intersection of street lines at a street intersection.

(H) Parking. §255-11-45 (Schedule of Off-Street Parking Requirements) of the Town Code does not provide a parking requirement for a public utility use. The site will be monitored remotely and unmanned on a daily basis and not available to the public. Areas of the site are proposed to be improved with crushed rock and road base surfaces that will provide improved surfaces to park the vehicles that will occasionally service the site. Therefore the Board has determined that the off-street parking is sufficient and more than adequate for the use and anticipated number of occupants and that the site layout will allow that these spaces will be convenient and conducive to safe operation.

(I) Buffering and screening. Adequate buffer yards and screening have been provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use. An edge of clearing line has been established to preserve wooded areas around that site that provide screening to residential areas to the west and south. A scenic easement is proposed on the westerly and southerly sides that will require that wooded areas remain in their natural state in perpetuity. Additionally, a row of 8' high White pines (*Pinus strobus*) is proposed on both the westerly and southerly sides of the leased area of the project.

(J) Runoff and waste. Adequate provision has been made for the collection and disposal of stormwater runoff, sewage, refuse, and other liquid, solid, or gaseous waste which the proposed use will generate.

(K) Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems, or processes and without significant negative impact to groundwater

and surface waters on or off the site.

(L) Compliance with other laws. The proposed use can and will comply with all provisions of the Town Code which are applicable to it, and can meet every other applicable federal, state, county, and local law, ordinance, rule, or regulation.

(M) Conformity with other standards. The proposed use can and will meet all of the specific standards and incorporate all of the specific safeguards required of the particular use by § 255-5-50 of the Town Code.

G. DISPOSITION OF APPLICATION

The application is approved as described herein, subject to any conditions or modifications specified in § H below.

1. TYPE OF APPROVAL GRANTED:

(a) Site plan approval pursuant to Article VI of Chapter 255 of the Town Code.

(b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.

2. NATURE OF APPROVED USE: Public utility/energy storage facility

3. DESCRIPTION OF APPROVED WORK: Construct a 46' 4" x 89' 8", or 4,154 sq. ft. , structure to contain a battery system for the storage of electrical power, four (4) 9' x 6" pads containing HVAC units, three (3) 8' 6' x 21' pads containing inverters with transformers and inverters, a metering cabinet, switch gear box, and station service transfer box, and a 7' high chain link fence topped with barbwire. A 6' high sound attenuation walls along two sides of the HVAC units and a 9' high sound attenuation on one side of the inverters and transformers.

H. CONDITIONS OF APPROVAL

The approval hereby granted is contingent upon full compliance with the conditions set forth in this section. The property may not be used except in accordance with this conditional approval, and all improvements shall be made, built, or installed in accordance with the plans described below.

1. APPROVED SITE PLAN: EHS-D-P002-4 - Site Plan & Grading Plan, dated September 1, 2017 prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

2. APPROVED BUILDING OR CONSTRUCTION PLANS:

- Dimensional Data sheet for HVAC Unit from Trane dated received September 7, 2017;
- Data sheet for inverters from SMA America Production, LLC dated received September 7, 2017;
- Specification sheet for station service transformer dated received September 7, 2017;
- EHS-D-P002-1 - Cover Sheet, dated August 31,2017,
- EHS-D-P002-2 - Map of Survey, dated August 28, 2017,
- EHS-D-P002-3 - Layout Plan Overall, dated September 1, 2017,
- EHS-D-P002-5 - Surface Plan, dated September 1, 2017,
- EHS-D-P002-6 - Erosion Control Detail, dated August 28, 2017,
- EHS-D-P003-1 - General Arrangement & Landscape Plan, dated August 28, 2017,

- EHS-D-P004-1 - Elevations A, B, C, and D, dated August 28, 2017,
- EHS-D-P007-1 - Equipment Slab & Oil Containment Details, dated August 28, 2017,
- EHS-D-P008-1 - Fence Details, dated August 28, 2017,
- EHS-D-P008-2 – Sound Wall Details, dated August 28, 2017,
- EHS-D-P010-2 - Lighting Plan, dated August 28, 2017, all prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

3. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:

3.1 No building permits may issue, nor may clearing, grading, or construction activities be commenced, until and unless the conditions enumerated in sub¶ 3.2, 3.3 & 3.4 below have been met, as evidenced by the report of the Planning Board Chair.

3.2 The applicant shall obtain the final written approval of the Architectural Review Board.

3.3 The applicant shall grant to and have accepted by the Town of East Hampton a scenic and conservation easement in form acceptable to this Board and to counsel to the Board, over the wooded buffer areas, as shown on Map of Survey (EHS-D-P002-2), dated August 28, 2017, prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith. A map depicting the metes and bounds of this easement shall be submitted to both the Planning Board and the Town Attorney. The applicant shall record this easement with the Office of the Suffolk County Clerk and shall return copies of the same, with proof of recordation shown thereon, to the Town Clerk

3.4 The applicant shall submit a *Final Emergency Action and Safety Plan* that includes the names and telephone numbers of the Environmental Response Team Company and On-Island Manager, as well as any other needed updates.

3.5 The Town of East Hampton shall be notified of any changes to the *Final Emergency Action and Safety Plan* within 30 days of their occurrence and an updated plan of all changes made to this plan during the course of the year, or proposed to be made, should be submitted for review by the Fire Marshal annually.

3.6 The applicant shall perform the parking, access, drainage, and landscaping improvements shown on the approved site plan and approved building or construction plans described above prior to the issuance of a certificate of occupancy.

3.7 The facility shall be equipped with all safety design measures specified on the General Arrangement Plan (D-P003-1) prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith, dated August 28, 2017.

3.8 The applicant shall install a 6' high sound attenuation wall on two sides of the HVAC units and a 9' high sound attenuation was on the northerly side of the inverters and transformers, as depicted on General Arrangement & Landscape Plan, dated August 28, 2017, prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith to assure that noise generated from the proposed improvements meets all requirements of the Town Code noise limits at the property lines.

3.9 The access improvements shall be maintained by the applicant for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall repair, replace, and maintain these improvements as may be necessary to satisfy this condition.

3.10 All runoff and drainage shall be contained on site. This shall be an ongoing condition of the site plan approval.

3.11 All landscaping shall be maintained by the applicant in accordance with the approved site planting plan for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall replace and replant the landscaping on the site as may be necessary to satisfy this condition.

3.12 Any areas to be seeded with grass shall utilize a native grass seed mixture. A proposal for a native grass seed mixture should be submitted for review by the Planning Department prior to planting.

3. 13 No Certificate of Occupancy shall be issued for this site or for the improvements thereon until and unless all of the foregoing conditions have been met.

3.14 The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.

3.15 The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

I. VALIDITY OF APPROVAL

If any condition of this resolution is not met, or is not met within the prescribed time period, all approvals, permits, or authorizations granted hereby shall be deemed void and of no effect.

DATED: September 13, 2017

cc: William Boer
1200 Wall Street West
Lyndhurst, NJ 07071

Ross D. Groffman, Executive Director
East Hampton Energy Storage Center, LLC
700 Universe Boulevard, FEW/JB
Juno Beach, FL 33408

Planning Department

Building Inspector
Architectural Review Board

TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

September 7, 2017

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: East Hampton Energy Storage Center, LLC
SCTM#300-185-2-2

Last Review Date: August 23, 2017

Information Submitted:

- Dimensional Data sheet for HVAC Unit from Trane dated received September 7, 2017;
- Data sheet for inverters from SMA America Production, LLC dated received September 7, 2017;
- Specification sheet for the service station transformer dated received September 7, 2017;
- EHS-D-P002-1 - Cover Sheet, dated August 31,2017,
- EHS-D-P002-2 - Map of Survey, dated August 28, 2017,
- EHS-D-P002-3 - Layout Plan Overall, dated September 1, 2017,
- EHS-D-P002-4 - Site Plan & Grading Plan, dated September 1, 2017,
- EHS-D-P002-5 - Surface Plan, dated September 1, 2017,
- EHS-D-P002-6 - Erosion Control Detail, dated August 28, 2017,
- EHS-D-P003-1 - General Arrangement & Landscape Plan, dated August 28, 2017,
- EHS-D-P004-1 - Elevations A, B, C, and D, dated August 28, 2017,
- EHS-D-P007-1 - Equipment Slab & Oil Containment Details, dated August 28, 2017,
- EHS-D-P008-1 - Fence Details, dated August 28, 2017,
- EHS-D-P008-2 – Sound Wall Details, dated August 28, 2017,
- EHS-D-P010-2 - Lighting Plan, dated August 28, 2017, all prepared by ECI Engineering Services and stamped and sealed by Glen A. Smith.

Information:
The 17.6 acre site is located on Cove Hollow Road and partially cleared improved with the National Grid East Hampton Generating station, in operation since the 1960's. The parcel is zoned both Commercial Industrial and A Residence. All of the existing and proposed improvements are located in the CI zoned portion of the lot.

The battery storage system will be enclosed in a 46' x 90' pre-engineered, metal, building. The structure will contain the battery cells, enclosed in modules, and stacked into racks. A battery management system, fire detection and suppression equipment, and a thermal management system will be installed in the building. A number of equipment pads located at grade outside the buildings will contain inverters, transformer, switchgear, a metering cabinet, a station service transformer, and heating, ventilation and air conditioning units. The site will be enclosed with a 7' high chain link fence topped with barbwire.

A public hearing for the subject application for the construction of a battery storage facility was held on June 7, 2017 and closed on June 28, 2017. After the close of the hearing, the Planning Board requested that the applicant submit additional information to address public hearing comments and concerns. Based on this request, the applicant emailed the Planning Department sketches that provided revisions regarding lighting, landscaping, and noise to mitigate these concerns. The Planning Board discussed the proposed revisions and recommendations in the Planning Department memorandum dated August 14, 2017 and requested the submission of revised plans.

Issues for Discussion:
The applicant has submitted plans to the Planning Board that comply with the Board's comments and recommendations from the August 23, 2017 work session.

The plans depict the following revisions.

- The metes and bounds of the leased area are shown on the Site Plan & Grading Plan (EHS-D-P002-4).

- Manufacturer's specification sheets for the HVAC and transformers and inverters that are to be screened with sound attenuation walls have been submitted that indicate the height of the equipment. The HVAC units will be 3.8' high and the transformers for the inverters 5.8' high.

- A specification sheet has also been submitted for the station service transformer. The applicant indicates that this piece of equipment is only for electrical service to the building itself and not the functions of the energy storage and appears to be equivalent to a common padmounted transformer.

- The General Arrangement & Landscape Plan (PO03-1) has been revised to indicate that the sound attention wall for the HVAC units will be 6' high, to screen the 3.8' high units, and 9' high for the inverters, to screen the 5.8' transformers.

- A notation "Lighting manually activated by switch located at yard entrance inside gate" has been added to the revised Lighting Plan (P010-2).

- The General Arrangement & Landscape Plan (PO03-1) has been revised to depict a single row of staggered 8' high Eastern white pines (*Pinus strobus*), planted closer together on 7' centers, on the outside of the fence on the westerly side. This row has been extended along part of the driveway for an additional length of approximately 50' to provide further screening. The limits of the leased area did not allow for the planting of a double row on the westerly side.

- On the General Arrangement & Landscape Plan (PO03-1), the row of Eastern white pines proposed on the southerly side of the fence has been increased from a single row to a double row of staggered trees.

- The Surface Plan (EHS-D-P002-5) has been revised to remove the gravel surface under the proposed additional plantings.

Conclusion
The applicant has submitted revised plans that appear to reflect the Board's recommendations from the August 23, 2017 work session and the application appears to be complete and ready for approval.

Planning Board Consensus:

The Planning Board should consider whether the applicant has addressed the concerns discussed at the August 23, 2017 work session.

Additional comments: _____

_____

_____

_____

The Board should determine whether the project is ready for conditional approval.

Additional comments: _____

_____

_____

_____

Additional Board Comments:

JP

PLANNING BOARD
TOWN OF EAST HAMPTON
300 Pantigo Place, Suite 103
East Hampton, New York 11937

JOSEPH B. POTTER
CHAIRMAN *(631) 324-2696*

September 07, 2017

MEMORANDUM

TO: *David Browne, Chief Fire Marshal*
Richard P. Myers, Jr., Architectural Review Board Chairman
Planning Department
Nancy Keeshan, Vice Chairperson
Diana Weir, Committee
Tom Talmage, Town Engineer

FROM: *Joseph B. Potter, Planning Board Chairman*

RE: ***Additional Info*** *for Site Plan/Special Permit – East Hampton Energy Storage Center, LLC*
Premises situate: *3 Cove Hollow Road*
East Hampton, NY
SCTM# 300-185-2-2
App.# A0520170015

Attached for your review and comments is additional information submitted to this office for the above-reference Site Plan/Special Permit application covering the premises as noted.

JP:sb

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September 6, 2017

Ms. JoAnne Pahwul, AICP
Assistant Planning Director
Town of East Hampton Planning Department
300 Pantigo Place, Suite 105
East Hampton, New York 11937

Subject: **Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC**
SCTM #300-185-2-2
3 Cove Hollow Road
East Hampton, New York

Dear Ms. Pahwul:

At the request of the Town Planning Board, made during the work session held the evening of August 23rd, 2017, TRC Environmental Corporation, on behalf of East Hampton Energy Storage Center, LLC, is submitting the enclosed revised drawings for the East Hampton Energy Storage Project. This revised package includes the following documents, addressing requests made of the applicant by the Planning Board:

- Ten (10) copies of the revised Site Plan Drawings, last revised 8/31/2017
- Ten (10) copies of vendor data indicating dimensions of inverters, HVAC units and transformer

The Site Plan Drawings have been revised as follows:

- General Arrangement & Landscape Plan (and all drawings that depict the proposed landscaping)
  - The eastern white pines proposed along the western side are now depicted in a single row planted at a spacing of 7-feet. Additional trees have been provided along the site driveway in this area (extending to the north) (see the Layout Plan – Overall, drawing EHS-D-P002-3). The ground surface in this area will be topsoil (not stone) as now indicated on the Surface Plan.
  - The heights of the sound attenuation walls have been clearly depicted on the site plan (see the General Arrangement & Landscape Plan, drawing EHS-D-P003-1). A wall height of 6-feet is proposed at the HVAC units and a height of 9-feet to the west of the inverters.
- Site Plan & Grading Plan
  - The bearings and distances of the leased area have been depicted to demonstrate that all proposed landscaping is within the Applicant's lease area (see the Site Plan & Grading Plan, drawing EHS-D-P002-4).

September 6, 2017

In addition to the revised Site Plan Drawings, we have provided vendor data confirming the dimensions of the inverters, HVAC units and transformer.

Please review the attached submittal. With this information, we believe that we have responded completely to the Board's requests for information and other questions. If you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Enclosures

Cc: R. Groffman, East Hampton Energy Storage Center, LLC
S. Laniado, Read and Laniado, LLP
C. Corrado, National Grid
C. Coakley, NextEra Energy Resources, LLC
M. Dowling, NextEra Energy Resources, LLC
E. Weatherby, TRC
TRC Project #263749

TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

August 14, 2017

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: East Hampton Energy Storage Center, LLC Site Plan/Special Permit
SCTM#300-185-2-2

The public hearing for the subject application for the construction of a battery storage facility was closed on June 28, 2017. After the close of the hearing, the Planning Board requested that the applicant submit additional information to further address public hearing comments and concerns. Based on this request, the applicant emailed the Planning Department sketches that provide the following revisions. (It is noted that these plans have not been formally submitted to the Planning Board and copies are attached for the Board's review.)

- Lighting Plan (P010-2) dated revised June 14, 2017 - the notation has been revised from "Lighting to be activated through motion detectors" to "Lighting manually activated by switch located at yard entrance inside gate".

- General Arrangement & Landscape Plan (PO03-1) dated August 8, 2017 - revised to depict a double wall of staggered 8' high Eastern white pines (*Pinus strobus*) along the outside of the proposed wall on the westerly side. The row of Eastern white pines proposed on the southerly side of the fence has been increased from a single row to a double row of staggered trees. The key to landscaping plan has also been updated to indicate that the number of White pines proposed has been increased from 14 to 53.

    - Planning Department comments and recommendations:

        - The trees are proposed to be planted on 10' centers and the second staggered row will provide for better screening.

- The proposal to plant a double row of Eastern White pines on the westerly side will result in exceeding the edge of clearing line that is currently depicted as 10' beyond the fence. The clearing lines depicted on the plans should be revised to allow for this. Fifteen feet of clearing is proposed on the southerly side that would appear to allow for the proposed two rows of pines within the designated clearing line.

- Planting on the westerly side of the facility will also change the limits of the proposed crushed rock depicted on P002-5 Surface Plan dated revised August 8, 2017 and the plan should be revised to reflect this.

- The plans submitted do not indicate the metes and bound of the leased area and it is not clear whether the fenced area depicted on the plans represents all of the leased area. If so, all of the Eastern White pines are proposed to be planted beyond the lease are. If this landscaping is outside of the applicant's leased area, permission from the owner of the property would be needed. The plans should be revised to demonstrate the metes and bounds of the leased area so that this can be determined. This would be consistent with the recent site plan for the Northwest Fire Station where depicted the metes and bounds of the leased area was depicted on the survey of the entire site.

- General Arrangement & Landscape Plan (PO03-1) dated August 8, 2017 - Also depicts a sound attenuation wall approximately 35' in length forward of the building next to and approximately 3' beyond the length of the inverters.

  - The Planning Department offers the following comments and recommendations:
    - The height of the proposed sound attenuation wall is not indicated on the General Arrangement & Landscape Plan (PO03-1), the Surface Plan (P002-5), or on the Sound Wall Details Plan (P008-2). A plan indicating the proposed height should be submitted.

    - The manufacturer's specification sheets for the equipment that is to be screened, the inverter, HVAC, and transformers, don't indicate the height of this equipment. The height of both the equipment and the proposed wall should be provided in order to make a determination regarding whether the proposed sound attenuation walls are sufficient.

Conclusion

The Planning Department recommends that revised plans that address the above issues be submitted to the Board.

Planning Board Consensus:
The Planning Board should discuss whether the proposal to have the lighting manually controlled by a switch is acceptable.

Additional comments: _____

The Planning Board should advise the applicant whether the plans should be revised with regard to the changes in the edge of clearing line necessary to provide the additional landscaping proposed and to eliminate the crushed rock based in these areas.

Additional comments: _____

The Planning Board should determine whether the plans should be revised to depict the metes and bounds of the leased area.

Additional comments: _____

The Planning Board should discuss whether plans depicting the height of the invertors and HVAC and the height of the proposed sound walls should be submitted.

Additional comments: _____

Additional Board Comments:

JP
Attachments

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August 18, 2017

Mr. Job Potter, Chairman
Town of East Hampton Planning Board
300 Pantigo Place, Suite 103
East Hampton, New York 11937

Subject: **Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC**
SCTM #300-185-2-2
3 Cove Hollow Road
East Hampton, New York

Dear Mr. Potter:

TRC Environmental Corporation, on behalf of East Hampton Energy Storage Center, LLC, is requesting an extension to the Planning Board's post-hearing determination for the East Hampton Energy Storage Center Site Plan and Special Permit application. As indicated in the Town's zoning ordinance, the Planning Board is to render a final written determination on an application within 62 days following the close of the public hearing, but this time period may be extended if the consent of the applicant is obtained for a longer period of time (§255-9-24). Please consider this request the applicant's consent to extend the post-hearing determination to September 20, 2017.

If you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Enclosures

Cc: J. Pahwul and M. Wolffsohn, East Hampton Planning Department
R. Groffman, East Hampton Energy Storage Center, LLC
S. Laniado, Read and Laniado, LLP
C. Corrado, National Grid
C. Coakley, NextEra Energy Resources, LLC
M. Dowling, NextEra Energy Resources, LLC
E. Weatherby, TRC
TRC Project #263749

TOWN OF EAST HAMPTON
300 Pantigo Place - Suite 103
East Hampton, New York 11937-2684

Planning Board (516) 324-2696

August 24, 2017

William Boer
1200 Wall Street West
Lyndhurst, NJ 07071

Re: East Hampton Energy Storage Center, LLC Site Plan/Special Permit
SCTM #300-185-2-2

Dear Mr. Boer:

The East Hampton Town Planning Board reviewed your application at its August 23, 2017 meeting.

Attached is a copy of the planning department's review of the information submitted for your application. The planning board had the following additional comments:

- The proposal to have the lighting manually controlled by a switch is acceptable.
- The site plan should be revised with regard to the changes in the edge of clearing line to provide the additional landscaping proposed and to eliminate the crushed rock based in the areas.
- The plans should be revised to depict the metes and bounds of the leased area.
- The board agreed to require the higher sound wall if modification of the Architectural Review Board approval is not necessary.

Please address the issues outlined in the planning department memo as modified by the planning board. If you have any questions or concerns, please contact the planning board committee member for your project, Diana Weir, or contact the planner assigned to the project.

Please respond within three (3) months of the date of this letter with the required information or with a written reason why the required information cannot be submitted within that timeframe. If we have not received a response by November 21, 2017, your application will be considered to be withdrawn and a new application will need to be filed before review of your project can proceed.

Sincerely,

Joseph B Potter

Job Potter
Chairman

JP/jtw
Enc.

TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 103
East Hampton, New York 11937-2684

Planning Board (631) 324-2696

August 14, 2017

Andrew Freleng
Suffolk County Department of Planning
H. Lee Dennison Building
P.O. Box 6100
Veterans Memorial Highway
Hauppauge, NY 11788

Mr. Freleng:

We are hereby submitting the Site Plan application of East Hampton Energy Storage located in East Hampton to you for your comments.

SCTM#: 300-185-2-2

REFERRAL CRITERIA

This proposed Special Permit is being referred to The Suffolk County Planning Commission pursuant to Section 1331, Article XIII, of the Suffolk County Charter.

The Special Permit is for a Public Utility use in the Commercial Industrial Zoning District as required by section 255-11-10, Use Table of the Town Code of East Hampton New York.

This Site Plan Application is requested for a location that is within 500' of:
Or within one (1) mile of: _____
Or within an area designated as a Suffolk County Pine Barrens Zone. XXX

MATERIALS SUBMITTED

(a)Site Plan Application	☒
(b)Survey of property with tie points	☒
(c)Land use and Zoning within 500' of property boundary	☒
(d)Site Plan when applicable	☒
(e)SEQRA forms when applicable	☒
(f)EH Planning Department memorandum	☒
(g)EH Planning Board memo's and reso's	☒
(h)Other:	☒

SEQRA STATUS:

The project is an ☒ Unlisted ☐ Type I ☐ Type II Action.

A ☒ Negative Declaration ☐ Positive Declaration ☐ Conditional Negative Declaration has been adopted by the Planning Board. ☐ N/A

E.I.S. enclosed.
☐ Yes
☒ No

The proposed division has received approval from the SCDHS. ☐ Yes ☒ No

COMMENTS:__No water service is proposed.

We request acknowledgment of receipt of this referral.
Referral received_____, 2017 by Suffolk County Planning Commission; assigned file #: _____.

Sincerely,

Joesph Potter
Planning Board Chairman

JP:
Encls.

Jodi Walker

From: Claudia Diaz <poolplayerclyde@aol.com>
Sent: Tuesday, July 25, 2017 10:47 AM
To: dweir@ehamptonNY.gov; Jodi Walker
Subject: Fwd: Claudia Diaz/24 Horseshoe Drive, East Hampton and EHESC

Claudia Diaz
poolplayerclyde@aol.com

-----Original Message-----
From: Claudia Diaz <poolplayerclyde@aol.com>
To: jpotter2 <jpotter2@optonline.net>; kathyfaraone <kathyfaraone@yahoo.com>; poolplayerclyde <poolplayerclyde@aol.com>
Sent: Mon, Jul 24, 2017 6:52 pm
Subject: Claudia Diaz/24 Horseshoe Drive, East Hampton and EHESC

To Whom It May Concern, July 24, 2017

My name is Claudia Diaz and I own 24 Horseshoe Drive, East Hampton NY. My home is located west of the 17.6 acre lot at 3 Cove Hollow Road.

I have done extensive research regarding the EHESC and the Battery Energy Storage System that is proposed to be built next to my home. I have numerous concerns regarding the application that has been submitted as well as the actual construction of this project.

The application submitted to the Town Planning Board is substandard. The Noise analysis that was conducted is a computer model analysis and not a real noise analysis. Some documents in the Town file state that in the narrative that testing was "conducted in the summertime with the existing National grid facility at full operation (three engines and one turbine)". If this noise analysis was actually conducted then why isn't an exact date and time provided on when the analysis was conducted? Why isn't the name of the firm that conducted the noise analysis provided?. I never saw anyone on my property installing a noise receptor even though a noise reception has been labeled to have been installed on my property line. Has TRC provided the actual data from their noise analysis?. Has anyone heard the tape recording of this actual noise analysis? I believe it would be beneficial to have an actual independent noise analysis conducted during August and have the utility turn their substation on full power to see what the actual noise levels are.

A noise analysis was conducted at the behest of the Town of East Hampton regarding airport noise. The first report was dated October 30, 2014 and was prepared by Young Environmental Sciences and Noise Pollution Clearinghouse. The East Hampton Airport Phase II Noise Analysis was dated December 2, 2014 and conducted by Kaplan Kirsch Rockwell and Harris Miller Miller & Hanson Inc. Why isn't there a noise analysis company name and date associated with the EHESC project? Why isn't the Town demanding such an analysis like it has had done at the airport?

MOST IMPORTANTLY, WHY IS THE TOWN ONLY FOCUSING ON THE CODE RELATING TO NOISE LEVELS (decibel levels). NO ONE IS FOCUSING ON THE CODE RELATING TO NOISE POLLUTION. (2, 3, 5, 5C and 5D)

NOISE POLLUTION

The presence of an amount of acoustic energy for that amount of time necessary to:
[Amended 9-5-2003 by L.L. No. 28-2003; 7-19-2007 by L.L. No. 26-2007]

(1)

Cause temporary or permanent hearing loss in persons exposed;

(2)

Be injurious, or tend to be, on the basis of current information, injurious to the public health or welfare;

(3)

Cause a nuisance;

(4)

Exceed standards or restrictions established in § **185-3**; or

(5)

Interfere with the comfortable enjoyment of life and property or the conduct of business. The following are deemed to interfere with the comfortable enjoyment of life and property or the conduct of business:

(a)

The use or operation of any loudspeaker, public address system or other similar device between the hours of 9:00 p.m. and 9:00 a.m. the following day, except when used in connection with a public emergency by officers of any police department, fire department or any municipal entity. Noise from external speakers, bullhorns and the like mounted on motor vehicles, whether stationary or mobile, except when used in a public emergency as outlined above.

(b)

Owning, possessing or harboring any pet animal or pet bird that frequently or for continued duration makes sounds that create a noise disturbance across a residential property line. For the purposes of this section, "noise pollution from a barking dog" shall be defined as that created by a dog barking for 15 minutes.

(c)

Operating or permitting the operation of any motor vehicle or any auxiliary equipment attached to such a vehicle for a period longer than 10 minutes in any hour while the vehicle is stationary, for reasons other than traffic congestion or emergency work, on a public right-of-way or public space within 145 feet of a residential district between the hours of 9:00 p.m. and 9:00 a.m. the following day.

(d)

Excessive or unreasonable noise, as defined herein.

§ 185-2 Prohibition of noise pollution.

[Amended 4-5-1991 by L.L. No. 5-1991]

No person or persons owning, leasing or controlling the operation of any source or sources of noise, or any premises upon which is located any source or sources of noise, shall permit the establishment of a condition of noise pollution.

EXCESSIVE OR UNREASONABLE NOISE

Any sound that can be detected at the property line from which the noise emanates by a trained officer using his or her unaided hearing faculties that is deemed by that officer, based on his or her training or experience, to exceed the decibel limitations set forth in § **185-3** or is unreasonable based upon the totality of the circumstances. If the sound source under investigation is a sound amplification or reproduction device, the enforcement officer need not determine the title of a song, specific words, or the artist performing the song. The detection of the rhythmic bass component of the music may be sufficient to constitute excessive or unreasonable noise.

[Added 7-19-2007 by L.L. No. 26-2007]

SOUND

The town file states that the Trane Condensing Units will be the equivalent of 64 dBA at 10 meters. How can they be sure that at my property line the noise will not exceed the town code?

My house is 419.7 feet from a rolling garage door - what are the hours of use of this facility. Why isn't there sound proofing around the entire perimeter of the project. Why hasn't any screening been provided on the west side of the proposed facility? Why isn't any sound proofing been provided on the west side so that all noises (the operation of the current substation, the proposed HVAC on 24 hours a day, the cars coming into the parking lot for the employees, the backhoe that will be carrying all the batteries into the facility with its beeping reverse alarm, the rolling steel door rolling up and down all the time). Isn't it possible to put the roll up door on the east side where there are no homes? Isn't it possible to have the empire accoustical systems walls on the entire west side of the property.

Two six foot small sound proof walls were only requested on two sides of the HVAC units which are producing 64 dB of noise 24 hours a day, why aren't there 3 or 4 sides of sound proof walls. Why aren't the sound proof walls higher? Does anyone know how high the HVAC units are - or is that another missing piece of specification in the Town file?

Why aren't the inverters and the equipment pads also surrounded by sound proof walls since electricity will be going in and out of them all the time? Does the bidirectional inverters that convert alternating current energy to direct current energy - does this alternating current and direct current make noise? Why aren't there sound proof walls around these DC and AC inverters
"a number of equipment pads located at grade outside the buildings will contain inverters, transformer, switchgear, a metering cabinet, and heating, ventilation and air conditioning units"

Why isn't the entire facility encased in sound proof walls. Why are the sound proof walls only 6 feet high. How high will the HVAC units be? Why were specification sheets for the sound system not provided as part of the application? Why did "The Planning Department has found copy of the specification sheets for this sound system online and attached it for the Board's review." Why was it up to the Planning Board to go online to find the specifications for the sound proof walls? Why wasn't the applicant responsible for submitting the specification on what they plan on installing into their application. WHY AREN'T SILENT SCREENS BEING PLACED AROUND THE ENTIRE FACILITY?

If the data provided by the applicant is correct, then why does SMA America LLC need to install a noise reduction kit on the SMA Sunny Central ISCS2500EV-US Energy storage inverter. What is the SMA Sunny Central ISCS2500EV-US Energy Storage inverter. Do the AC and DC inverters make noise?

Does anyone in the Town of East Hampton know if this facility will be making noise 24/7/365? Does anyone in the Town of East Hampton know if the battery inverters will be making noise at 59.3 dBA and battery tansforrmers will be making noise at 62 dBA, i so then why aren't sound proof walls being installed around them as well?

LIGHTS

My property is subject to constant light activation? Once the lights are activated it will beam right into my bedroom and my living room. The lights: LED 8' to 11' AGL, lighting to be activated through motion sensors. 8 lights on on my house. mounted 8 to 11 feet high and all on motion sensors.

Why do we need lights to go on all the time due to motion?
What will protect my house from this facility being lite up everytime a squirrel walks by?

Are these lights DARK SKY FRIENDLY?

PLANTS

18 aronia melanocarpa (black chokecherry) 3' to 6' mature height, 24" - 36" planted height, 3' - 6' spread (right next to the building)
14 pinus strobus (eastern white pine) 50'-80' mature height, 8' planted height, 20'-40' spread (outside of the wire fence)
The rendering viewpoint diagraph provided to the board does not show the terrible view from my house. The rendering provided shows a depiction of the building and surrounding plants 20 years from now. After the small trees grow to 50' high. How will the plants grow without a sprinkler system in place to provide them water to grow, especially right after planting? Why are no plants being requested on the west side of the plant? Of course I would want to block out a building that is 48 feet wide on my side with two doors, a fake window and a roll up garage door. What will prevent the noise from the cars, employees, rolling door etc.? How many parking spaces will be built? Why is this parking lot being constructed when there are "no full time employees to monitor this facility."

ADDITIONAL BACKGROUND INFORMATION

-5 megawatts of continuous power for a duration of up to eight hours before recharging
-during charging, energy from the power grid is delivered to bi-directional inverters located outdoors. the inverters convert the alternating current (AC) energy from t power grid to direct current (DC). the DC energy then goes into the batteries that are housed within the energy storage structure. During discharging operation, when the energy is needed on the power system, the inverters then convert the DC energy from the batteries back into AC. This power is stepped up in voltage and ultimately delivered to the LIPA electric grid. from there the electricity is distributed by LIPA to homes, schools, business, etc.

Town employee notes state that "information and specifications on the proposed batteries themselves in terms the model proposed, chemical composition, toxity, flammability is not included. The narrative indicates that there will be a containment area to contain spills. A detail of how spills will be contained should be provided". Has this been provided? I can't find it in the file.

located in south fork special groundwater protection area
located in suffolk county designated pine barrens

are there any animals that could be endanger in the area?

January 5, 2017 memo from Thomas Talmage - last sentence first page - "I recommend the Groundwater Protection Policy to be done" Was this ever done? If so, where is it in the file?

This facility is also in the Suffolk County designated Pine Barrens area - has an independent analysis ever been done regarding the pine barrens?

SEQRA

SECTION 255-5-40 GENERAL STANDARDS:
C. ADJACENT PROPERTIES: THE PROPOSED USE WILL NOT PREVENT THE ORDERLY AND REASONABLE USE OF ADJACENT PROPERTIES, **PARTICULARLY WHEN THEY ARE IN A DIFFERENT DISTRICT**.
D. COMPATIBILITY - this proposed use is not compatible with its surrounding.
I. Buffering and screening. **Adequate buffer yards and screen can and will be provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use**. WHY AM I NOT PROTECTED!!!!
L. Compliance with other laws. The proposed use can and will comply with all provisions of this chapter and of the Code, including Chapters 180 and 185. THIS DOES NOT MEET THE CODE OF NOISE POLLUTION and EXCESSIVE AND UNREASONABLE NOISE.

This project should not be given SEQRA status. In order to obtain this status then all the boxes needed to be checked NO.
#3. Will the proposed action impair the character or quality of the existing community? THIS SHOULD HAVE BEEN CHECKED YES. This piece of paper is no longer in the Town File.

The July 20, 2017 Note from JoAnn Pahwul states (page 5 second to last paragraph) that the easement is from 150' to approximately 500' on the southerly side facing Cove Hollow. This is incorrect. The scenic easement is 150 feet to the south of the facility on the Cove Hollow side. At one point in the application, the easement was to be 150' completely surrounding the project, but somewhere along the line, the westerly side was reduced to 100' and 150' was given to the southerly side. I believe the west side scenic easement was reduced to 100' by the utility so that they can build additional BESS systems in the future to the west.

In the January 12, 2017 Planning Board letter to Mr. Boer, it states that "A 150' wide scenic easement to be provided to buffer the residences, it's location to be discussed further". I only got 100'.

QUESTIONS

Why aren't hedges, trees, shrubs surrounding the entire facility in greater amounts than 32 trees. And why are only trees being planted on the south side of this facility? Does anyone seriously think that 18 arena melanocarpa trees planted at 24-36" and 14 pints strobes planted at 8' will help hide a 24' high structure? ("18 aronia melanocarpa (black chokecherry) 3' to 6' mature height, 24" - 36" planted height, 3' - 6' spread (right next to the building) 14 pinus strobus (eastern white pine) 50'-80' mature height, 8' planted height")

Why isn't a floor plan submitted with this application? If I was request to build a new home in the Town of East Hampton, I would be required to submit architectural drawings with every piece of detail. Why is this utility application, which is significantly more detailed than a home, not also being required to submit a floor plan. "No floor plans have been submitted for the project. The Planning Department has attached a copy of plans found on the internet for similar facilities that contain notations regarding safety features that are part of the project, including temperature and humidity recorder, dry chemical fire suppression system, and explosion proof elements. A number of safety measures are proposed for the subject building that are listed in the narrative. The Board should discuss whether a plan depicting these elements should be made part of the project" HOW CAN THEY NOT BE REQUESTING A FLOOR PLAN! How are they not part of the application?

Memo dated may 11, 2017 to planning board from Thomas Talmage. page two first paragaraph - "calculation A-A and B-B to be unsatisfactory."

Why weren't floor plans showing the interior layout of the 4,000+ square foot facility being provided by the utility?. How can the fireman combat a fire when they don't know the layout of the interior of the facility

How can a 23 feet facility be classified as a one story building. This is more like a three story building (8 foot per story).

The 17.6 acres is also zoned as residential. How can this be built so close to a zone A residential property line? What are the setbacks.

OPERATIONS:

who is the facility manager?
who is in the control room, name and address?
who is in on-island manager, name and address?
who is the O&M and emergency response team, name and address?
who is the environemntal response team, TBD, name and address?

who are the officers of the EHESC? Where is this entity located? what is their contact information?
what is this FEIN of this entity? what is the the certification of formation?

None of this information is in the Town File.

MISCELLANEOUS

Where is the letter that EHESC requested from the United States Fish and Wildlife Service and the New York Natural Heritage Program stating that "the project will have no impact on protected species resources (the concurrence letters will be provided upon receipt), page 18, November 2016 project narrative." This letter was requested and its not in the file.

Also, the statement "the energy storage system will be located at the existing National Grid East Hampton Generating Station, which has been in operation since he 1960's and therefore will not impair the character of the existing community" is also not correct. How can this not impair the character of the existing community? This letter checking box #3 is no longer in the Town File because IT IS NOT ACCURATE!

"the project site is located within the Special Groundwater Protection Area"

"the project only requires less than one acre of land disturbance" is also incorrect. total project area is .80 acres plus "common area" will equal a total of 1.32 acres

IN CONCLUSION

Obviously I could go on for a while, but I am just a lady that happens to own a house in the Hamptons who wants to start her summer vacation, but ever since June 2nd (the day I received my certified mail letter) I have been embroiled in a fight against a utility company that proposes to make change to the existing land next to my home. All I want to do is enjoy my summer, and instead I have had to do extensive research based on your Town File and additional resources and I realize that the TRC application is deficient.

My file mirrors your file and there is additional work that needs to be done and additional answers need to be provided to your very own questions. All information provided in this email in quotes " " is directly out of your Town File.

What's the rush, the lessor, EHESC doesn't even have an application for the lease in front of the NYS Power Service Commission. They withdrew their application for the lease. Knowing that, why don't we slow this down and request independent data such as a third party noise
analysis. http://documents.dps.ny.gov/public/MatterManagement/CaseMaster.aspx?MatterCaseNo=17-00780&submit=Search

Lets admit it, National Grid and its many layers of LLC's plan on using the land next to me to generate power and store it but in addition to that they are also intent on making 3 Cove Hollow Road a major Transmission grid with power constantly moving west and east.

Lastly, in Joann Pawhals letter dated July 20th, the one thing never clarified by the Town is "what will this do to everyone's market value"? All 23+ of us? This is not clean energy.

Sincerely,

Claudia Diaz
cell 201-803-1520

TOWN OF EAST HAMPTON

300 Pantigo Place - Suite 103
East Hampton, New York 11937-2684

Planning Board (631) 324-2696

July 27, 2017

William Boer
1200 Wall Street West
Lyndhurst, NJ 07071

Re: East Hampton Energy Storage Center, LLC Site Plan/Special Permit
SCTM #300-185-2-2

Dear Mr. Boer:

The East Hampton Town Planning Board reviewed your application at its July 26, 2017 meeting.

Attached is a copy of the planning department's review of the information submitted for your application. The planning board had the following additional comments:

- With the mitigation measures proposed by the applicants, the public's concerns have been properly addressed
- The applicants stated that a row of White Pines (*Pinus strobus)* will be added along the western side of the lease area, comparable to what is now proposed for the south side (including additional trees agreed to in the ARB process)
- The applicant will submit drawings of another sound-deadening wall along the west side interior to the White Pines, to mitigate sounds from the inverters and other equipment north of the building. This may be a condition of approval, subject to review by the Board
- The applicant will propose a different switching system for the lights, to mitigate disturbance to neighbors
- With the additional mitigation measures proposed by the applicants at the meeting, the application is ready for approval

If you have any questions or concerns, please contact the planning board committee member for your project, Diana Weir, or contact the planner assigned to the project.

Sincerely,

Job Potter
Chairman

JP/sb
Enc.
cc: Planning Department
ARB

TRC
1200 Wall Street West
5th Floor
Lyndhurst, New Jersey 07071

Main 201.508.6962
Fax 201.933.5601

Memorandum

To: Job Potter - Chairman
East Hampton Planning Board
From: William J. Boer, PP, AICP
Office Practice Leader
Subject: East Hampton Energy Storage Center – Existing Sound Data
Date: July 26, 2017
CC: JoAnne Pahwul – East Hampton Planning Department
East Hampton Energy Storage Center, LLC
Project No.: 263749

East Hampton Energy Storage Center, LLC

Quantification of Sound from Existing Facility

In order to quantify the estimated cumulative noise increase for the proposed East Hampton Energy Storage Center project, considering other facilities on the adjacent National Grid site, sound levels generated by the National Grid East Hampton Generating Station existing facility were provided. The sound levels were determined by evaluating sound level data measured for National Grid during a noise test that was conducted on the southern property boundary adjacent to the Project site. The testing was conducted on August 30, 2010 by AKRF. After review of the noise data by TRC's noise expert together with a review of the existing National Grid facilities, the measured sound level data was deemed to be satisfactory to use to construct a sound model. The existing facilities were at full load operation (three engines and one turbine), representing a worst case scenario. All measurement procedures were based on the guidelines outlined in ANSI Standard S1.13-2005.

The testing data that were used to determine the contribution of the existing facility are provided in tabular form in Table 1.

Table 1 – Existing Facility Sound Levels

	Octave Band Center Frequency (Hz)								
	31.5	63	125	250	500	1.000	2,000	4,000 (2)	8,000 (2)
Test Point Data (Sound Pressure Levels in dB) (1)	69	70	56	47	49	46	39	---	---

Note 1: Data obtained from sound monitoring conducted by AKRF on August 30, 2010 and provided by National Grid.
Note 2: Data for 4000 Hz and 8000 Hz octave bands was dominated by cricket noise and therefore not provided in the test results. For the purpose of the model, data was extrapolated from equipment specific sound pressures.

This test data was utilized in the East Hampton Energy Storage Project sound model to determine noise levels at all receptors. The commercially available CadnaA model developed by DataKustik GmBH was used for the analysis. The software takes into account spreading losses, ground and atmospheric effects, shielding from barriers and buildings, and reflections from surfaces. The software is standard based and the ISO 9613 standard was used for air absorption and other noise propagation calculations (ISO, 1996). The modeled noise level for the proposed Energy Storage facility at each receptor location was added to the estimated existing noise level in order to determine the cumulative increase in noise at each receptor.

Based upon this analysis, and as documented in East Hampton Energy Storage Center, LLC's response letter dated February 1, 2017, (Attachment D, Cumulative Noise Impact Analysis, also attached herein), the cumulative noise levels from both the Energy Storage Project and the existing facilities does not exceed the noise levels in the Town's noise ordinance.

Attachment D

Cumulative Noise Impact Analysis

(from Applicant's response letter to Planning Board dated February 1, 2017)

East Hampton Energy Storage, LLC
Cumulative Noise Impact Analysis

Table 4 provided in the original Project Narrative and updated in Attachment B of this document, demonstrates that the Project is in compliance with the Town's Noise Ordinance. At the request of the Town Planning Board at the January 11th meeting and the Planning Board's letter dated January 12, 2017, a cumulative noise analysis was also performed. The analysis includes all of the modeling receptors from the above property line locations of the respective receivers in order to compare the results to the sound levels in the Town of East Hampton noise ordinance.

The analysis show that the predicted sound levels from the existing facilities, together with the Proposed Project, will not exceed the sound levels in the Town's noise ordinance.

In order to quantify the estimated cumulative noise increase for the proposed Energy Storage Project site, data from a noise test conducted at the facility was obtained and evaluated in order to estimate what the existing noise environment is with the National Grid facility. The testing was conducted in the summertime with the existing National Grid facility at full load operation (three engines and one turbine). Other background noise including the LIPA substation are accounted for.

The test data was utilized in the model to determine noise levels at all receptors. The modeled noise level for the proposed Energy Storage facility at each receptor location was added to the estimated existing noise level in order to determine the cumulative increase in noise at each receptor.

Cumulative Impacts at Property Line Locations

Figure D-1 shows property line receptor locations used in the property lines analysis (note, this includes the same receptor locations as the updated Figure 4 in Attachment B used in the analysis of the Energy Storage facility for the Town Code).

Table D-1 contains the combined modeled noise levels of both the existing facilities and the Energy Storage Project compared to the Town of East Hampton noise ordinance sound levels. The data in Table D-1 shows that the cumulative noise levels would not exceed the East Hampton noise ordinance levels at all locations.

Table D-2 contains the modeled noise levels of the existing facilities, the modeled noise levels of the Energy Storage project, the combined noise levels of both, and the cumulative increase that would occur with the Energy Storage project in operation. The data in Table D-2 show that

adding the noise contribution from the Energy Storage facility to the existing National Grid facilities would result in little to no increase in noise (0 to 2 dBA) at the property line locations An increase of 3 dBA or less is considered to be imperceptible. A decrease in noise is shown at one location (receptor 4 to the southwest of the facility) due to the barrier effect of the proposed Energy Storage building, which will act to reduce noise from the existing National Grid generating facility.

As demonstrated in both tables, therefore, the cumulative noise levels from both the Energy Storage Project and the existing facilities does not exceed the noise levels in the Town's noise ordinance.

Table D-1
Cumulative Analysis – Existing Facilities Combined With the East Hampton Energy Storage Project at Property Line Locations
Modeled Sound Levels and Town of East Hampton Noise Ordinance Sound Levels
(Octave Bands are in dB)

		Octave Band Center Frequency (Hz)									
Location	**dBA**	**31.5**	**63**	**125**	**250**	**500**	**1,000**	**2,000**	**4,000**	**8,000**	**Within Town Noise Ordinance Levels?**
Residential Receptors											
Nighttime Residential District Limit	**50**	**75**	**70**	**64**	**57**	**52**	**49**	**43**	**40**	**37**	
1 - Surrey Court	43	59	61	49	39	41	37	31	20	3	YES
2 - Horseshoe Drive North	48	65	66	54	43	46	43	37	29	12	YES
3 - Horseshoe Drive South	43	59	60	49	38	40	38	33	22	4	YES
4 - Cove Hollow Road Southwest	44	62	62	49	38	41	39	33	22	5	YES
5 - Cove Hollow Road Southeast	48	65	66	53	42	45	42	37	29	14	YES
6 - Buell Lane Extension	42	59	60	47	37	39	36	31	21	5	YES
7 - Cove Hollow Road	41	58	59	46	36	38	36	30	20	0	YES
Commercial Receptor											
Nighttime Commercial/Industrial District Limit	**55**	**78**	**73**	**67**	**60**	**55**	**51**	**46**	**43**	**40**	
8 - Hardscrabble Court	55	72	73	60	50	52	50	44	35	26	YES

Table D-2
East Hampton Energy Storage Project Combined With the Existing Facilities at Property Line Locations
Cumulative Noise Impact Analysis (dBA)

Location	Existing Sound Level (1)	Energy Storage Project Sound Level	Combined (Existing Plus Energy Storage) (2)	Within Town Noise Ordinance Levels?
1 - Surrey Court	41	37	43	YES
2 - Horseshoe Drive North	47	42	48	YES
3 - Horseshoe Drive South	42	36	43	YES
4 - Cove Hollow Road Southwest	46	32	44 (3)	YES
5 - Cove Hollow Road Southeast	48	39	48	YES
6 - Buell Lane Extension	41	34	42	YES
7 - Cove Hollow Road	40	35	41	YES
8 - Hardscrabble Court	55	41	55	YES

(1) Existing sound level includes the existing National Grid facility in full load operation (all 4 units), existing LIPA substation, and natural sounds, including summertime insect noise. Existing sound level derived from test data as per above discussion.
(2) NYSDEC noise policy indicates that an increase in noise levels from 0 to 3 dBA should have no appreciable effect on receptors ("Assessing and Mitigating Noise Impacts", dated October 6, 2000 (DEC Policy DEP-001).
(3) Decrease is due to barrier effect of proposed Energy Storage Project, which will act as a barrier to sound from the existing National Grid facility at this location.

TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

July 20, 2017

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: East Hampton Energy Storage Center, LLC Site Plan/Special Permit
SCTM#300-185-2-2

A public hearing was held on the subject application for construction of a battery storage facility for storing electricity. A 46' x 90' metal building is proposed to contain battery cells that will be enclosed in modules that are stacked into racks. Several equipment pads are to be constructed located at grade outside the buildings that will contain inverters, transformer, switchgear, a metering cabinet, and heating, ventilation and air conditioning units.

A number of neighbors and members of the public spoke at the public hearing and two sets of written comments were submitted to the file. The Planning Department offers the following summary of the public hearing comments and responses to those comments.

Public Hearing Notice
Speakers at the hearing on June 7, 2017 complained that few neighbors in Dune Alpin had been noticed concerning the hearing. The Planning Board voted to hold the public hearing open until ' June 28, 2017 to allow for additional comment. Additional speakers were heard on June 28th before the hearing was formally closed.

Noise
Public Comments
A number of speakers expressed concerns over potential noise impacts from the project. One speaker stated that the current noise situation at the PSEG facility is already loud and untenable to the neighbors. Two speakers stated that the noise analysis was not sufficient as it was done in November, not in the peak season, and doesn't take the LIRR and jet planes into account. Three additional speakers stated that they were concerned with

noise, one suggesting that the proposed clearing of woodland would acerbate the noise levels.

Planning Department Response

§ 185-3 (Noise standards) of the Town of East Hampton Code regulates noise levels in residential and commercial areas of the Town as follows.

A. No person shall create or cause to be emitted any noise which, when measured at any real property line in a residential district, exceeds the following standards:

(1) From 7:00 a.m. to 7:00 p.m. (a) Airborne sound which has a sound level in excess of 65 dBA;

(2) From 7:00 p.m. to 7:00 a.m.- (a) Airborne sound which has a sound level in excess of 50 dBA;

B. No person shall create or cause to be emitted any noise which, when measured at any real property line in a commercial or industrial district, exceeds the following standards:

(1) From 7:00 a.m. to 7:00 p.m. - (a) Airborne sound which has a sound level in excess of 70 dBA; or

(2) From 7:00 p.m. to 7:00 a.m.- (a) Airborne sound which has a sound level in excess of 55 dBA; or

The applicant submitted a noise analysis with the application in November 2016 that included a Noise Contour Map (Figure 4), prepared by TRC and dated November 2016. This analysis indicates that the 50 dBA, the maximum noise level permitted under the Town Code in a residential area between 7PM and 7AM, will be achieved within the boundaries of the property itself, except on the northerly side, where the facility borders a Commercial Industrial area and the 50 dBA would fall north of the LIRR tracks. This also complies with the Town Code.

The narrative submitted with the noise analysis states that it was prepared by utilizing computer modeling "to calculate noise levels based on the project at nearby residential areas". The noise generating components of the project that were measured included the invertors, transformers, and the proposed HVAC system. It is stated in the narrative that estimated noise emissions data for each source was provided by the equipment vendors or obtained for similar products and that the noise modeling was conducted based on all equipment being in full operation.

After reviewing this information, the Planning Board requested that noise levels at all of the eight residential receptor areas considered in the analysis and manufacturer's specifications regarding the dBA levels of the equipment be provided. The Board also expressed a concern over the potential noise implications of locating the HVAC equipment of the roof of the building.

In February 2017, the applicant submit revised plans that relocated the HVAC units to the ground to reduce noise levels and added two six foot tall, 25' long sound attenuation walls on the east and west ends of the HVAV units as additional mitigation. The roof of the battery storage building was also revised from flat to pitched. A copy of Attachments B, C and D of this submission are attached should the Board want to rereview the information.

Attachment B *Updated Noise Modeling* of the revised submission provided modeling data at the property lines and for eight receptor areas, Surrey Court, Horseshoe Drive North, Horseshoe Drive South, Cove Hollow Road Southwest, Cove Hollow Road Southeast, Buell Lane Extension, Cove Hollow Road. Table 4 of Attachment B *Updated East Hampton Energy Storage Project at Property Lines Modeled Sound Levels and Town of East Hampton Noise Ordinance Limits* indicates that the dBA levels at the eight receptor areas comply with the 50 dBA Town Code noise limitation.

Attachment C *Vendor Estimated Noise Emissions Data* of the February 2017 submission, provides vendor specification sheets. The specification sheet for the invertors indicates a dBA of 63.3-66.4 at a distance of 10 meters. The specification sheet for the pad-mounted transformer indicates a range of dBA levels from 51-66 and Table 1 indicates that a measurement of 62 dBA at 1 meter was utilized in the sound analysis.

The specification sheet for the condensing unit indicates that the ARI Sound Rating (Bels) of 8.8-9.2 has been tested in accordance with ARI Standard 270. ARI Standard 270 is established by the AHRI (Air Conditioning, Heating, and Refrigeration Institute) for outdoor equipment. The Planning Department's research indicates that a decibel represents one tenth of a Bel, or that 8.8-9.2 Bels is equivalent to 88-92 decibels. Table 1 on page 7 of the February 1, 2017 narrative estimated the noise emissions for the HVAC units as 61 dBA at a distance of 10 meters.

Attachment D *Cumulative Noise Impact Analysis* was also part of the February 2017 submission. Table D-1 Cumulative Analysis – *Existing Facilities Combined with the East Hampton Energy Storage Project at Property Line Locations Modeled Sound Levels and Town of East Hampton Ordinance Sound Levels* and Table D-2 *East Hampton Energy Storage Project Combined With the Existing Facilities at Property Line Locations Cumulative Noise Impact Analysis (DBA)* are included in this attachment. A copy of these tables is attached.

According to the narrative, "In order to quantify the estimated cumulative noise increase for the proposed Energy Storage Project site, "data from a noise test conducted at the facility was obtained and evaluated in order to estimate what the existing noise environment is with the National Grid facility." It is further stated in the narrative that the testing was conducted in summertime with the existing National Grid facility at full operation (three engines and one turbine) and that other background noise including the LIPA substation are accounted for in the analysis. Table D-2 also notes that sound levels were taken with the existing facility in full load operation, and with natural sounds, including summertime insect noise.

The tables indicate that the existing sound levels at the eight residential receptor areas, the energy storage project sound levels, and the combined dBA noise levels and that all projected levels will fall within the Town Noise Ordinance Levels. The foot notes indicate that the existing sound level utilized in the analysis includes the existing National Grid facility in full load operation with all 4 units running, the existing LIPA substation, and natural sounds, including summertime insect noise. This existing sound level was derived from a noise test conducted at the facility. The analysis indicates that there will be a maximum increase in dBA levels of 2 dBA at Surrey Court, of 1 dBA at Horseshoe Drive North, Horseshoe Drive South, Buell Lane Extension, and Cove Hollow Road. No change in dBA levels at Cove Hollow Road Southeast or Hardscrabble Court and a reduction in dBA levels at Cove Hollow Road Southwest due to the impact that the project itself will have as a sound barrier.

According to the narrative "an increase of 3 dBA or less is considered to be imperceptible" The Planning Department has found information that supports indicating that for most people to perceive an increase in noise, it must be at least 3 dBA and that generally, changes in noise levels less than 3 dBA are barely perceptible to most listeners. A copy of a publication from the Minnesota Department of Transportation, citing this is attached.

The Town's Code Enforcement office has been trained in measuring dBA levels for the purpose of enforcing the Noise Ordinance. To determine whether a facility is exceeding the maximum permitted dBA levels, the ambient or background noises are calculated and then the noise from the source or facility is determined. Consistent background noise such as that from the existing PSEG facility and from rustling leaves would be calculated into the ambient noise levels. In measuring ambient noise levels, it is standard practice to exclude extraneous noise, defined as intermittent sound not emanating from the source or facility. Noise from occasional LIRR trains or overhead aircraft is considered intermittent and is not measured as part of the ambient noise. The provisions of §185-4 (Exceptions) L. specifically exempts all noise coming from the normal operations of properly equipped aircraft from §185-3 (Noise Standards) of the Town Code.

The Town Code is also clear that dBA levels and restrictions are measured at the property lines.

> **§185-1 Definitions**
> **EXCESSIVE OR UNREASONABLE NOISE** - Any sound that can be detected at the property line from which the noise emanates by a trained officer using his or her unaided hearing faculties that is deemed by that officer, based on his or her training or experience, to exceed the decibel limitations set forth in § 185-3 or is unreasonable based upon the totality of the circumstances. If the sound source under investigation is a sound amplification or reproduction device, the enforcement officer need not determine the title of a song, specific words, or the

artist performing the song. The detection of the rhythmic bass component of the music may be sufficient to constitute excessive or unreasonable noise.

Visual

Public Hearing Comments

One resident of Cove Hollow Road advised the Board that he appreciated the scenic easement and the screening added to the project. A resident of Horseshoe Drive stated that she was concerned that the site will be wide open from Horseshoe Drive when the trees have no leaves in the winter. Another neighbor expressed a concern that there is no one in charge of the facility and questioned whether the White pines proposed as screening would be replaced if they should die.

One speaker complained that the PSEG site was a mess that needed to be cleaned and tidied up. Two speakers were concerned that the site already looked like an industrial park and that the proposal would advance this industrial appearance, especially when the lights are on. One resident was concerned that the lighting will be triggered by deer.

Planning Department Response

According to the narrative submitted by the applicant on November 2016, National Grid PLC is responsible for the operation and maintenance of the 17.6 acre site. The applicant will be constructing the proposed facility on 0.8 acres of the site and will only be responsible for the operation and maintenance of this limited area. No equipment beyond that depicted on the site plan or supplies are anticipated to be stored on site based on the nature of the battery storage project. The Fence Details Plan stamped and signed by Glen A. Smith, P.E. dated revised January 27, 2017 depict a 7' high chain link fence, topped with three rows of barbed wire that will surround the subject 0.8 acres.

The Town Code does not restrict clearing on commercial lots that are not in a Water Recharge Overlay District such as this. However, an edge of clearing line is depicted on the Layout Plan prepared by Glen A. Smith, P.E. dated revised May 1, 2017 that is approximately 15' beyond the edge of the project. A project limiting fence will be required to be installed at this edge of clearing line prior to commencement of any clearing, grading or construction on the site to ensure that clearing does not exceed the limits shown and that the maximum amount of vegetation is retained.

A Map of Survey Plan signed and stamped by Glen A. Smith, P.E. dated May 1, 2017 depicts a scenic easement that is proposed over existing wooded areas of the site. The easement varies in width from 100' to approximately 250' on the westerly side of the property, bordering Horseshoe Drive and from 150' to approximately 500' on the southerly side facing Cove Hollow Road. This easement will prevent any further clearing or development in the area of the easement.

Landscaping is proposed on the outside of the fence on the southerly side of the facility as screening for the residences located on Cove Hollow Road. Fourteen, 8' high Eastern white pine, (*Pinus strobus*) will be planted along the southerly side, the length of the fence for a distance of approximately 150'. It is a standard condition of site plan

approvals that any approved landscaping is required to be maintained in perpetuity. Therefore, should the proposed landscaping not survive, the applicant will be responsible for its replacement.

The project site inside the fence will be completely cleared of vegetation, and with the exception of eighteen Black chokeberry (*Aronia Melanocarpa*) plants that will be planted along the southerly façade of the building, will not contain any vegetation that will attract deer.

The proposed light fixtures are full-cutoff and will be mounted at heights of 8'-11' and set on motion detectors. Given the relatively low mounting height, the full-cut off nature of the fixtures, and the location within a fenced area that does not contain any significant vegetation, it would appear to be unlikely that deer will trigger the motion detectors.

Health & Safety

Public Hearing Comments

Several speakers expressed concerns that there would be no one on site in charge of the facility should an emergency situation, such as a fire or other disaster such as a hurricane occur. Speakers expressed further concerns stating that remote monitoring may not allow for an adequate response, if responders are coming from the west when RT 27, the only main route, is impassable as result of being blocked or congested and that we need people located in East Hampton to be available in a disaster. A concern was raised that there had been fires at an energy storage site in Hawaii.

Neighbors raised an issue that the project is located close to homes and the neighbors need to know whether the project would generate any toxic impacts or create health issues. Several speakers stated that the Town should require a cumulative in-depth noise and environmental analysis conducted by an independent 3rd party.

Ross Groffman, Executive Director of East Hampton Energy Storage Center LLC, responded to comments regarding the safety of the facility stating that there is a comprehensive system for dealing with emergencies in place and that in an emergency weather event people will be dispatched to the facility ahead of time to prepare. He also advised that he had met with the entire Fire Department and the Fire Marshal and that both were satisfied with the safety aspects of the project.

An engineer for the project explained how the facility would have a remote but active monitoring system with passive controls including an early warning system that would shut the system down and pull it out of service in the event of a fire. He further stated that the batteries had been UL tested for variance events such as extreme heat and that the testing for the energy storage batteries was more comprehensive than that for cell phones battery tests.

Planning Department Response

The Planning Department notes that Attachment E *Draft Emergency Action and Safety Plan* prepared by TRC and stamped received February 3, 2017 is contained in the Board's files. This plan will be referenced in the resolution of approval.

The General Arrangement Plan stamped and signed by Glen A. Smith dated revised May 1, 2017 notes the following safety design features that will be part of the project:

- Battery Management System – Automatically takes action to protect battery cells and prevent over charging, over current or over temperature operation.
- Overcurrent Fuses- Each battery module and battery rack are individually protected by fuses to interrupt flow of current, if too much flows to a battery cell, thereby mitigating any potential adverse impacts to the battery cell.
- Automatic Fire Suppression Dual System – This system will consist of a gaseous fire suppression system backed up by a water suppressant (sprinkler) system.
- Fire Hydrant – Additional hydrant proposed at site for use by fire department.
- Emergency Communications – In the event of a fire incident, both remote monitoring operation and facility manager will have access to notify fire department and Town immediately.
- Spill Containment – The electrolyte within the battery is a non-aqueous organic solvent and, therefore, no liquid is within each battery cell that could spill. The transformer and inverters will contain dielectric fluid (typically mineral oil) and a containment structure has been included to prevent the release of oil in the event of a spill.
- Emergency Action & Safety Plan – Designed to aid facility personnel, response contractors and emergency responders in taking appropriate, timely and effective action to respond to emergencies.

A memorandum dated April 19, 2017 from David Browne, Chief Fire Marshal, is contained in the Board's files. Mr. Browne states that he has reviewed the plans for the proposed facility and attended a presentation on the project that had an emphasis on potential hazards, fire detection, fire suppression, and emergency response and that neither he nor the Fire Department have any objections to the project going forward. Mr. Browne also notes that there is sufficient emergency vehicle access and a fire hydrant on site capable of providing an adequate water supply for firefighting purposes and that the Chief of the East Hampton Fire Department "is confident in their ability to respond and address any concerns that may arise".

A containment slab has been designed under the invertors and transformers that will allow for the safe collection of any spills and prevent any contamination of the groundwater. These containment areas are depicted on the Slab & Oil Containment Detail (Drawing EHS-D-P007-1). The proposed batteries are non-aqueous and therefore do not contain liquids that have a potential to spill. An extensive safety and monitoring system is proposed to prevent fires that would result in the release of any harmful gases.

In 2011, there were two fires involving acid batteries, not lithium ion, at a wind energy storage facility in Hawaii. The Supplemental Project Narrative for the East Hampton

Energy Storage Project prepared by TRC and dated March 2017 includes a Safety Data Sheet for Lithium-Ion Polymer Batteries prepared by LG Chem, the manufacturer.

Other

Public Hearing Comments

One speaker commented that the use is a nonconforming use that should not be able to expand and another questioned whether there were any other substations located in residential neighborhoods.

Other general comments were that the project would displace wildlife, that it would negatively impact property values, and that using the property for solar energy would be a more progressive use.

Planning Department Response

The use is a special permit use in a residential or commercial zoning district and allowed pursuant to obtaining a special permit from the Planning Board. The pending application is for a site plan/special permit for this use and is subject to the general special permit standards. The Amagansett substation is located within a residential zoning district.

As discussed above, a limited area of the site is proposed to be cleared and a scenic easement will protect wooded areas in perpetuity. A solar farm would require extensive clearing of the site.

Conclusion

The Planning Board should consider the public hearing comments and the Planning Department responses and determine if all of the comments have been adequately addressed.

Planning Board Consensus:

The Planning Board should discuss whether the public hearing comments regarding noise have been adequately addressed.

Additional comments: _____

The Planning Board should determine if the public hearing comments regarding visual impacts have been adequately addressed.

Additional comments: _____

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The Planning Board should decide whether the public hearing comments regarding health and safety have been adequately addressed.

Additional comments: _____

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The Board should determine whether all of the public hearing comments have been adequately addressed.

Additional comments: _____

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Additional Board Comments:

Attachment B

Updated Noise Modeling

Table 4 of Project Narrative - Updated
East Hampton Energy Storage Project at Property Lines
Modeled Sound Levels and Town of East Hampton Noise Ordinance Limits
(Octave Bands are in dB)

Location	dBA	Octave Band Center Frequency (Hz)									Compliant with Ordinance Sound Levels?
		31.5	63	125	250	500	1,000	2,000	4,000	8,000	
Residential Receptors											
Nighttime Residential District Limit	**50**	**75**	**70**	**64**	**57**	**52**	**49**	**43**	**40**	**37**	
1 - Surrey Court	37	43	47	45	36	35	32	26	16	0	YES
2 - Horseshoe Drive North *(formerly Horseshoe Drive)*	42	47	51	49	39	39	37	34	27	9	YES
3 - Horseshoe Drive South	36	45	49	46	34	34	31	26	17	0	YES
4 - Cove Hollow Road Southwest *(formerly Cove Hollow Road South)*	32	45	47	43	30	27	27	21	12	0	YES
5 - Cove Hollow Road Southeast	39	44	47	44	33	30	35	34	28	11	YES
6 - Buell Lane Extension	34	42	45	42	32	30	27	27	18	0	YES
7 - Cove Hollow Road	35	42	45	43	33	32	30	26	16	0	YES
Commercial Receptor											
Nighttime Commercial/Industrial District Limit	**55**	**78**	**73**	**67**	**60**	**55**	**51**	**46**	**43**	**40**	
8 - Hardscrabble Court	41	46	50	49	40	38	36	32	23	7	YES

Attachment D

Cumulative Noise Impact Analysis

East Hampton Energy Storage, LLC
Cumulative Noise Impact Analysis

Table 4 provided in the original Project Narrative and updated in Attachment B of this document, demonstrates that the Project is in compliance with the Town's Noise Ordinance. At the request of the Town Planning Board at the January 11th meeting and the Planning Board's letter dated January 12, 2017, a cumulative noise analysis was also performed. The analysis includes all of the modeling receptors from the above property line locations of the respective receivers in order to compare the results to the sound levels in the Town of East Hampton noise ordinance.

The analysis show that the predicted sound levels from the existing facilities, together with the Proposed Project, will not exceed the sound levels in the Town's noise ordinance.

In order to quantify the estimated cumulative noise increase for the proposed Energy Storage Project site, data from a noise test conducted at the facility was obtained and evaluated in order to estimate what the existing noise environment is with the National Grid facility. The testing was conducted in the summertime with the existing National Grid facility at full load operation (three engines and one turbine). Other background noise including the LIPA substation are accounted for.

The test data was utilized in the model to determine noise levels at all receptors. The modeled noise level for the proposed Energy Storage facility at each receptor location was added to the estimated existing noise level in order to determine the cumulative increase in noise at each receptor.

Cumulative Impacts at Property Line Locations

Figure D-1 shows property line receptor locations used in the property lines analysis (note, this includes the same receptor locations as the updated Figure 4 in Attachment B used in the analysis of the Energy Storage facility for the Town Code).

Table D-1 contains the combined modeled noise levels of both the existing facilities and the Energy Storage Project compared to the Town of East Hampton noise ordinance sound levels. The data in Table D-1 shows that the cumulative noise levels would not exceed the East Hampton noise ordinance levels at all locations.

Table D-2 contains the modeled noise levels of the existing facilities, the modeled noise levels of the Energy Storage project, the combined noise levels of both, and the cumulative increase that would occur with the Energy Storage project in operation. The data in Table D-2 show that

adding the noise contribution from the Energy Storage facility to the existing National Grid facilities would result in little to no increase in noise (0 to 2 dBA) at the property line locations An increase of 3 dBA or less is considered to be imperceptible. A decrease in noise is shown at one location (receptor 4 to the southwest of the facility) due to the barrier effect of the proposed Energy Storage building, which will act to reduce noise from the existing National Grid generating facility.

As demonstrated in both tables, therefore, the cumulative noise levels from both the Energy Storage Project and the existing facilities does not exceed the noise levels in the Town's noise ordinance.

Table D-1
Cumulative Analysis – Existing Facilities Combined With the East Hampton Energy Storage Project at Property Line Locations
Modeled Sound Levels and Town of East Hampton Noise Ordinance Sound Levels
(Octave Bands are in dB)

		Octave Band Center Frequency (Hz)									
Location	**dBA**	**31.5**	**63**	**125**	**250**	**500**	**1,000**	**2,000**	**4,000**	**8,000**	**Within Town Noise Ordinance Levels?**
Residential Receptors											
Nighttime Residential District Limit	**50**	**75**	**70**	**64**	**57**	**52**	**49**	**43**	**40**	**37**	
1 - Surrey Court	43	59	61	49	39	41	37	31	20	3	YES
2 - Horseshoe Drive North	48	65	66	54	43	46	43	37	29	12	YES
3 - Horseshoe Drive South	43	59	60	49	38	40	38	33	22	4	YES
4 - Cove Hollow Road Southwest	44	62	62	49	38	41	39	33	22	5	YES
5 - Cove Hollow Road Southeast	48	65	66	53	42	45	42	37	29	14	YES
6 - Buell Lane Extension	42	59	60	47	37	39	36	31	21	5	YES
7 - Cove Hollow Road	41	58	59	46	36	38	36	30	20	0	YES
Commercial Receptor											
Nighttime Commercial/Industrial District Limit	**55**	**78**	**73**	**67**	**60**	**55**	**51**	**46**	**43**	**40**	
8 - Hardscrabble Court	55	72	73	60	50	52	50	44	35	26	YES

Table D-2
East Hampton Energy Storage Project Combined With the Existing Facilities at Property Line Locations
Cumulative Noise Impact Analysis (dBA)

Location	Existing Sound Level (1)	Energy Storage Project Sound Level	Combined (Existing Plus Energy Storage) (2)	Within Town Noise Ordinance Levels?
1 - Surrey Court	41	37	43	YES
2 - Horseshoe Drive North	47	42	48	YES
3 - Horseshoe Drive South	42	36	43	YES
4 - Cove Hollow Road Southwest	46	32	44 (3)	YES
5 - Cove Hollow Road Southeast	48	39	48	YES
6 - Buell Lane Extension	41	34	42	YES
7 - Cove Hollow Road	40	35	41	YES
8 - Hardscrabble Court	55	41	55	YES

(1) Existing sound level includes the existing National Grid facility in full load operation (all 4 units), existing LIPA substation, and natural sounds, including summertime insect noise. Existing sound level derived from test data as per above discussion.
(2) NYSDEC noise policy indicates that an increase in noise levels from 0 to 3 dBA should have no appreciable effect on receptors ("Assessing and Mitigating Noise Impacts", dated October 6, 2000 (DEC Policy DEP-001).
(3) Decrease is due to barrier effect of proposed Energy Storage Project, which will act as a barrier to sound from the existing National Grid facility at this location.

A barrier is feasible if it can be constructed without major engineering or safety issues and provides a substantial noise reduction to the adjacent receivers. Reasonableness addresses whether or not the barrier can be constructed in a cost-effective manner (equal to or less than $43,500 per benefited home).

What is a "substantial noise reduction"?

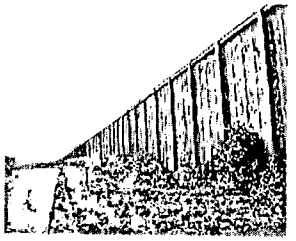
In order to be effective, a noise barrier must provide at least a readily perceptible decrease in noise levels to adjacent receivers. This is defined as a noise decrease of at least five decibels with at least one benefited receiver having a seven-decibel or greater reduction. Since a noise level change of three decibels or less is not generally perceivable, it is not prudent to construct a noise barrier that gives only a one- or two- decibel reduction to adjacent properties.

What types of noise barriers are constructed?

Noise barriers are commonly constructed as walls, earthen berms, or a combination of the two. Walls are most common and are usually constructed out of dense material, such as wood, concrete, or block materials. Earthen berms are a natural alternative to walls but require much more land to construct. Walls can be constructed on top of berms in order to raise the overall height of the barrier.

How do noise barriers work?

Noise barriers reduce noise by blocking the direct travel of sounds waves from a source (highway) to adjacent homes or businesses, forcing them over the top or around the barrier. The barrier must be high enough and long enough to block the view (line of sight) of the highway.



This is the phenomenon that allows a noise barrier to provide a perceivable noise reduction. Noise barriers often do very little good for homes on a hillside overlooking a road or for buildings which rise above a barrier. Openings or gaps in barriers for driveway connections or street intersections greatly reduce barrier effectiveness. Noise barriers are most effective in reducing noise for areas that are within approximately 200-300 feet of the highway (usually the first or second rows of homes). Noise barriers cannot be designed to eliminate or block all of the noise.

Will planting vegetation help reduce noise levels?

Vegetation is only effective for reducing noise levels if it is at least 100-200 feet deep, a minimum of 15 feet above the line of sight, and dense enough that it cannot be seen through. It is not feasible to plant enough vegetation along a highway to achieve this type of reduction. However, planting trees or shrubs can provide aesthetic benefit and visual screening.

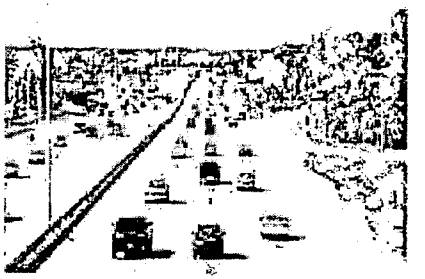
How does pavement type affect noise levels?

Research regarding the influence of pavement surface texture on the tire/pavement sound source has been ongoing throughout the years and continues. The benefits of new advances in paving, such as rubberized asphalt, the use of designed surface texturing, etc., are not easily determined. As a result, pavement type, in and of itself, cannot be considered as an alternative to conventional noise mitigation at this time.

Does Mn/DOT analyze noise mitigation for new developments?

For a major highway reconstruction project, Mn/DOT will analyze an area if the building permit(s) were issued prior to the FHWA's approval (date of Public Knowledge) of the environmental document. If development occurs after this date, any noise mitigation is the responsibility of the municipality as per MN State Rule 7030.0030.

Highway Traffic Noise: Assessment and Abatement

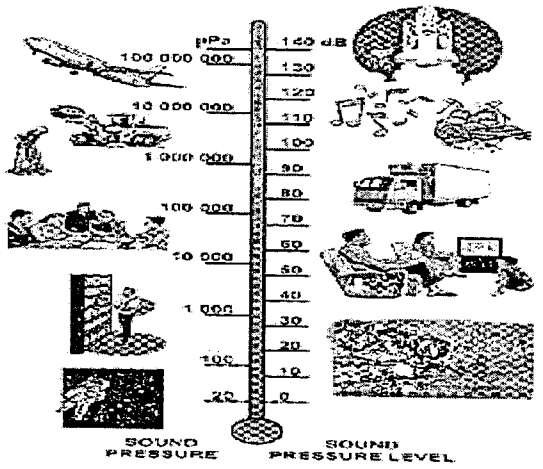


MINNESOTA DEPARTMENT OF TRANSPORTATION

Traffic noise is an important consideration that must be taken into account when the Minnesota Department of Transportation (Mn/DOT) embarks on environmental studies that involve major highway improvements. For these projects, a noise study is required to assess existing noise levels and predict future noise levels (usually 20 years into the future) to determine noise impacts.

All traffic noise studies and analyses prepared for Mn/DOT projects must adhere to procedures and requirements as established by federal law, U.S. Department of Transportation regulations, MN Pollution Control Agency (MPCA) guidelines, and Mn/DOT noise analysis guidelines. This insures that the policies are uniformly and consistently applied statewide and provides equitable treatment for those impacted by highway traffic noise.

If noise impacts are identified during a traffic noise analysis, Mn/DOT is required to consider noise mitigation measures. If these measures are found to be feasible and reasonable in accordance with Mn/DOT-defined criteria, they must be included as part of the project.



How are noise level changes perceived?

Studies have shown that changes in noise levels of three decibels or less are not typically detectable by the average human ear. An increase of five decibels is generally readily noticeable by anyone, and a 10-decibel increase is usually felt to be "twice as loud" as before.

How do changes in traffic or roadway geometry affect noise levels?

Due to the nature of the decibel scale, a doubling of traffic will result in a three-decibel increase in noise levels, which would not normally be a perceived noise increase. Traffic would need to increase at least three times to result in a readily perceived (five-decibel) increase in noise.

Using the same reasoning, if a highway is moved half as close to existing homes (i.e. 200 to 100 feet), the noise levels will increase by four and one-half decibels. Conversely, if a highway is moved double the distance from existing homes, the noise levels will decrease by four and one-half decibels. Noise level increases caused by highway projects are usually due to a combination of increased traffic and changes in the roadway alignment.

When is a noise analysis required?

A noise analysis is typically required for a proposed federal-aid project if the project consists of:

- A new highway built on a new location;
- An existing highway significantly altered by substantially changing the horizontal or vertical characteristics of the road;
- An increase in the number of through traffic lanes;
- The addition of an auxiliary lane (s); or,
- The addition or relocation of interchange lanes or ramps to a quadrant to complete an existing partial interchange.

Minor projects, such as normal roadway resurfacing or minor alterations (without adding lanes), usually do not require a noise analysis.

Does Mn/DOT analyze noise levels on existing highways?

In the absence of a major highway project, as described above, Mn/DOT would base any determination for future noise barriers on its current Highway Noise Abatement Study (Metro District only).

What constitutes a traffic noise impact?

A "noise sensitive receiver" (defined as homes, parks, schools, businesses, etc.) is considered impacted by noise if either the existing or future noise levels (generally a 20-year traffic projection) exceed the State Noise Rules and/or the FHWA noise abatement criteria, or if there will be a substantial increase in future noise levels due to a proposed Mn/DOT project, as described above. The noise levels used in any analysis are those that are experienced at commonly-used exterior areas of frequent human use.

For residential areas, a traffic noise impact occurs when the future noise levels would exceed the State Noise Standards of 65 decibels (L_{10}) daytime or 55 decibels (L_{10}) nighttime. For Federal aid projects, a substantial impact occurs when there is a projected five-decibel increase over existing noise levels. Impacts such as these require mitigation consideration and analysis, which may result in the construction of noise barriers if they are determined to be feasible and reasonable.

What does Mn/DOT consider "feasible and reasonable"?

A noise barrier must be both feasible and reasonable if it is to be constructed with the highway project. Feasibility and reasonableness are determined by quantifiable criteria, but judgments for special and/or unusual circumstances are made on a case-by-case basis. As a result, noise mitigation is not automatically provided where noise impacts have been identified.

DUNE ALPIN FARM PROPERTY OWNERS ASSOCIATION, INC.

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

July 11, 2017

Job Potter, Chairperson
East Hampton Town Planning Board
300 Pantigo Place, Suite 103
East Hampton NY 11937

Dear Mr. Potter:

I am writing on behalf of the Dune Alpin Property Owners Association which strongly objects to the proposed approximately 4,200 sq. ft. energy storage facility to be constructed within a 1.32-acre site of the 17.6-acre site adjacent to the LIRR (East Hampton Energy Storage Center or "EHESC").

We urge the Board to provide the neighbors of the EHESC (including the Dune Alpin Property Owners Association and the homeowners on Cove Hollow Road) with an independent third-party study addressing how the facility will be constructed and the impact it may have on its neighbors and on the environment. Although the proposed construction area is zoned both residential and commercial, this zoning was created in the early 1960s. In the past 50 plus years, the neighborhood has changed dramatically and has become considerably more residential.

There have been many objections from nearby residents, including those directly on Horseshoe Drive and on Cove Hollow Road. Specifically, homeowners are concerned about 1) the constant noise levels that would emanate from this new facility, 2) the height of the facility, 3) the adequacy of the sound buffers, 4) the outdoor lighting, 5) appropriate landscaping and 6) the width of the reserve area between the facility and adjacent homes. We are also concerned about the adequacy of the safeguards, should this facility be built. Having EHESC operational 24 hours 7 days a week, so that the interior temperature of this 4,200 sq. ft. facility would be maintained at a constant level, will only add to the existing noise levels of the area, including from the airport and the railroad. This noise could be a constant hum throughout the year, and would be especially disturbing during the summer months.

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Wind turbines are expected to generate power off the coast of Montauk by 2022, and these turbines will also bring additional power to EHESC. Once this facility is built, it may be impossible to control the noise emanating from the storage center. Since the Dune Alpin community and the homes on Cove Hollow Road are already adversely affected by the Long Island Rail Road, the planes overhead, and the existing emergency generator, any additional battery storage system would only further increase the noise level that would negatively impact the surrounding community and neighboring homes.

I respectfully ask you to review our concerns and look forward to hearing from you.

Thank you for your consideration.

Sincerely,

Steven Lambert, President
On Behalf of the Board of Directors

SL:lmc

SITE PLAN/SUBDIVISION REVIEW

RECEIVED JUL 2017

Application Type/Name: Additional Info for Site Plan/Special Permit East Hampton Energy Storage

Address: 3 Cove Hollow Road, East Hampton

SCTM # 300-185-2-2

Map Prepared by Land Design Associates **Date** 10/5/16

Fire District:

☒ East Hampton ☐ Amagansett ☐ Montauk ☐ Springs ☐ Bridgehampton ☐ Sag Harbor
☐ Residential ☒ Commercial ☐ Other _____

Fire Marshal Findings:

☐ The proposed project is adjacent to public water and fire hydrants that provide adequate water supply for the fire fighting purposes.

☒ Be advised submitted information is not pertinent or relevant to necessitate further review for fire protection purposes.

☐ Please find enclosed application to modify previously submitted application.

☐ Other _____

Reviewed by Fire Marshal _____ **Date** 6/19/17

Fire Department Recommendations:

☐ The proposed project is adjacent to public water and or fire hydrants.
☐ No additional water sources are required. ☐ Additional fire protection required. This office recommends the installation of: ☐ Fire Hydrants(s) ☐ Electric Well
☐ Other _____ see attached.

☐ The proposed project is not adjacent to public water and or fire hydrants. This office recommends the installation of ☐ Fire Hydrant(s) ☐ Electric Well ☐ Other _____ See attached.

☐ Additional information submitted for referenced project does not change original recommendations.

☐ Additional information submitted for referenced project has changed the original recommendation in regards to fire protection. See attached.

☐ The proposed project does not provide adequate access for emergency service vehicles. See attached.

Reviewed by _____ **Date** _____

PETITION

I, Helene Beba Shamash OWN PROPERTY AT 4 Horseshoe Dr., EAST HAMPTON,NY 11937.

I AM OPPOSED TO THE CONSTRUCTION OF THE BATTERY ENERGY STORAGE SYSTEM WHICH IS BEING PROPOSED TO BE BUILT AT 3 COVE HOLLOW ROAD IN THE TOWN OF EAST HAMPTON, NEW YORK BY THE EAST HAMPTON ENERGY STORAGE SYSTEM, LLC.

Signature

6/18/17

Date

PUBLIC HEARING NOTICE

TAKE NOTICE, that a public hearing will be held before the East Hampton Town Planning Board at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, June 7, 2017, at 7:00 p.m. or as soon thereafter as this matter may be heard, to consider the application of East Hampton Energy Storage Center, LLC Site Plan/Special Permit approval pursuant to Articles V and VI of Chapter 255 of the East Hampton Town Code, to construct a 4,154 square foot structure to contain a battery system for the storage of electrical power, three (3) 8' 6" invertor pads and four (4) equipment pads (6 x 8', 8'6' x 7', 8 x 7', 6' x 6'6"). The parcel currently contains the National Grid East Hampton Generating Station. The property contains 765,921 square feet (17.6 acres) and is located on the west side of Cove Hollow Road, East Hampton and is situate in a Commercial Industrial (CI)/A-Residence zoning district as shown on the official Zoning Map of the Town of East Hampton and is identified on the Suffolk County Tax Map as parcel #300-185-2-2. Subject application is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 75 (Environmental Quality Review) of the Town Code. A set of plans prepared by ECI Engineering Services, PC dated revised May 1, 2017 including: Cover Sheet (EHS-D-P002-1), Map of Survey (EHS-D-P002-2), Layout Plan-Overall (EHS-D-P002-3), Site Plan & Grading Plan (EHS-D-P002-4), Surface Plan (EHS-D-P002-5), Erosion Control Details (EHS-D-P002-6), General Arrangement & Landscape Plan (EHS-D-P003-1), Equipment Slab & Oil Containment Detail (EHS-D-P007-1); and Elevations A, B, C & D (EHS-D-P004-1), Sound Wall Details (EHS-D-P008-2), and Lighting Plan (EHS-D-P010-2) dated revised March 17, 2017; and Fence Details (EHS-D-P008-1) dated revised January 27, 2017 are available for inspection at the Planning Board Office, Suite 103, 300 Pantigo

STATE OF NEW YORK
COUNTY OF SUFFOLK

HELEN S. RATTRAY being duly sworn says she is the publisher of The East Hampton Star, a newspaper published weekly in the Town and Village of East Hampton, county and state aforesaid, and that a notice of which the annexed printed slip is a copy, was published in the said newspaper once a week for 1 consecutive weeks, commencing on the 25 day of May, 2017 and ending on the ____ day of _____ 2017

Helen S. Rattray

Sworn to before me this 2 day of June, 2017

June E. Lester
Notary Public

JUNE E. LESTER
Notary Public, State of New York
No. 01LE5065102
Qualified in Suffolk County
Commission Expires Sept. 3, 2018

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Lyndhurst, NJ 07071

201.933.5541 PHONE
201.933.5601 FAX

www.trcsolutions.com

June 2, 2017

Ms. Jodi Walker
Planning Board Secretary
Town of East Hampton Planning Board
300 Pantigo Place, Suite 103
East Hampton, New York 11937

Subject: **Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC**
SCTM #300-185-2-2
3 Cove Hollow Road
East Hampton, New York

Dear Ms. Walker:

TRC Environmental Corporation, on behalf of East Hampton Energy Storage Center, LLC, is submitting the attached documentation to verify that the proper public notice was provided for the Applicant's June 7, 2017 Planning Board Public Hearing. This package includes the following:

- One notarized Affidavit of Service and Posting for Hearing;
- One copy of notice served;
- Once copy of postmarked certified mail return receipts.

If you have any questions or require additional information, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Enclosures

PLANNING BOARD
TOWN OF EAST HAMPTON

APPLICATION OF:

East Hampton Energy Storage Center, LLC

AFFIDAVIT OF SERVICE
AND POSTING
FOR HEARING

FOR A: Site Plan/Special Permit Approval

STATE OF NEW YORK)
SS:
COUNTY OF SUFFOLK)

William J. Boer - TRC, being duly sworn, deposes and says that:

(S)He is over the age of 18 years and resided at 1200 Wall Street West, 5th Floor Lyndhurst, New Jersey 07071.

On the 25 day of May, 20 17, (s)he served a copy of the attached Notice of Public Hearing, by certified mail, returned receipt requested, and posted at least ten (10) days prior to the date of said hearing, upon the owners of record of every property which abuts including those immediately across and public or private streets, from the property which is the subject of the above application in accordance with the provisions of Section 131-2.08(H)(3) or Sections 255-9-23 of the Town Code. Copies of the postmarked return receipts are attached hereto.

On the 25 day of May, 20 17, (s)he caused to be posted on the property which is the subject of the above captioned hearing, at least ten (10) days in advance thereof, a sign giving official notice of the type and pendency of the application and of the time, place, and date of the public hearing to be held before the Planning, all in accordance with Section 131-2.08(H)(3) or Section 255-9-23 of the Town Code.

William J. Boer
Signature of Affiant

Sworn to be for me this 2nd day
of June, 2017.

Jacqueline M McKeever
NOTARY PUBLIC

JACQUELINE M MCKEEVER
Notary Public – State of New Jersey
My Commission Expires Apr 5, 2022

IMPORTANT NOTE: PLEASE RETURN THIS AFFIDAVIT WITH CERTIFIED MAIL RECEIPTS AND RETURN RECEIPTS BEFORE YOUR HEARING, OR YOU MAY BRING THEM WITH YOU TO THE HEARING.

PUBLIC HEARING NOTICE

TAKE NOTICE, that a public hearing will be held before the East Hampton Town Planning Board at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, June 7, 2017, at 7:00 p.m. or as soon thereafter as this matter may be heard, to consider the application of East Hampton Energy Storage Center, LLC Site Plan/Special Permit approval pursuant to Articles V and VI of Chapter 255 of the East Hampton Town Code, to construct a 4,154 square foot structure to contain a battery system for the storage of electrical power, three (3) 8' 6" invertor pads and four (4) equipment pads (6 x 8', 8'6' x 7', 8 x 7', 6' x 6'6"). The parcel currently contains the National Grid East Hampton Generating Station. The property contains 765,921 square feet (17.6 acres) and is located on the west side of Cove Hollow Road, East Hampton and is situate in a Commercial Industrial (CI)/A-Residence zoning district as shown on the official Zoning Map of the Town of East Hampton and is identified on the Suffolk County Tax Map as parcel #300-185-2-2. Subject application is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 75 (Environmental Quality Review) of the Town Code. A set of plans prepared by ECI Engineering Services, PC dated revised May 1, 2017 including: Cover Sheet (EHS-D-P002-1), Map of Survey (EHS-D-P002-2), Layout Plan-Overall (EHS-D-P002-3), Site Plan & Grading Plan (EHS-D-P002-4), Surface Plan (EHS-D-P002-5), Erosion Control Details (EHS-D-P002-6), General Arrangement & Landscape Plan (EHS-D- P003-1), Equipment Slab & Oil Containment Detail (EHS-D-P007-1); and Elevations A, B, C & D (EHS-D-P004-1), Sound Wall Details (EHS-D-P008-2), and Lighting Plan (EHS-D-P010-2) dated revised March 17, 2017; and Fence Details (EHS-D-P008-1) dated revised January 27, 2017 are available for inspection at the Planning Board Office, Suite 103, 300 Pantigo Place, East Hampton, New York.

DATED: May 17, 2017 Joseph B. Potter, Chairman

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John Mcvicar
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JUN 05 2017
PLANNING BOARD

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Street and Apt. No: 49 E 86th Street
City, State, ZIP+4: East Hampton, NY 11937

PS Form 3800,

PLANNING BOARD
TOWN OF EAST HAMPTON
300 Pantigo Place, Suite 103
East Hampton, New York 11937

JOSEPH B. POTTER
CHAIRMAN *(631) 324-2696*

June 02, 2017

MEMORANDUM

TO: *David Browne, Chief Fire Marshal*
Richard P. Myers, Jr., Architectural Review Board Chairman
Planning Department
Nancy Keeshan, Vice Chairperson
Diana Weir, Committee
Tom Talmage, Town Engineer

FROM: *Joseph B. Potter, Planning Board Chairman*

RE: ***Additional Info*** *for Site Plan/Special Permit – East Hampton Energy Storage Center, LLC*
Premises situate: *3 Cove Hollow Road*
East Hampton, NY
SCTM# 300-185-2-2
App.# A0520170015

Attached for your review and comments is additional information submitted to this office for the above-reference Site Plan/Special Permit application covering the premises as noted.

JP:sb

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Results you can rely on

1200 Wall Street West
5th Floor
Lyndhurst, NJ 07071

201.933.5541 PHONE
201.933.5601 FAX

www.trcsolutions.com

May 26, 2017

Ms. JoAnne Pahwul, AICP
Assistant Planning Director
Town of East Hampton Planning Department
300 Pantigo Place, Suite 105
East Hampton, New York 11937

Subject: **Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC SCTM #300-185-2-2 3 Cove Hollow Road East Hampton, New York**

Dear Ms. Pahwul:

TRC Environmental Corporation, on behalf of East Hampton Energy Storage Center, LLC, is submitting the enclosed revised application materials for the East Hampton Energy Storage Project. This revised package includes the following:

- Ten (10) copies of the revised Equipment Slab & Oil Containment Detail (Drawing EHS-D-P007-1), last revised 5/15/2017
- Email from Town Engineer approving Equipment Slab & Oil Containment Detail Drawing
- Ten (10) copies of an updated survey drawing depicting the proposed 'Scenic Easement' with a metes and bounds description as requested by the Planning Board prepared by Land Design Associates based on a survey prepared on 10/5/2016

The survey drawing depicting the scenic easement proposed on the westerly and southerly sides of the property has been provided as requested by the Planning Board and indicated in your memorandum to the Board dated 5/10/2017. National Grid, the property owner, is working directly with the Town Attorney to resolve this matter.

Please review the attached submittal. With this information, we believe that we have responded completely to requests for information and other questions. If you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Enclosures

Cc: R. Groffman, East Hampton Energy Storage Center, LLC
S. Laniado, Read and Laniado, LLP
C. Corrado, National Grid
C. Coakley, NextEra Energy Resources, LLC
M. Dowling, NextEra Energy Resources, LLC
E. Weatherby, TRC
TRC Project #263749

Boer, William

Subject: FW: E Hampton and Montauk Energy Storage Projects

From: Tom Talmage [mailto:TTalmage@EHamptonNY.Gov]
Sent: Tuesday, May 16, 2017 11:43 AM
To: Akdag, Omer
Cc: JoAnne Pahwul; Eric Schantz
Subject: FW: E Hampton and Montauk Energy Storage Projects

To Omer,
The drawings look good now.

Town Engineer
Thomas D. Talmage PE
300 Pantigo Road, Suite 103
East Hampton, NY 11937
ttalmage@EHamptonny.gov

From: Akdag, Omer [mailto:Omer.Akdag@nexteraenergy.com]
Sent: Tuesday, May 16, 2017 7:40 AM
To: Tom Talmage <TTalmage@EHamptonNY.Gov>
Cc: Groffman, Ross <Ross.Groffman@nexteraenergy.com>; McMorrow, Ryan <Ryan.McMorrow@nexteraenergy.com>; Chris Corrado (Christopher.Corrado@nationalgrid.com) <Christopher.Corrado@nationalgrid.com>; Dowling, Michael <Michael.Dowling@nexteraenergy.com>; Boer, William <WBoer@trcsolutions.com>
Subject: E Hampton and Montauk Energy Storage Projects

Dear Mr. Thomas Talmage,

Attached files are revised E Hampton and Montauk 5 MW/8 HR battery structure equipment slab and oil containment details for your review per our conversation. Please feel free to call me if you need additional information.

Best regards,

Omer Akdag

Contract Engineer
Working behalf of NextEra Energy Resources
Office : 561 304 5280
Mobile: 772 285 7977
Omer.Akdag@nexteraenergy.com

SITE PLAN SUBDIVISION REVIEW

Police
Bldg.
Planning Dept
Fire Marshal
Law
Planning
LLC

Application Type/Name: Additional Info for Site Plan East Hampton Energy Storage Center, LLC

Address: 3 Cove Hollow Road, East Hampton

SCTM # 300-185-2-2

Map Prepared by ECI **Date** 5/1/17

Fire District:

☒ East Hampton ☐ Amagansett ☐ Montauk ☐ Springs ☐ Bridgehampton ☐ Sag Harbor
☐ Residential ☒ Commercial ☐ Other ______

Fire Marshal Findings:

☐ The proposed project is adjacent to public water and fire hydrants that provide adequate water supply for the fire fighting purposes.

☒ Be advised submitted information is not pertinent or relevant to necessitate further review for fire protection purposes.

☐ Please find enclosed application to modify previously submitted application.

☐ Other ______

Reviewed by Fire Marshal [signature] **Date** 5/17/17

Fire Department Recommendations:

☐ The proposed project is adjacent to public water and or fire hydrants.
☐ No additional water sources are required. ☐ Additional fire protection required. This office recommends the installation of: ☐ Fire Hydrants(s) ☐ Electric Well
☐ Other ______ see attached.

☐ The proposed project is not adjacent to public water and or fire hydrants. This office recommends the installation of ☐ Fire Hydrant(s) ☐ Electric Well ☐ Other ______ See attached.

☐ Additional information submitted for referenced project does not change original recommendations.

☐ Additional information submitted for referenced project has changed the original recommendation in regards to fire protection. See attached.

☐ The proposed project does not provide adequate access for emergency service vehicles. See attached.

Reviewed by ______ **Date** ______

RECEIVED
MAY 24 2017
PLANNING BOARD

PUBLIC HEARING NOTICE

TAKE NOTICE, that a public hearing will be held before the East Hampton Town Planning Board at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, June 7, 2017, at 7:00 p.m. or as soon thereafter as this matter may be heard, to consider the application of East Hampton Energy Storage Center, LLC Site Plan/Special Permit approval pursuant to Articles V and VI of Chapter 255 of the East Hampton Town Code, to construct a 4,154 square foot structure to contain a battery system for the storage of electrical power, three (3) 8' 6" invertor pads and four (4) equipment pads (6 x 8', 8'6' x 7', 8 x 7', 6' x 6'6"). The parcel currently contains the National Grid East Hampton Generating Station. The property contains 765,921 square feet (17.6 acres) and is located on the west side of Cove Hollow Road, East Hampton and is situate in a Commercial Industrial (CI)/A-Residence zoning district as shown on the official Zoning Map of the Town of East Hampton and is identified on the Suffolk County Tax Map as parcel #300-185-2-2. Subject application is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 75 (Environmental Quality Review) of the Town Code. A set of plans prepared by ECI Engineering Services, PC dated revised May 1, 2017 including: Cover Sheet (EHS-D-P002-1), Map of Survey (EHS-D-P002-2), Layout Plan-Overall (EHS-D-P002-3), Site Plan & Grading Plan (EHS-D-P002-4), Surface Plan (EHS-D-P002-5), Erosion Control Details (EHS-D-P002-6), General Arrangement & Landscape Plan (EHS-D- P003-1), Equipment Slab & Oil Containment Detail (EHS-D-P007-1); and Elevations A, B, C & D (EHS-D-P004-1), Sound Wall Details (EHS-D-P008-2), and Lighting Plan (EHS-D-P010-2) dated revised March 17, 2017; and Fence Details (EHS-D-P008-1) dated revised January 27, 2017 are available for inspection at the Planning Board Office, Suite 103, 300 Pantigo Place, East Hampton, New York.

DATED: May 17, 2017 Joseph B. Potter, Chairman

PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EAST HAMPTON, NEW YORK

In the Matter of the Application

of

SCHEDULE
PUBLIC HEARING

EAST HAMPTON
ENERGY STORAGE CENTER, LLC
SITE PLAN/SPECIAL PERMIT
SCTM # 300-185-2-2

ADOPTED: 5 / 17 / 17

1. Snyder Homestead, LLC, owner, has made application for site plan/special permit approval pursuant to Articles V and VI of Chapter 255 of the East Hampton Town Code, to construct a 4,154 square foot structure to contain a battery system for the storage of electrical power, three (3) 8' 6" invertor pads and four (4) equipment pads (6 x 8', 8'6' x 7', 8 x 7', 6' x 6'6"). The parcel currently contains the National Grid East Hampton Generating Station. The property contains 765,921 square feet (17.6 acres) and is located on the west side of Cove Hollow Road, East Hampton and is situated in a Commercial Industrial (CI)/A-Residence zoning district as shown on the official Zoning Map of the Town of East Hampton. Premises are identified on the Suffolk County Tax Map as parcel SCTM #300-185-2-2.

2. Subject application is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 128 (Environmental Quality Review) of the Town Code.

3. A set of plans prepared by ECI Engineering Services, PC dated revised May 1, 2017 including: Cover Sheet (EHS-D-P002-1), Map of Survey (EHS-D-P002-2), Layout Plan-Overall (EHS-D-P002-3), Site Plan & Grading Plan (EHS-D-P002-4), Surface Plan (EHS-D-P002-5), Erosion Control Details (EHS-D-P002-6), General Arrangement & Landscape Plan (EHS-D-P003-1), Equipment Slab & Oil Containment Detail (EHS-D-P007-1); and Elevations A, B, C & D (EHS-D-P004-1), Sound Wall Details (EHS-D-P008-2), and Lighting Plan (EHS-D-P010-2) dated revised March 17, 2017; and Fence Details (EHS-D-P008-1) dated revised January 27, 2017 are available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

4. A public hearing is hereby scheduled to be held at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, June 7, 2017 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application.

5. The applicant is hereby notified of the requirement that adjacent property owners as listed on the local assessment rolls, including those immediately across any public or private streets, be notified and that the subject property be posted, as required by § 255-9-23 of the Town Code.

DATED: May 17, 2017

cc: William Boer
1200 Wall Street West
Lyndhurst, NJ 07071

Planning Department
Building Department
Architectural Review Board

TOWN OF EAST HAMPTON

300 Pantigo Place - Suite 103
East Hampton, New York 11937-2684

Planning Board (516) 324-2696

May 18, 2017

William Boer
1200 Wall Street West
Lyndhurst, NJ 07071

Re: East Hampton Energy Storage Center, LLC Site Plan/Special Permit
SCTM #300-185-2-2

Dear Mr. Boer:

The East Hampton Town Planning Board reviewed your application at its May 17, 2017 meeting.

Attached is a copy of the planning department's review of the information submitted for your application. The planning board had the following additional comments:

- The application is ready to be scheduled for public hearing.
- The board agreed to a negative declaration pursuant to SEQRA.

If you have any questions or concerns, please contact the planning board committee member for your project, Diana Weir, or contact the planner assigned to the project.

Sincerely,
Job Potter
Chairman

JP/jtw
Enc.
cc: Planning Department

TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

May 10, 2017

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: East Hampton Energy Storage Center, LLC
SCTM#300-185-2-2

Last Review Date: April 26, 2017

Items and Date Received: The following information was submitted on May 4, 2017.

- EHS-D-P002-1 - Cover Sheet;
- EHS-D-P002-2 - Map of Survey;
- EHS-D-P002-3 - Overall Layout Plan;
- EHS-D-P002-4 - Site Plan & Grading Plan;
- EHS-D-P002-5 - Surface Plan;
- EHS-D-P002-6 - Erosion Control Detail;
- EHS-D-P003-1 - General Arrangement & Landscape Plan;
- EHS-D-P007-1 - Equipment Slab & Oil Containment Details, all dated May 1, 2017;
- EHS-D-P004-1 - Elevations A, B, C, and D, dated March 17, 2017
- EHS-D-P008-1 - Fence Details, dated January 27, 2017;
- EHS-D-P008-2- Sound Wall Details, March 17, 2017;
- EHS-D-P010-2 - Lighting Plan, all prepared by ECI Engineering Services and dated revised March 17, 2017.
- Response to Comments & Questions dated March 24, 2017;
- Supplemental Project Narrative;
- Memorandum dated April 19, 2019 from David Browne, Chief Fire Marshal.

Background Information:

The 17.6 acre parcel is located on Cove Hollow Road and partially cleared improved with the National Grid East Hampton Generating station, in operation since the 1960's. The parcel is zoned both Commercial Industrial and A Residence. All of the existing and proposed improvements are located in the CI zoned portion of the lot. The applicant proposes to construct a battery storage facility on a leased portion of this site. The facility will be capable of providing 5 megawatts of continuous power for a duration of up to eight hours before recharging and is intended to provide the means to assist in meeting peak load requirements.

The applicant's narrative describes the project as follows.

> "The East Hampton Energy Storage Project will utilize advanced battery technology to respond to the energy need of the electric system and can provide five MW of continuous power for eight hours and then recharge. During charging, energy from the power grid is delivered to bi-directional inverters located outdoors. The inverters convert the alternating current (AC) energy from the power grid to direct current (DC). The DC energy then goes into the batteries that are housed within the energy storage structure. During discharging operation, when the energy is needed on the power system, the inverters then convert the DC energy from the batteries back into AC. This power is stepped up in voltage and ultimately delivered to the LIPA electric grid. From there the electricity is distributed by LIPA t homes, schools, businesses, and other consumers."

The battery storage system will be enclosed in a 46' x 90' pre-engineered enclosed, metal, building. The enclosed energy storage structure will contain the battery cells, enclosed in modules, and stacked into racks. A battery management system, fire detection and suppression equipment and a thermal management system will be installed in the building. A number of equipment pads located at grade outside the buildings will contain inverters, transformer, switchgear, a metering cabinet, and heating, ventilation and air conditioning units. The site will be enclosed with a 7' high chain link fence topped with barbwire.

Issues for Discussion:

Scenic Easement

The survey has been revised to depict the scenic easement proposed on the westerly and southerly sides of the PSEG property. A 100' scenic easement is proposed on the westerly side and a 150' on the southerly side. A survey with the metes and bounds of the scenic easement will need to be submitted as a condition of approval.

Details of Containment Area

The equipment Slab & Oil Containment Detail (Drawing EHS-D-P007-1) has been revised to address the Town Engineer's comments. His review of the plan will be submitted under separate cover.

Fire & Safety Notations

In lieu of a floor plan, the following notations have been added to the General Arrangement Plan:

- Battery Management System – Automatically takes action to protect battery cells and prevent over charging, over current or over temperature operation.
- Overcurrent Fuses- Each battery module and battery rack are individually protected by fuses to interrupt flow of current, if too much flows to a battery cell, thereby mitigating any potential adverse impacts to the battery cell.
- Automatic Fire Suppression Dual System – system will consist of a gaseous fire suppression system backed up by a water suppressant (sprinkler) system.
- Fire Hydrant – Additional hydrant proposed at site for use by fire department.
- Emergency Communications – In the event of a fire incident, both remote monitoring operation and facility manager will have access to notify fire department and Town immediately.
- Spill Containment – The electrolyte within the battery is a non-aqueous organic solvent and, therefore, no liquid is within each battery cell that could spill. The transformer and inverters will contain dielectric fluid (typically mineral oil) and a containment structure has been included to prevent the release of oil in the event of a spill.
- Emergency Action & Safety Plan – Designed to aid facility personnel, response contractors and emergency responder sin taking appropriate, timely and effective action to respond to emergencies.

SEQRA

The Planning Department has prepared the attached Environmental Assessment Form. No significant adverse impacts have been identified and a negative declaration pursuant to SEQRA and Chapter 128 of the Town Code is recommended.

Conclusion

The Planning Board should review the Town Engineer's comments and determine whether the project is complete and ready to be scheduled for a public hearing. The Planning Department has prepared the attached Environmental Assessment Form. The Board should review this document and make a SEQRA declaration.

Planning Board Consensus:

The Planning Board should review the Town Engineer's comments and determine whether the application is complete.

Additional comments: _____

The Board should review the attached Environmental Assessment Form and make a SEQRA declaration pursuant to SEQRA and Chapter 128 of the Town Code.

Additional comments: _____

_____

_____

_____

Additional Board Comments:

_____

_____

_____

_____

JP

Agency Use Only [If applicable]

Project: East Hampton Battery Storage Site Pla

Date: May 10, 2010

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [if applicable]

Project:

Date: 2015

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Project Description:

The 17.6 acre site is located on Cove Hollow Road and partially cleared improved with the National Grid East Hampton Generating station, in operation since the 1960's. The parcel is zoned both Commercial Industrial and A Residence. All of the existing and proposed improvements are located in the CI zoned portion of the lot.

According to the project narrative, the objective of the project is "to acquire sufficient local resources to meet projected electrical load growth and to support the State's Reforming the Energy Vision (REV) initiative. The East Hampton Energy Storage project was a selected project as a result of the Long Island Power Authority's LIPA South Fork Resources request for proposals as a means to meet the expected peak load requirements and will consist of a five megawatt advanced energy storage system capable of providing continuous power for a duration of up to eight hours before recharging.

The East Hampton Energy Storage Center, LLC is a wholly-owned entity of LI Energy Storage System, LLC, an entity jointly owned by NextEra Energy Resources, LLC and National Grid plc. National Grid plc continues to be responsible for operation and maintenance for the existing facilities

The applicant's narrative describes the project as follows.

"The East Hampton Energy Storage Project will utilize advanced battery technology to respond to the energy need of the electric system and can provide five MW of continuous power for eight hours and then recharge. During charging, energy from the power grid is delivered to bi-directional inverters located outdoors. The inverters convert the alternating current (AC) energy from the power grid to direct current (DC). The DC energy then goes into the bat

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Planning Board Name of Lead Agency	May 17, 2017 Date
Joseph Potter Print or Type Name of Responsible Officer in Lead Agency	Chairman Title of Responsible Officer
Joseph B. Potter Jr. Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Routing List

Routing of material to be mailed by Choose an item.

Email copy to these Town Departments:

- ☐ Architectural Review Board
- ☐ Natural Resources Director
- ☐ East Hampton Town Trustees
- ☐ Building Department
- ☐ Zoning Board of Appeals
- ☐ Town Engineer
- ☐ Land Acquisition Director
- ☐ Sanitation Inspector
- ☒ Planning Board
- ☐ Town Board
- ☐ Fire Marshal
- ☒ Planning Director
- ☐ Town Attorney
- ☐ East Hampton Town Highway Department

Mail/email to:

Suffolk County Planning Commission EAF's to be routed with full referrals ☒ Zoning, Attn: Chief Planner ☐ Subdivisions, Attn: Principal Planner PO Box 6100 Hauppauge, NY 11788-0099	☐ New York State Department of Environmental Conservation Bureau of Marine Habitat Protection Building 40, SUNY Stony Brook, NY 11790-2356
☐ Suffolk County Department of Health Services Division of Environmental Quality Office of Ecology 360 Yaphank Avenue, Suite 2B Yaphank, NY 11980	☐ Federal Aviation Administration Airport District Office Manager Evelyn.Martinez@faa.gov
☐ New York State Department of Transportation, send to both: Eugene.Smith@DOT.NY.GOV Mtariq@DOT.NY.GOV	☐ State Clearinghouse New York State Division of Budget State Capital Albany, NY 12224
☐ Long Island Regional State Park and Recreation Commission PO Box 247, Belmont Lake State Park Babylon, NY 11702-0247	☐ Federal Emergency Management Agency Regional Administrator 1 World Trade Center New York, NY 10007
☐ NYS Department of State Division of Coastal Resources Attn: Consistency Review & Analysis CR@dos.ny.gov	☐ US Army Corps of Engineers Chief of Eastern Permit Section Ronald.R.Pinzon@usace.army.mil
☐ Suffolk County Department of Public Works, Attn: Chief Engineer Public.Works@suffolkcountyny.gov	☐ Suffolk County Water Authority Director of General Services Jeff.Rinker@scwa.com
☐ New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233-1750	☐ USDA Natural Resource Conservation Service District Manager County Center Riverhead, NY 11901
☒ New York State Department of Environmental Conservation Regional Permit Administrator 50 Circle Rd. SUNY @ Stony Brook Stony Brook, NY 11790-3409 DEC Permit #_____	☐ Sag Harbor Village Clerk P.O. Box 660 Sag Harbor, NY 11963
☐ East Hampton Village Administrator rmolinaro@easthamptonvillage.org	☒ Applicant

Revised May 23, 2017

TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 105
East Hampton, N.Y. 11937

ARCHITECTURAL REVIEW BOARD
Phone (631) 324-0839 Fax (631) 324-1476

May 1, 2017

Town of East Hampton Planning Board
Reed Jones – Chairman
300 Pantigo Place, Suite 103
East Hampton, NY 11937

At a meeting held April 27, 2017 the Architectural Review Board discussed and reviewed the following application:

Re: Site Plan/Special Permit – East Hampton Energy Storage Center, LLC
3 Cove Hollow Road
East Hampton, NY
SCTM# 300-185-2-2

This is to advise you that at the present time the Architectural Review Board has no objection to the additional information provided by the Planning Board.

Respectfully,

Richard Myers Jr.

Richard P. Myers, Jr.
Chairman
Town of East Hampton Architectural Review Board

Town of East Hampton

300 Pantigo Place
East Hampton, NY 11937-2684

DEPARTMENT OF ENGINEERING

THOMAS D. TALMAGE, P.E.

Telephone (631) 324-1624
Fax (631) 324-1476

MEMORANDUM

May 11, 2017

TO: Planning Board

FROM: Thomas Talmage, P.E. Town Engineer

RE: Site Plan/Special Permit – East Hampton Energy Storage Center, LLC
Premises Situate: 3 Cove Hollow Road, East Hampton
SCTM# 300-185-2-2

As requested, I have reviewed the new submission stamped received by the Planning Board on May 4, 2017 as well as the drawings listed below and I have to offer the following comments:

1.) Map of Property dated November 2, 2016 prepared by Robert Brown L.S
2.) Specification drawings prepared by Glen Smith P.E dated October 27, 2016 with a May 1, 2017 revision date received by the Planning Board on May 4, 2017.

Sheet ESH-D-P002-1, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of May 1, 2017.
Sheet ESH-D-P002-2, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of May 1, 2017.
Sheet ESH-D-P002-3, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of May 1, 2017.
Sheet ESH-D-P002-4, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of May 1, 2017.
Sheet ESH-D-P002-5, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of May 1, 2017.
Sheet ESH-D-P002-6, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of May 1, 2017.
Sheet ESH-D-P003-1, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date of May 1, 2017.

Sheet ESH-D-P004-1, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date May 1, 2017.
Sheet ESH-D-P007-1, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017 with the last revision date May 1, 2017.
Sheet ESH-D-P008-1, prepared by Glen Smith dated January 26, 2017 last revised January 27, 2017 with the last revision date May 1, 2017.
Sheet ESH-D-P008-2, prepared by Glen Smith dated March 17, 2017 no revision date.
Sheet ESH-D-P010-2, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017.

In reference to my comments from my previous April 21, 2017 memorandum, I find the calculations in section A-A as well as B-B to be un-satisfactory. This could be due to either drafting errors or miss calculations. Neither way, I was un-able to understand the calculations that were provided. Should the engineer wish to contact me, he/she may do so by calling my office at 631-324-1624.

The notes #1 and #2 contained on specification sheet ESH-D-007-1 and the information provided regarding Petro Plug I find to be satisfactory.

I have no further comments.

Should you have any questions or concerns, please do not hesitate to contact my office.

Cc: J. Pahwul

G:\JWilkins\engineering\site plans\300-185-2-2 E.H. Energy Storage Center, LLC Pl Bd comments.doc

PLANNING BOARD
TOWN OF EAST HAMPTON
300 Pantigo Place, Suite 103
East Hampton, New York 11937

JOSEPH B. POTTER
CHAIRMAN

(631) 324-2696

May 04, 2017

MEMORANDUM

TO: *David Browne, Chief Fire Marshal*
Richard P. Myers, Jr., Architectural Review Board Chairman
Planning Department
Nancy Keeshan, Vice Chairperson
Diana Weir, Committee
Tom Talmage, Town Engineer

FROM: *Joseph B. Potter, Planning Board Chairman*

RE: ***Additional Info*** *for Site Plan/Special Permit – East Hampton Energy Storage Center, LLC*
Premises situate: *3 Cove Hollow Road*
East Hampton, NY
SCTM# 300-185-2-2

Attached for your review and comments is additional information submitted to this office for the above-reference Site Plan/Special Permit application covering the premises as noted.

JP:sb

TRC
Results you can rely on

1200 Wall Street West
5th Floor
Lyndhurst, NJ 07071

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201.933.5601 FAX

www.trcsolutions.com

May 2, 2017

Ms. JoAnne Pahwul, AICP
Assistant Planning Director
Town of East Hampton Planning Department
300 Pantigo Place, Suite 105
East Hampton, New York 11937

Subject: **Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC SCTM #300-185-2-2 3 Cove Hollow Road East Hampton, New York**

Dear Ms. Pahwul:

TRC Environmental Corporation, on behalf of East Hampton Energy Storage Center, LLC, is submitting the enclosed revised application materials for the East Hampton Energy Storage Project in response to the requests made by the Town Planning Board at its April 26th, 2017 meeting. This revised package includes the following:

- Ten (10) copies of the revised Site Plan Drawings last revised May 2, 2017. The following changes have been made to the revised drawings:
    - Map of Survey (Drawing EHS-D-P002-2) – The proposed scenic easement area has been depicted along the western and southern property lines.
    - General Arrangement Plan (Drawing EHS-D-P003-1) – The facility's safety design features have been listed on the drawing.
    - Equipment Slab & Oil Containment Detail (Drawing EHS-D-P007-1) – Additional information regarding the containment structure has been added to address the Town Engineer's comments.

  No other drawings have been revised.

- Attachment 1 – Safety Design Features (same as listed on Drawing EHS-D-P003-1, noted above)

- Attachment 2 – Assessment of Potential Environmental Impacts (from previously submitted Supplemental Project Narrative)

Please review the attached submittal. With this information, we believe that we have responded completely to requests for information and other questions. If you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Enclosures

Cc: R. Groffman, East Hampton Energy Storage Center, LLC
S. Laniado, Read and Laniado, LLP
C. Corrado, National Grid
C. Coakley, NextEra Energy Resources, LLC
M. Dowling, NextEra Energy Resources, LLC
E. Weatherby, TRC
TRC Project #263749

Attachment 1

Safety Design Features

Safety & Security Features

- Battery Management System - Automatically takes action to protect battery cells and prevent over charging, over current or over temperature operation.

- Overcurrent Fuses - Each battery module and battery rack are individually protected by fuses to interrupt flow of current if too much flows to a battery cell, thereby mitigating any potential adverse impacts to the battery cell.

- Automatic Fire Suppression Dual System - System will consist of a gaseous fire suppressant system backed up by a water suppressant (sprinkler) system.

- Fire Hydrant - Additional hydrant proposed at site for use by fire department.

- Emergency Communications - In the event of a fire incident, both remote monitoring operator and facility manager will have access to notify fire department and Town immediately.

- Spill Containment - The electrolyte within the battery is a non-aqueous organic solvent and, therefore, no liquid is within each battery cell that could spill. The transformer and inverters will contain dielectric fluid (typically a mineral oil) and a containment structure has been included to prevent the release of oil in the event of a spill.

- Emergency Action & Safety Plan - Designed to aid facility personnel, response contractors and emergency responders in taking appropriate, timely and effective action to respond to emergencies.

Attachment 2

Assessment of Potential Environmental Impacts

Assessment of Potential Environmental Impacts

The proposed action does not present a potential for a significant adverse impact on the environment and existing community character, within of the meaning of the State Environmental Quality Review Act. The Project is appropriately located within the Commercial-Industrial (CI) zone where a public utility, such as an energy storage system, is a Special Permit use. The energy storage system will be located at the existing National Grid East Hampton Generating Station, which has been in operation since the 1960's, and therefore will not impair the character of the existing community.

The Project site is located within the Special Groundwater Protection Area. Therefore, containment structures are proposed to prevent the release of oil in the event of a spill. As discussed in Section 2.1, the electrolyte within the battery is a non-aqueous organic solvent. Accordingly, there is no liquid within the battery cell that could spill. The proposed transformers will contain dielectric fluid (typically a mineral oil) and a containment structure has been included to prevent the release of oil in the event of a spill. The station service (transformer) and inverters (each has a transformer) will all have spill containment measures designed in accordance with the applicable federal, state and Suffolk County regulations. Therefore, the Project will not have a significant adverse impact on groundwater.

There will be no full-time staff required to be located for the operation of the energy storage system and, therefore, there will be no adverse change in existing traffic levels, no increases in the use of energy and no impact on existing water and wastewater utilities.

The New York State Office of Parks, Recreation and Historic Preservation's (OPRHP) issued a Letter of No Effect confirming the Project will have no impact on archaeological and/or historical resources listed in or eligible for the New York State and National Registers of Historic Places. Additionally, as documented in the Project Narrative submitted to the Planning Board on November 10, 2016, there will be no adverse change to natural resources. The Project only requires less than one acre of land disturbance. There are no wetlands or waterbodies on the National Grid property. The Project will not emit any air pollutants and therefore will not impact air quality. Neither will there be an effluent discharge during normal operation.

The Project has been designed to follow standard stormwater management planning requirements of the New York State Stormwater Management Design Manual (DEC Design Manual) dated January 2015 by preserving natural resources to the maximum extent practicable by minimizing the total disturbed area and minimizing clearing and grading required. Further, by minimizing road widths and the total facility footprint, the Project will not result in a significant increase in the total impervious cover within the site. During construction, the potential for soil erosion and sedimentation will be controlled through the use of temporary

erosion and sediment control devices designed and installed in accordance with the Town of East Hampton Stormwater Management and Erosion and Sediment Control Ordinance (§ 216) as well as the New York State Standards and Specifications for Erosion and Sediment Control. Accordingly, the proposed action will not result in the potential for erosion, flooding or drainage problems.

Based upon the above, and as documented in East Hampton Energy Storage Center, LLC's Site Plan/Special Permit application materials, the Project will not present a potential for a significant adverse impact on the environment.

Susan Buckley

From: Marguerite Wolffsohn
Sent: Thursday, April 27, 2017 11:19 AM
To: Susan Buckley
Subject: FW: EXT || RE: East Hampton Battery Storage
Attachments: EH Energy Storage- Proposed Easement.pdf; 03 17 17 East Hampton Planning Board.pdf

---

From: Corrado, Christopher [mailto:Christopher.Corrado@nationalgrid.com]
Sent: Thursday, April 27, 2017 10:30 AM
To: JoAnne Pahwul <JPahwul@EHamptonNY.Gov>; Marguerite Wolffsohn <MWolffsohn@EHamptonNY.Gov>
Cc: Groffman, Ross <Ross.Groffman@nexteraenergy.com>; Flannery, James P. <James.Flannery@nationalgrid.com>
Subject: RE: EXT || RE: East Hampton Battery Storage

Marguerite, JoAnne,

By way of this email I am resubmitting the letter from National Grid agreeing to enter into an easement at our East Hampton site as part of the Battery Storage permitting along with the drawing presented to us by the Board as referenced in the letter. Based on our conversation last evening this should be entered into the Record.

In addition, Long Island Energy Storage will add the proposed easement boundary to a site layout drawing for use at the upcoming public meeting.

If you need anything else please let me know.
Chris

Christopher Corrado
Manager, Environmental Downstate NY
nationalgrid
175 East Old Country Road
Hicksville, NY 11801
516.545.2556 phone
516.545.2582 fax
Christopher.Corrado@nationalgrid.com

From: Corrado, Christopher
Sent: Friday, March 17, 2017 2:48 PM
To: 'JoAnne Pahwul'; Marguerite Wolffsohn (mwolffsohn@EHamptonNY.Gov)
Subject: RE: EXT || RE: East Hampton Battery Storage

Please see attached in reference to the Proposed Easement Area.

Thanks
Chris

From: JoAnne Pahwul [mailto:JPahwul@EHamptonNY.Gov]
Sent: Monday, March 13, 2017 11:13 AM
To: Corrado, Christopher
Subject: EXT || RE: East Hampton Battery Storage

As requested.

JoAnne Pahwul, AICP
Assistant Planning Director
Town of East Hampton
300 Pantigo Place
East Hampton, NY 11937
(631) 324-2178
jpahwul@ehamptonny.gov

From: Corrado, Christopher [mailto:Christopher.Corrado@nationalgrid.com]
Sent: Friday, March 10, 2017 11:29 AM
To: JoAnne Pahwul
Cc: Boer, William
Subject: East Hampton Battery Storage

JoAnne,

Good morning. I just wanted to get you my email so you can send the proposed easement boundary at East Hampton as displayed at the working session meeting the other night. I apologize for not having a business card. My contact info is below.

Just a quick question, will there be a report/minutes from the March 8 meeting requests from the Board and required responses from your March 1 letter? If so will that be posted on-line or can we get an electronic copy? Following the January meeting we received it via US Mail but it took some time.

Thanks
Chris

Christopher Corrado
Manager, Environmental Downstate NY
nationalgrid
175 East Old Country Road
Hicksville, NY 11801
516.545.2556 phone
516.545.2582 fax
Christopher.Corrado@nationalgrid.com

nationalgrid

James P. Flannery
Vice President
Power Plant Operations

March 17, 2017

Via Electronic Mail
Ms. JoAnne Pahwul, AICP
Assistant Planning Director
Town of East Hampton Planning Department
300 Pantigo Place, Suite 105
East Hampton, New York 11937

Subject: Site Plan/Special Permit Application for the
East Hampton Energy Storage Center, LLC
SCTM #300-185-2-2
3 Cove Hollow Road
East Hampton, New York

Dear Ms. Pahwul:

National Grid has reviewed the drawing entitled "East Hampton Energy Storage – Proposed Easement Area" provided by the Town on March 13, 2017 and finds the size and location acceptable. Please provide a contact for our Real Estate organization to work with on the easement.

Feel free to contact the undersigned should you have any questions.
Thank you.

Regards,

James P. Flannery

/bs

cc: Ms. Marguerite Wolffsohn

175 East Old Country Road, Hicksville, NY 11801-4257
T: 516/545-4875 ■ james.flannery@nationalgrid.com ■ www.nationalgrid.com

TOWN OF EAST HAMPTON
300 Pantigo Place - Suite 103
East Hampton, New York 11937-2684

Planning Board (516) 324-2696

April 27, 2017

William Boer
1200 Wall Street West
Lyndhurst, NJ 07071

Re: East Hampton Energy Storage Center, LLC Site Plan/Special Permit
SCTM #300-185-2-2

Dear Mr. Boer:

The East Hampton Town Planning Board reviewed your application at its April 26, 2017 meeting.

Attached is a copy of the planning department's review of the information submitted for your application. The planning board had the following additional comments:

- The concerns regarding noise have been adequately addressed.
- Comments from the Fire Marshal are acceptable and concerns for handling potential fires and other similar emergencies related to the project have been adequately addressed.
- The applicant agreed to submit a sketch that includes notations regarding the proposed safety features.
- The applicant should address the town engineer's concerns.
- The applicant should work with the town attorney regarding the scenic easement.

Please address the issues outlined in the planning department memo as modified by the planning board. If you have any questions or concerns, please contact the planning board committee member for your project, Diana Weir, or contact the planner assigned to the project.

Please respond within three (3) months of the date of this letter with the required information or with a written reason why the required information cannot be submitted within that timeframe. If we have not received a response by July 25, 2017, your application will be considered to be withdrawn and a new application will need to be filed before review of your project can proceed

Sincerely,
Job Potter
Chairman

JP/jtw

TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

April 20, 2017

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: East Hampton Energy Storage Center, LLC
SCTM#300-185-2-2

Last Review Date: March 8, 2017

Items and Date Received: The following information was submitted on March 27, 2017.

- Response to Comments & Questions dated March 24, 2017;
- Supplemental Project Narrative;
- EHS-D-P002-1 - Cover Sheet;
- EHS-D-P002-2 - Map of Survey;
- EHS-D-P002-3 - Overall Layout Plan;
- EHS-D-P002-4 - Site Plan & Grading Plan;
- EHS-D-P002-5 - Surface Plan;
- EHS-D-P002-6 - Erosion Control Detail;
- EHS-D-P003-1 - General Arrangement & Landscape Plan;
- EHS-D-P004-1 - Elevations A, B, C, and D;
- EHS-D-P007-1 - Equipment Slab & Oil Containment Details;
- EHS-D-P008-1 - Fence Details;
- EHS-D-P010-2 - Lighting Plan, all prepared by ECI Engineering Services and dated revised March 17, 2017.
- Memorandum dated April 19, 2019 from David Browne, Chief Fire Marshal.

Background Information:
The 17.6 acre site is located on Cove Hollow Road and partially cleared improved with the National Grid East Hampton Generating station, in operation since the 1960's. The

parcel is zoned both Commercial Industrial and A Residence. All of the existing and proposed improvements are located in the CI zoned portion of the lot.

According to the project narrative, the objective of the project is "to acquire sufficient local resources to meet projected electrical load growth and to support the State's Reforming the Energy Vision (REV) initiative. The East Hampton Energy Storage project was a selected project as a result of the Long Island Power Authority's LIPA South Fork Resources request for proposals as a means to meet the expected peak load requirements and will consist of a five megawatt advanced energy storage system capable of providing continuous power for a duration of up to eight hours before recharging.

The East Hampton Energy Storage Center, LLC is a wholly-owned entity of LI Energy Storage System, LLC, an entity jointly owned by NextEra Energy Resources, LLC and National Grid plc. National Grid plc continues to be responsible for operation and maintenance for the existing facilities

The applicant's narrative describes the project as follows.

> "The East Hampton Energy Storage Project will utilize advanced battery technology to respond to the energy need of the electric system and can provide five MW of continuous power for eight hours and then recharge. During charging, energy from the power grid is delivered to bi-directional inverters located outdoors. The inverters convert the alternating current (AC) energy from the power grid to direct current (DC). The DC energy then goes into the batteries that are housed within the energy storage structure. During discharging operation, when the energy is needed on the power system, the inverters then convert the DC energy from the batteries back into AC. This power is stepped up in voltage and ultimately delivered to the LIPA electric grid. From there the electricity is distributed by LIPA t homes, schools, businesses, and other consumers."

The battery storage system will be enclosed in a 46' x 90' pre-engineered enclosed, metal, building. The enclosed energy storage structure will contain the battery cells, enclosed in modules, and stacked into racks. A battery management system, fire detection and suppression equipment and a thermal management system will be installed in the building. A number of equipment pads located at grade outside the buildings will contain inverters, transformer, switchgear, a metering cabinet, and heating, ventilation and air conditioning units. The site will be enclosed with a 7' high chain link fence topped with barbwire.

Issues for Discussion:

Noise
A detail of the proposed sound walls, a silent screen septum with a post embedded in caisson, prepared by Empire Acoustical Systems has been submitted. A caisson is a watertight retaining structure used in construction of bridge piers and dams. The elevation drawing EHS-D-P004-1 indicates that the wall will be 6' in height. The Planning Department has found copy of the specification sheets for this sound system online and attached it for the Board's review.

Table D of the project narrative provides existing sound levels, levels generated by the project, and cumulative levels that include the LIPA facility at eight surrounding locations. These levels indicate that the project will be in compliance with the Town's Noise Ordinance levels. These measurements were taken independent of the screen now proposed.

Elevation Drawings
The elevation drawings indicate that the building will be corrugated metal with the building and roof to be light green in color as depicted on the separate rendering submitted.

Lighting Plan
The lighting plan was revised to indicate that the proposed light fixtures would be activated by motion detectors as recommended.

Landscaping
The landscaping plan has been revised to add four more White pines (*Pinus strobus*), 8' in height at planting, on the southerly side of the site. White pines are now proposed across the entire length of the chain link and barbwire fence, planted on 10' centers on the outside of the fence, on this side for the purpose of screening the neighbors.

The Surface Plan has been revised in the areas where landscaping is proposed to indicate that decorative crushed rock (4"-6" in depth) with 6" topsoil underneath is to be utilized in the planting areas and that no rock is proposed within a 3' diameter of the shrub base. A detail of this is depicted on the Erosion Control Plan.

The Surface Plan further notes that all areas not receiving rock surfacing or road mix will be filled with topsoil and re-seeded with a native grass seed mix.

The Surface Plan also depicts the location of a project limiting fence that will be installed prior to clearing, grading or construction in order to ensure that the proposed clearing line is maintained.

The Planning Department's prior comments regarding landscaping and clearing appear to have been addressed.

Details of Containment Area
An Equipment Slab & Oil Containment Details plan was submitted that depicts a concrete enclosure said to be sufficient to hole 110% of the total volume of the oil filled inverter and transformers. The containment structures are to be designed with a petro plug or oil detecting sump for drainage. A plug or system that would allow for drainage into the ground would not be in compliance with the Town's groundwater protection policy. Review by and comments from the Town Engineer are pending at this time.

Comments from the Fire Marshal
By memorandum dated April 19, 2017, David Browne, Chief Fire Marshal, advised the Planning Board that he and the East Hampton Fire Department have reviewed the project, including the plans submitted, and attended a presentation made by the applicant that demonstrated potential hazards, fire detection, fire suppression and emergency responses. The memorandum states that neither the Fire Marshal nor the Fire Department has any objections to the project going forward. There is a fire hydrant on site that is supplied by a public water main and the Fire Department "is confident in their ability to respond and address and concerns that may arise".

Floor Plan
No floor plans have been submitted for the project. The Planning Department has attached a copy of plans found on the internet for similar facilities that contain notations regarding safety features that are part of the project, including temperature and humidity recorder, dry chemical fire suppression system, and explosion proof elements. A number of safety measures are proposed for the subject building that are listed in the narrative. The Board should discuss whether a plan depicting these elements should be made part of the project.

Architectural Review Board
The Architectural Review Board will be responsible for reviewing the proposed structures, mainly the proposed metal corrugated building and 7' high chain link fence topped with barbwire. A row of 8' high White pines (*Pinus strobus*) will be planted on 10' centers on the southerly side to screen the fence from neighbors. It is noted that clearing will be limited to that depicted on the plans, and a wooded buffer will also be maintained that will act as a buffer between the fence and the neighbors on the southerly side.

Conclusion
The Planning Board should consider the comments from the Fire Marshal and the pending comments from the Town Engineer and whether a floor plan as discussed above should be submitted. If the Board determines that the project is complete, the Planning Department will prepare an EAF Part II and the project can be scheduled for a public hearing.

Planning Board Consensus:

The Planning Board should determine whether concerns regarding noise have been adequately addressed.

Additional comments: _____

The Board should discuss the comments from the Fire Marshal and whether the concerns for handling potential fires and other similar emergencies related to the project have been adequately addressed.

Additional comments: _____

The Planning Board should discuss whether a floor plan of the building that includes notations regarding the proposed safety features should be required.

Additional comments: _____

Additional Board Comments:

Town of East Hampton
Office of Fire Prevention
300 Pantigo Place, Suite 111
East Hampton, New York 11937
Phone 631-329-3473
Fax 631-329-9403

Memo

TO: Job Potter, Planning Board Chairman

FROM: David Browne, Chief Fire Marshal DB

SUBJECT: East Hampton Energy Storage Center, LLC
SCTM 300-185-2-2

DATE: April 19, 2017

The Fire Marshal's Office has thoroughly reviewed the submitted site plans for the East Hampton Energy Storage Center, LLC, at 3 Cove Hollow Road, including the most recent updated plans received by this office April 12th, 2017. Copies of these have also been sent to and reviewed by the Chief of the East Hampton Fire Department.

On April 5th, 2017, I also arranged and attended the applicant's presentation for the Town Fire Chiefs Association. The demonstration was an overview of the entire project with an emphasis on potential hazards, fire detection, fire suppression and emergency response.

We have found the submitted plans indicate sufficient emergency vehicle access. There is presently a fire hydrant on site supplied by a public water main that will provide adequate water supply for firefighting purposes. The Chief of the East Hampton Fire Department is confident in their ability to respond and address any concerns that may arise.

In summary after careful review and consultation with the East Hampton Fire Department we have no objections to this project going forward.

If you have any questions or concerns please contact this office.

Town of East Hampton

300 Pantigo Place
East Hampton, NY 11937-2684

DEPARTMENT OF ENGINEERING

THOMAS D. TALMAGE, P.E.

Town Engineer

Telephone (631) 324-1624
Fax (631) 324-1476

MEMORANDUM

April 21, 2017

TO: Planning Board

FROM: Thomas Talmage, P.E. Town Engineer

RE: Site Plan/Special Permit – East Hampton Energy Storage Center, LLC
Premises Situate: 3 Cove Hollow Road, East Hampton
SCTM# 300-185-2-2

As requested, I have reviewed the above reference application as well as the drawings listed below and I have to offer the following comments:

1.) Map of Property dated November 2, 2016 prepared by Robert Brown L.S
2.) Specification drawings prepared by Glen Smith P.E dated October 27, 2016 with no revision date received by the Planning Board on December 21, 2016.

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Sheet ESH-D-P002-2, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017.
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Sheet ESH-D-P007-1, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017.
Sheet ESH-D-P008-1, prepared by Glen Smith dated January 26, 2017 last revised January 27, 2017.
Sheet ESH-D-P008-2, prepared by Glen Smith dated March 17, 2017 no revision date.
Sheet ESH-D-P010-2, prepared by Glen Smith dated November 8, 2016 revised March 17, 2017.

1.) In reference to the invert oil containment section A-A and the transformer oil containment section B-B, the containment structures are proposed to have a total volume of 110%. I recommend the Planning Board require the calculations of the volume to be provided, a suitable epoxy coating, and additional details of the Petro Plug. In addition, please place the details of the oil detecting sump. There shall be no provision to drain any oil containment.

I have no further comments.

Should you have any questions or concerns, please do not hesitate to contact my office.

Cc: J. Pahwul

G:\JWilkins\engineering\site plans\300-185-2-2 E.H. Energy Storage Center, LLC.doc

Summary of Documents Submitted

Section A:	Performance, Product Specifications, Quality, Durability, Warranty, Typical Details, Acoustical Reports, Mineral Rock Wool Specifications
Section B:	Color Coating Systems Cleaning & Maintenance
Section C:	Packaging, Receiving, Storage, & Handling

Section A: Silent Screen Noise Abatement System

The EAS Silent Screen Panel System is engineered for acoustical enclosures and noise barriers where structural integrity, sound absorption, and transmission loss are of major concern. Silent Screen panels are designed for both indoor and outdoor applications.

Acoustical Performance Standards

- Silent Screen Panels have a noise reduction coefficient (NRC) of 1.05 when measured in accordance with the requirements of ASTM C423.
- Silent Screen Panels have STC=35 when tested in accordance with the requirements of ASTM E90.

Silent Screen Panel Specifications

- Silent Screen panels are fabricated using16 and 22 gauge cold-formed ASTM 653 Galvanized G-90 sheet steel or Galvanneal A-60, with options for Stainless 304 or Aluminum.
- Standard Silent Screen panels are 12 inches wide by 2 ¾ inches thick.
- Silent Screen panel face trays are typically fabricated using 22 gauge steel with 3/16 inch diameter perforations in a 3/8 inch staggered pattern.
- Silent Screen panel back trays are fabricated using 16 gauge non-perforated steel.
- Silent Screen panel back trays are filled with six pound density mineral rock wool with option for fiberglass.
- The maximum silent screen panel length is 14'-0" (depending on windload) before intermediate bracing is required.
- Sound strikes the perforated side which is designed to be acoustically transparent; sound waves pass through the perforations and are absorbed by the acoustical material. The remaining sound transmitted through the barrier is substantially reduced.

Material & Finishes

- Standard Silent Screen Panels shall be fabricated from 16 and 22 gauge cold-formed sheet steel. (Thicker materials are available.)
- Conforms to the structural quality and galvanized in accordance with ASTM A-653, Class G-90 or A-60.
- Melts above 2,750 Degrees Fahrenheit, has a **flame spread of 15** or less and a **smoke development of 0** when tested in accordance with ASTM Standard E-84, is rated incombustible by ASTM Standard E-136.
- **Finish:** The panels will be galvanized and may be painted with a baked on paint system. EAS Standard Color Guide available upon request.

Mineral Rock Wool (see attached data sheets) conforms to Federal Specifications HH-1-558B and ASTM Standard E-136 and has the following characteristics:

- Has a minimum density of 6 pounds per cubic foot.
- Is non-hygroscopic and absorbs less than 1% water.
- Melts above 2,000 Degrees Fahrenheit, has a **flame spread of 15** or less and a **smoke development of 0** when tested in accordance with ASTM Standard E-84, is rated incombustible by ASTM Standard E-136.

Quality Assurance

- EAS products will conform to the required quality and performance standards.
- EAS panels, trims, accessories shall be installed in accordance with the approved shop drawings to ensure the required quality standards.

Durability

- EAS wall systems are designed to be a cost effective, light weight, easy to install, aesthetically pleasing solution to absorptive sound energy and they are virtually maintenance free over the expected lifetime of a typical installation.
- The panels are typically fabricated from Galvanized G-90 or Galvanneal A-60 steel and may be coated depending on the application. Coating of the panels not only serves to be aesthetically pleasing, but also extends their life by reducing the susceptibility to chemical deterioration and abrasion, as well as minimizing the effects of weathering. As the panels are used for outdoor application over the lifetime of the installation one will see some weathering effects but these will not be significant.
- The panels are designed to have a mechanical interlock which eliminates the use of fasteners.
- Structural posts used for installing the panels are galvanized and may be painted or capped with coated flashing, depending on the customer requirement. This reduces the susceptibility of the structural posts to any chemical deterioration and abrasion.
- The noise walls are designed based on current AASHTO standards. These panels are designed to withstand wind speeds in excess of 140 mph depending upon the region and specified parameters.

Warranty

- EAS shall warranty for a period of one year that the panels, trims and accessories furnished by the manufacturer shall be free from defects in materials and factory workmanship.
- Paint finish warranties shall be the paint manufacturers standard for wall panels and trims.

ROXUL
The Better Insulation

Technical Product Information

ROXUL RHT 60

BOARD INSULATION 15080*
PROCESS EQUIPMENT INSULATION
40 42 23**
MINERAL BOARD INSULATION
07 21 13**

General Product Information:

ROXUL® products are mineral wool fibre insulations made from basalt rock and slag. This combination results in a non-combustible product with a melting point of approximately 2150°F (1177°C), which gives it excellent fire resistance properties. ROXUL mineral wool is a water repellent yet vapour permeable material.

Description & Common Applications:

The RHT® 60 product is a non-combustible, semi-rigid mineral wool insulation board that is water repellent and designed for high temperature applications where durability and some flexibility are required. Common application areas for the RHT series of board insulation are storage tank insulations, drying/oven equipment, petro-chemical and power generating equipment protection where high temperature, fire resistance, and moisture resistance are concerns.

Compliance and Performance:

ASTM C 612	Mineral Fiber Block and Board Thermal Insulation	Type IVB, Complies
MEA Approval	New York City Approval	331-97-M
City Of Los Angeles Approval		RR 25444

Fire Performance:

ASTM E 136	Behaviour of Materials at 750°C (1382°F)	Non-Combustible
CAN4 S114	Test for Non-Combustibility	Non-Combustible
ASTM E 84(UL 723)	Surface Burning Characteristics	Flame Spread = 0 Smoke Developed = 0
CAN/ULC S102	Surface Burning Characteristics	Flame Spread = 0 Smoke Developed = 0

Maximum Service Temperature:

ASTM C 411	Hot Surface Performance	In Compliance with ASTM C612 @ 1200°F(650°C)

Dimensional Stability:

ASTM C 356	Linear Shrinkage	<1% @ 1200°F (650°C)

Moisture Resistance:

ASTM C 1104	Moisture Sorption	0.01%

Thermal Resistance:

ASTM C 518 (C 177)	R-value/inch @ 75°F	4.2 hr.ft².F/Btu***
	RSI value/25.4 mm @ 24°C	0.74 m²K/W

Corrosive Resistance:

ASTM C 665	Corrosiveness to Steel	Pass
ASTM C 795 ****	Stainless Steel Stress Corrosion Specification as per Test Methods C871 and C692: U.S. Nuclear Regulatory Commision, Reg. Guide #1.36: U.S. Military Specifications MIL-I-24244 (all versions including B and C)	Conforms

Acoustical Performance

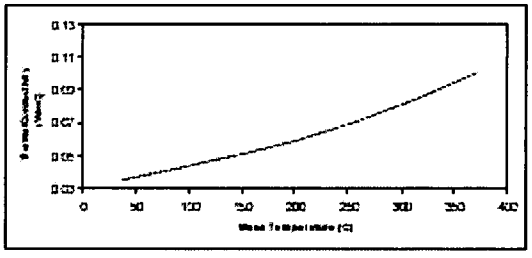
ASTM C 423
CO-EFFICIENTS AT FREQUENCIES

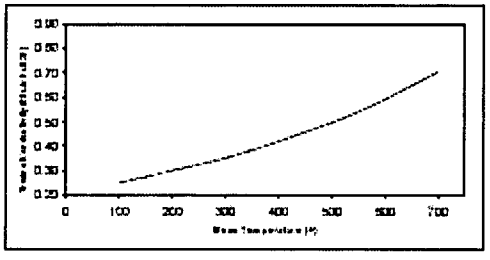
Thickness	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	NRC
1.5"	0.19	0.55	1.03	1.06	1.02	1.01	0.90
2.0"	0.26	0.71	1.14	1.09	1.04	1.03	1.00

*MASTER FORMAT 1995 EDITION **MASTER FORMAT 2004 EDITION
*** at the time of manufacturing

ROXUL
RHT 60

Thermal Conductivity:





Compressive Strength:

ASTM C 165	at 10%:	104 psf (5 kPa)
	at 25%:	230 psf (11 kPa)

Density:

ASTM C 612-93 - Nominal	6.0 lbs/ft^3	96 kg/m^3
ASTM C 612-00 - Actual ≥ 2" thickness	4.4 lbs/ft^3	70 kg/m^3

Dimensions:
24" (width) x 48" (length)
610 mm (width) x 1219 mm (length)

Thickness:
Product thickness is available in 1" through 2.5" in 1/2" increments as well as 3", 4" and 5" offerings.

For additional sizes, please contact our customer service representatives.

Facing:
This product can be faced with reinforced foil. **Please note that the facing will influence the product's service temperature range.**

Key Application Qualifiers:
- Easy to install
- Service temperature 1200°F (650°C)
- Non-combustible
- Lightweight
- Can be fabricated/laminated
- Excellent thermal resistance
- Low moisture sorption
- Good compressive resistance
- Non-corrosive
- Chemically inert
- CFC and HCFC free product and process
- Made from natural & recycled materials

Other ROXUL Products:
Please consult ROXUL for all your insulation needs. We have an extensive range of products for all applications from pipe insulation to commercial products to residential batts. ROXUL invites all inquiries and will act promptly to service all of your requirements.

"***" "Provisions for lot testing may be required, consult manufacturer."

Note:
As ROXUL Inc. has no control over installation design and workmanship, accessory materials or application conditions, ROXUL Inc. does not warranty the performance or results of any installation containing ROXUL Inc's. products. ROXUL Inc's. overall liability and the remedies available are limited by the general terms and conditions of sale. This warranty is in lieu of all other warranties and conditions expressed or implied, including the warranties of merchantability and fitness for a particular purpose.

ROXUL INC. **Milton, Ontario Tel: 905-878-8474** **Fax: 905-878-8077**
www.roxul.com **Tel: 1-800-265-6878** **Fax: 1-800-991-0110**

Revised: March 10, 2009
Supersedes: July 3, 2008

Section B: Color Coating Process

EAS uses ASTM 653 galvanized G-90 steel sheet or Galvanneal A-60 cut from coil to form the panels. (Options are available upon request for Stainless 304 or Aluminum). Once formed, the panels can be coated.

The coating process involves:

- Surface preparation, including washing the panels using an automated process involving several wash stations, per manufacturer's specifications.
- Drying stage prior to coating.
- Panels are coated individually per manufacturer's specifications.
- The coated panel parts are then heat cured in an oven per manufacturer's specifications.

The material is tested at various process points to ensure paint specifications and specified quality control parameters are met and maintained.

Some of the ASTM test procedures are as follows:

- **Adhesion (per ASTM D 3359)**
- **Flexibility (per ASTM D 1737)**
- **Hardness (per ASTM D 3363)**
- **Reverse Impact (per ASTM D2794)**
- **Humidity (per ASTM D 2247)**
- **Salt Spray (per ASTM B 117)**
- **Specular Gloss (per ASTM D 523)**

The complete product specifications and performance properties are available upon request.

Cleaning & Maintenance

Under normal working environments, EAS panels have shown remarkable resistance to exterior chalking, fading, cracking and the effects of chemicals and ultraviolet rays.

Removal of undesirable materials from the surface of the panels should always be limited to mild, soapy water and mild cleaners followed by a clean water rinse. However problems occur, such as overspray from air-dry painting, graffiti or other incidental problems. Since these baked on coatings are composed of resins and pigments that can be adversely affected by strong chemicals, extreme care should be exercised in any removal activities. It is important that all cleaners and solvents listed in the steps below are first tested on a less visible area to determine any potentially negative affects to the finish.

Cleaning should not be attempted if there is any damage, such as abrasion, scuffing, dulling, etc., to the coating in the test area.

The following sequential procedures are recommended:

1) Unless the condition is clearly undesirable, it is typically best to do nothing at all. This is often the case with light, unintentional overspray as it will likely be removed by the elements in a relatively short period of time.

2) If removal is required, the first step recommended by EAS is washing with mild soapy water or a mild household cleaner. Occasionally the use of a minimally abrasive Teflon-type pad is required.

Note: Repeated rubbing with abrasive cleaners and/or pads is likely to result in a scuffed surface, which will not only be unsightly, but will also decrease the service life of the factory finish and void warranty coverage.

3) If previous step's results are unsatisfactory, a slightly more aggressive approach would be to wipe the surface with mineral spirits *or* VM&P Naphtha. These solvents are often used in air-dry paints. Mineral spirits evaporate slowly and will work best in warm weather on warm metal. VM&P Naphtha evaporates rapidly, and will work best in cool weather on cool metal.

4) If steps 1 through 3 have not produced satisfactory results, more aggressive aromatic solvents such as xylene ("xylol" or "m-xylene") or toluene ("toluol") may be used. It is important to proceed ***very carefully,*** using only the amount of solvent required to dampen a cloth, and limit the time of exposure to 10-15 seconds or less on any given area. Xylene has a moderate evaporation rate and is best suited for warm metal in warm weather. Toluene evaporates faster, and is better suited for cool weather on cool metal.

Note: Stronger solvents, such as any type of ketone, should never be used to clean factory finishes – damage to the coating is extremely likely to occur and will void any warranty coverage.

5) The longer the factory applied coated surface has been in service the more susceptible it will be to damage caused by any procedure intended to remove undesirable deposits from its surface. Therefore, it is important that all cleaners and solvents be first tested on a less visible area to determine the potential side-effects of cleaning. Cleaning should not be undertaken if there is any damage, such as abrasion, scuffing, dulling, etc., to the film. Also, the older the original surface, the greater will be the likelihood that the "cleaned" area will result in a somewhat different appearance due to the removal of dirt and natural degradation of materials from the cleaned area.

Section C: Packaging, Receiving, Storage, & Handling

Packaging

- EAS Silent Screen Panels are packaged and shipped flat on a wooden pallet. The maximum panel length is 14'-0" and approximately 60 panels are packed on each pallet (depending on panel lengths). The panels are placed on the pallet in 4 rows and horizontally stacked. Care is taken while stacking the panels to prevent scratches. Additionally, foam strips are placed between the panels at multiple locations for further protection. Once stacked, the panels are shrink-wrapped and bound using steel bands on all sides to prevent the panels from shifting.

- A computerized Packing Slip is attached to each pallet and is easily visible for inspection. After packaging, the panels are moved to the loading dock where they are loaded onto trucks using a fork lift. The pallets are loaded on a flat bed truck side by side (in some cases a box truck may be used). The pallets are not stacked in an effort to prevent damaging the lower panels while in transport. After the pallets have been loaded, a water resistant tarp is placed over the load to ensure that the panels reach the destination safe and dry.

Receiving

- Upon arrival of the panels at the jobsite, the contractor is responsible for inspecting the shipment for damage, shortages etc. If damage or shortage is observed, a claim must be filed with EAS immediately and the delivery documents noted. In the event damage or shortage is concealed, EAS must be notified immediately upon discovery. Photographs and pallet number of the damaged components in their original packages attached to a claim must be submitted within 72 hours of delivery. Additional NCR information may be required.

Unloading

- We recommend using a fork lift for unloading the pallets from the truck. The maximum pallet weight is approx 6,000 pounds.

Storage

- As the panels will usually be installed within a few weeks of receipt, care should be taken to store them at convenient locations to minimize handling during erection. The shrink wrapping should be removed only at the time of installation of the panels and the pallets should be stored on a slight slope to allow for water run-off.

- To prevent damage, the pallets should not be stacked.

- Should the panels require storage for a long duration they should be stored and protected in a covered, dry location with good air circulation, shielded from direct sun light and free from the effects of corrosive environments.

Material Handling

- The panels should be carried on edge in a horizontal orientation for stiffness. Care should be taken to avoid carrying them flat as bending or warping may occur.

Installing Panels

- For warranty purposes, the installation should be performed per an approved plan set. EAS installation technicians are available for installation training.

Town of East Hampton
Office of Fire Prevention
300 Pantigo Place, Suite 111
East Hampton, New York 11937
Phone 631-329-3473
Fax 631-329-9403

Memo

TO: Job Potter, Planning Board Chairman

FROM: David Browne, Chief Fire Marshal DB

SUBJECT: East Hampton Energy Storage Center, LLC
SCTM 300-185-2-2

DATE: April 19, 2017

The Fire Marshal's Office has thoroughly reviewed the submitted site plans for the East Hampton Energy Storage Center, LLC, at 3 Cove Hollow Road, including the most recent updated plans received by this office April 12th, 2017. Copies of these have also been sent to and reviewed by the Chief of the East Hampton Fire Department.

On April 5th, 2017, I also arranged and attended the applicant's presentation for the Town Fire Chiefs Association. The demonstration was an overview of the entire project with an emphasis on potential hazards, fire detection, fire suppression and emergency response.

We have found the submitted plans indicate sufficient emergency vehicle access. There is presently a fire hydrant on site supplied by a public water main that will provide adequate water supply for firefighting purposes. The Chief of the East Hampton Fire Department is confident in their ability to respond and address any concerns that may arise.

In summary after careful review and consultation with the East Hampton Fire Department we have no objections to this project going forward.

If you have any questions or concerns please contact this office.

TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 103
East Hampton, New York 11937-2684

Planning Board (631) 324-2696

April 7, 2017

To: Dave Browne, Chief Fire Marshal

From: Job Potter, Planning Board Chairman

Re: East Hampton Energy Storage Center, LLC
SCTM#300-185-2-2

The Planning Board is currently reviewing a site plan/special permit application for a battery storage facility proposed at the PSEG site on Cove Hollow Road and requests your comments and recommendations regarding the project. The facility will consist of a 46' x 90' pre-engineered, metal building that will house lithium ion polymer battery cells, enclosed in modules, and stacked into racks. A battery management system, fire detection and suppression equipment, and a thermal management system are proposed within the building. The exterior of the site will also contain bi-directional inverters that will convert alternating energy (AC) from the grid to direct current (DC), transformers, and HVAC units.

In addition to a Draft Emergency Action & Safety Plan dated November 2016, additional information discussing the type of battery, chemical composition and potential hazards, fire protection, and potential environmental impacts was submitted in a narrative on March 27, 2017. A copy of this information is attached for your review.

The Planning Board was advised that the applicant would be meeting with the local fire departments and the Chief Fire Marshal on April 5th to discuss the project and the Draft Emergency Action & Safety Plan. The Board requests that you review the attached information, including the safety data sheet, and provide your input on the adequacy of this plan to handle fires or other emergency events given the presence of potentially hazardous materials and any other concerns or comments that the Fire Marshal's office may have regarding the project.

JP/jp
enclosure: Draft Emergency Action & Safety Plan
Supplemental Project Narrative March 2017

TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 103
East Hampton, New York 11937-2684

Planning Board (631) 324-2696

April 7, 2017

To: Ken Wessberg, East Hampton Fire Chief

From: Job Potter, Planning Board Chairman

Re: East Hampton Energy Storage Center, LLC
SCTM#300-185-2-2

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JP/jp
enclosure: Draft Emergency Action & Safety Plan
Supplemental Project Narrative March 2017

TRC
Results you can rely on

1200 Wall Street West
5th Floor
Lyndhurst, NJ 07071

201.933.5541 PHONE
201.933.5601 FAX

www.trcsolutions.com

March 24, 2017

Ms. JoAnne Pahwul, AICP
Assistant Planning Director
Town of East Hampton Planning Department
300 Pantigo Place, Suite 105
East Hampton, New York 11937

Subject: Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC SCTM #300-185-2-2 3 Cove Hollow Road East Hampton, New York

Dear Ms. Pahwul:

TRC Environmental Corporation, on behalf of East Hampton Energy Storage Center, LLC, is submitting the enclosed revised application materials for the East Hampton Energy Storage Project. This revised package includes the following:

- Ten (10) copies of a 'Response to Comments and Questions' document (dated March 17, 2017);
- Included within the 'Response to Comments and Questions' document are the following attachments:
  - Attachment A – Marked Up Vendor Noise Emissions Data
  - Attachment B – Building Rendering
- Ten (10) – Supplemental Project Narratives
- Ten (10) copies of the revised Site Plan Drawings last revised March 17, 2017.

Please review the attached application. With this information, we believe that we have responded completely to requests for information and other questions. If you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Enclosure

Cc: R. Groffman, East Hampton Energy Storage Center, LLC
S. Laniado, Read and Laniado, LLP
C. Corrado, National Grid
C. Coakley, NextEra Energy Resources, LLC
M. Dowling, NextEra Energy Resources, LLC
E. Weatherby, TRC
TRC Project #263749

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March 24, 2017

Ms. JoAnne Pahwul, AICP
Assistant Planning Director
Town of East Hampton Planning Department
300 Pantigo Place
Suite 105
East Hampton, New York 11937

Subject: Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC SCTM #300-185-2-2

Responses to Comments and Questions

Dear Ms. Pahwul;

TRC Environmental Corporation, on behalf of East Hampton Energy Storage Center, LLC, is pleased to submit this letter and enclosed attachments in response to your comment letter dated March 1, 2017 on the Site Plan/Special Permit Application for the East Hampton Energy Storage Project submitted to your office on November 10, 2016 and the additional information provided to your office on February 1, 2017. East Hampton Energy Storage Center, LLC is proposing to build and operate the East Hampton Energy Storage Project in the Town of East Hampton, Suffolk County, New York. For ease of reference, each comment detailed in your review letter has been restated with a response to each question/comment following.

Comments

Layout Plan

The coverage calculations have been revised to separate out the Commercial Industrial portion of the lot as requested. The proposed edge of clearing line is also depicted on this plan.

It is also recommended that a project limiting fence be required along the edge of clearing in order to ensure compliance with the proposed clearing line.

RESPONSE: The Applicant will install a project limiting fence during construction to demarcate the edge of clearing (see Layout Plan – Overall Drawing EHS-D-P002-3 and Surface Plan Drawing EHS-D-P002-5).

Surface Plan

The Surface Plan shows that a road base will be installed in areas of the site utilized for vehicular access and the rest of the entire area, including 3' beyond the fence will be surfaced with a compacted subbase and 6" crushed rock top course. This is not recommended in areas where there is a proposal to plant shrubs and White pines behind the building as it would negatively impact their growth.

RESPONSE: The Applicant evaluated minimizing the crushed rock top course and compacted subbase in the area of the proposed plantings. A rock surface is required adjacent to the building and fence in accordance with the National Electric Code. However, the plan has been revised so that decorative crushed rock (4"-6" in depth) will be above topsoil (6" in depth) in the area located along the southern side of the structure where shrubs are proposed (see Surface Plan Drawing EHS-D-P002-5). Additionally, no crushed rock is proposed within a three (3) foot diameter of each shrub's base to accommodate plant growth (see Decorative Stone Surfacing Detail on Drawing EHS-D-P002-5). No crushed rock is proposed around the white pines. All areas not receiving rock surfacing or road mix will be filled with topsoil and re-seeded with a native grass mix.

Noise

The narrative submitted indicates that the applicant has revised the proposal to relocate the HVAC units from the roof to the ground, lowering sound levels.

Additional information has been submitted regarding potential noise generation from the facility, including a Cumulative Noise Impact Analysis. This analysis provides projected dBA readings from a number of additional locations surrounding the facility and indicates that the noise levels at the one commercial and seven residential receptors (locations) comply with the Town Code. However, the supporting information requested in the last review has not been provided.

The analysis states that the ambient noise levels from the existing National Grid facility were factored into the projected dBA levels and that the projected dBA levels provided are cumulative. The narrative includes a table of the dBA levels of the 4 HVAC units with 61 dBA each at 10 meters, 3 battery invertors with 63.3 dBA each at 10 meters, and 3 battery transformers with 62 dBA levels at 1 meter.

The narrative states that the vendor documentation is provided in Attachment C. However, Attachment C appears to include manufacturer's data sheets indicating potential noise levels for the battery invertors and battery transformers with a range of options and dBA levels but does not identify which applies to the proposal. The documentation for HVAC units does not include the dBA levels.

RESPONSE: **A Cumulative Noise Impact Analysis was provided as Attachment D in the Applicant's response dated February 1, 2017. Table D-2 (provided again below) contained the modeled noise levels of the existing facilities (see 'Existing Sound Level' column), the modeled noise levels of the Energy Storage project, the combined noise levels of both, and the cumulative increase that would occur with the Energy Storage project in operation. The analysis showed that the predicted sound levels from the existing facilities, together with the Proposed Project, will not exceed the sound levels in the Town's noise ordinance.**

Table D-2 from February 1, 2017 Response East Hampton Energy Storage Project Combined With the Existing Facilities at Property Line Locations Cumulative Noise Impact Analysis (dBA)				
Location	Existing Sound Level (1)	Energy Storage Project Sound Level	Combined (Existing Plus Energy Storage) (2)	Within Town Noise Ordinance Levels?
1 - Surrey Court	41	37	43	YES
2 - Horseshoe Drive North	47	42	48	YES
3 - Horseshoe Drive South	42	36	43	YES
4 - Cove Hollow Road Southwest	46	32	44 (3)	YES
5 - Cove Hollow Road Southeast	48	39	48	YES
6 - Buell Lane Extension	41	34	42	YES
7 - Cove Hollow Road	40	35	41	YES
8 - Hardscrabble Court	55	41	55	YES

(1) Existing sound level includes the existing National Grid facility in full load operation (all 4 units), existing LIPA substation, and natural sounds, including summertime insect noise. Existing sound level derived from test data as per above discussion.
(2) NYSDEC noise policy indicates that an increase in noise levels from 0 to 3 dBA should have no appreciable effect on receptors ("Assessing and Mitigating Noise Impacts", dated October 6, 2000 (DEC Policy DEP-001).
(3) Decrease is due to barrier effect of proposed Energy Storage Project, which will act as a barrier to sound from the existing National Grid facility at this location.

The Applicant has marked up the vendor documentation that was previously provided to identify the noise levels for the specific models applicable to this Project. The marked up vendor documentation is provided in Attachment A.

Please see Table 1 attached that directly corresponds to the information in the sound model and the vendor data sheets.

The Landscaping plan depicts sound attenuating walls on two sides of the 4 HVAC units. These units will be closed on a fourth side by the building. A detail of the sound attenuation walls should be provided.

RESPONSE: Details on the sound attenuation walls are provided on the Sounds Wall Details sheet, Drawing EHS-D-P008-2. The height of the sound attenuation walls (6 feet) is indicated on the plan entitled Elevations A, B, C & D, Drawing EHS-D-P004-1.

Lighting

A revised lighting plan and a manufacturer's brochure for the proposed fixtures have been submitted. The number of fixtures proposed to be used has been increased to twelve and the mounting height reduced from the previously proposed 10' and 20' to 10', 11', and 12'.

The method of control, such as motion detector, needs to be included in the lighting plan. It has been the Board's lighting policy that lighting not be left on all night. The lighting plan otherwise appears to comply with the Board's lighting policy and the Town Code. The manufacturer's data sheets indicate that the proposed fixture is full cut-off and that the LED bulbs have a 3000 Kelvin level. The footcandle levels have been reduced from previously proposed levels that were as high as 7 and 9 to a maximum level of 3.3 and the plan indicates that the footcandle levels do not exceed 0.1 at the property lines.

RESPONSE: The lighting will be activated through motion sensors as indicated on the Lighting Plan, Drawing EHS-D-P010-2. The sensors will be programmed to make the sensitivity, monitor height and angle set to mitigate trigger events for the lights. The lighting will also have time control features that will limit the duration that the lights will remain on once triggered.

Landscape Plan

The landscaping plan provides two rows of plantings as buffering along the southerly side of the building. A row of eighteen, 24-36" high Black chokecherry (*Aronia melanocarpo*), a deciduous native shrub, is proposed to be planted immediately behind the building. A 7' high galvanized steel chain link fence with three rows of barb wire at the top is proposed behind the chokecherry and to the south of that a row of ten, 8' high White pines (*Pinus strobus*). White pines require sunshine to thrive and the map indicates that there will be an additional 10' of clearing beyond the White pines that will allow for this.

It is recommended that the row of White pines be executed along the full length of the fence on the southerly side to buffer the fence from the southerly residences.

RESPONSE: The landscaping plan (General Arrangement & Landscape Plan, Drawing EHS-D-P003-1) has been revised to show additional White pines extending the full length of the southern fence.

Elevations

As a result of moving the HVAC units to the ground, the applicant has revised the roof style to a gabled roof. The elevation drawings depict a 23' high building with faux

decorative windows. The proposed materials and colors of roofing and siding are not depicted on the plans and will be necessary for Architectural Review Board review.

RESPONSE: The proposed materials and color of the roofing and siding for the energy storage structure are indicated on the Elevation Plan, Drawing EHS-D-P004-1. The proposed structure will have a metal construction facade with corrugated panel siding applied vertically. It will have a gable (pitched) roof also made of metal panels. The color of both the siding and roof will be a light green shade consistent with the building rendering included as Attachment B and per the building manufacturer's standard color chart. A metal rollup door will be provided on the western end of the building and standard entry doorways will be provided on the western, northern and eastern sides of the building.

Battery Manufacturer's Product Information

The narrative has clarified that lithium-ion batteries will be utilized for energy storage. Attachment F provides introductory information regarding LG Chem, the manufacturers, their product portfolio including various models of power modules, power racks, and power containers, peak shifting and frequency regulations tables, and information on space efficiency.

Information and specifications on the proposed batteries themselves in terms the model proposed, chemical composition, toxicity, flammability is not included. The narrative indicates that there will be a containment area to contain spills. A detail of how spills will be contained should be provided.

The narrative states that each battery inverter will have a transformer that will contain dielectric fluid (typically mineral oil) and that a containment structure is proposed to prevent the release of oil in the event of a spill. A detail of the containment areas should be provided on the plans.

RESPONSE: The Applicant has prepared a Supplemental Project Narrative at the request of the Town of East Hampton Planning Department in order to provide specific information on the physical characteristics, chemical composition, toxicity and flammability of the batteries proposed for the energy storage facility, including safety measures in place.

As indicated in the Supplemental Project Narrative, the electrolyte within the battery is a non-aqueous organic solvent. Accordingly, there is no liquid within the battery cell that could spill.

The proposed transformers will contain dielectric fluid (typically a mineral oil) and a containment structure has been included to prevent the release of oil in the event of a spill. The station service (transformer) and inverters (each has a transformer) will all have spill containment measures designed in accordance with the applicable federal, state and Suffolk County regulations. The plans have been updated to provide additional details on the proposed containment (Equipment Slab & Oil Containment Detail, Drawing EHS-D-P007-1).

Draft Emergency Action & Safety Plan

The main aspect of the emergency action and safety plan will be remote monitoring 24/7 by the Control Room. There is also a plan to designate an on-island manager, a general manager, and a control room operator who will have delegated decision authority in emergency situations. The plan describes the process to be followed, the delegation of authority, and response actions.

The Chief Marshal is reviewing the Draft Emergency Action & Safety Plan and will provide written comments under separate cover.

RESPONSE: The Applicant will meet with the local fire department and the Town Chief Fire Marshal to discuss the Project and to seek their input on the Draft Emergency Action & Safety Plan. A meeting has been scheduled for April 5, 2017.

Attachment G Building Rendering

The rendering depicts the southerly side of the building with the proposed two rows of plants, but does not depict the fence, including the barb wire.

RESPONSE: A revised building rendering has been included as Attachment B to depict the perimeter fence.

Additional Comments

Additional Comments

Planning Board 1/12/2017 and 3/8/2017 Comment: A 150' wide easement should be provided to buffer the residences.

RESPONSE: National Grid has reviewed the proposed easement provided by the Town and has agreed to it.

Planning Board 3/8/2017 Comment: Provide more detail regarding the On-Island Manager.

RESPONSE: As documented in the Draft Emergency Action and Safety Plan submitted to the Planning Board, East Hampton Energy Storage Center, LLC will retain an On-Island Manager. The On-Island Manager will be responsible for routine maintenance activities such as periodic inspections, routine maintenance and landscaping. Personnel is currently planned to be located in the Brookhaven area in Suffolk County. The On-Island Manager will work closely with the Control Room Operator (who monitors the facility remotely) to resolve site operational and response issues. In preparation for or during severe weather events, the On-Island Manager will be responsible for dispatching an emergency response team prior to these events to ensure the facility is physically prepared as well as coordinating response activities with Local Emergency Management as well as the Local Fire Department and the Town following the event.

Please review the attached application and if you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Attachments: Attachment A – Marked Up Vendor Noise Emissions Data
Attachment B – Building Rendering

Cc: R. Groffman, East Hampton Energy Storage Center, LLC
S. Laniado, Read and Laniado, LLP
C. Corrado, National Grid
C. Coakley, NextEra Energy Resources, LLC Re
M. Dowling, NextEra Energy Resources, LLC
E. Weatherby, TRC
TRC Project #263749

Attachment A

Marked Up Vendor Noise Emissions Data

Table 1: March 17, 2017 Response – Corresponding to Sound Model and Vendor Data Sheets Vendor Provided Project Noise Generating Sources (1)		
Source	**Sound Level**	**Number of Each**
Building HVAC Units	**64 dBA at 10 meters(2)**	**4**
Battery Inverters	**59.3 dBA at 10 meters(3)**	**3**
Battery Transformers	**62 dBA at 1 meter**	**3**

(1) See attached for vendor specific data.
(2) Sound pressure level of HVAC units provided for comparison with other sources. Presented as 9.2 Bels Sound Power in manufacturer's sound data.
(3) Presented as 64.3 dBA in manufacturer's sound data. The 59.3 dBA represents the additional 5 dBA reduction to be provided by manufacturer supplied mitigation.

TRANE

General Data Condensing Unit

Table GD-2— General Data

	TTA100C	TTA125B	TTA155B	TTA155C	TTA200B	TTA200F
Cooling Performance[1]						
Gross Cooling Capacity, btu (kW)						
Matched Air Handler	113,000(33.09)	134,000(39.24)	166,000(48.60)	167,000(48.90)	220,000(64.42)	220,000(64.42)
Condensing Unit Only[2]	113,000(33.09)	130,000(38.06)	166,000(48.60)	167,000(48.90)	220,000(64.42)	220,000(64.42)
ARI Net Cooling Capacity[3]	110,000(32.21)	130,000(38.06)	160,000(46.85)	161,000(47.14)	212,000(62.07)	212,000(62.07)
System Power kW	10.34	12.63	16.18	16.17	21.22	20.72
Condensing Unit Power kW	9.31	11.52	14.33	14.28	18.56	16.81
Compressor						
Number	2	2	2	2	2	
Type	Copeland Scroll	Climatuff™ Scrol	Scroll	Scroll	Scro	
No. Motors (each)	1	1	1	1	1	
Motor HP (kW)	4.16(3.10)	5.20(3.9)	6.25(4.7)	6.25(4.7)	8.33(6.21)	8.29(6.18)
Motor RPM	2875	2875	2875	2875	2875	2900
ARI Sound Rating (Bels)[4]	8.8	8.8	8.8	8.8	8.8	9.2
System Data[5]						
No. Refrigerant Circuits	1	2	2	1	2	1
Suction Line in. (mm) OD	1.375(34.9)	1.125(28.58)	1.375(34.9)	1.625(41.3)	1.375(34.9)	1.625(41.3)
Liquid Line in. (mm) OD	0.500(12.7)	0.375(9.53)	0.500(12.7)	0.625(15.9)	0.500(12.7)	0.625(15.9)
Outdoor Coil — Type	Plate Fin	Plate Fin	Plate Fin	Plate Fin	Plate Fin	Plate Fin
Tube Size in. (mm) OD	0.375(9.5)	0.375(9.5)	0.375(9.5)	0.375(9.5)	0.375(9.5)	0.375(9.5)
Face Area, sq. ft (m2)	24.0(2.23)	24.0(2.23)	33.33(3.10)	33.33(3.10)	50.2(4.66)	52.9(4.91)
Rows	2	2	2	2	2	2
Fins Per Inch	20	20	20	20	18	18
Outdoor Fan Type	Propeller	Propeller	Propeller	Propeller	Propeller	Propeller
No. Used	1	1	2	2	2	2
Diameter in. (mm)	28.00(711.2)	28.00(711.2)	26.00(660.4)	26.00(660.4)	28.00(711.2)	28.00(711.2)
Drive Type	Direct	Direct	Direct	Direct	Direct	Direct
No. Speeds	1	1	1	1	1	1
CFM 6 (m3/h)	8120(13795.0)	8120(13795.0)	9400(15970.60)	9400(15970.60)	13400(22766.60)	12100(20558)
No. Motors	1	1	1	1	2	2
Motor HP (kW)	0.75(.56)	0.75(.56)	0.33(.25)	0.33(.25)	0.75(.56)	0.75(.56)
Motor RPM	925	925	925	925	925	925
R-22 Refrigerant Charge, lb[7] **(kg)**	20.5(9.30)	23.6(10.70)	30.0(13.61)	28.0(12.70)	39.5(17.92)	41.3(18.7)-R410A

HVAC units data:
9.2 Bels is 92 decibels (dBA). At a distance of 10 meters, this is equivalent to 64 dBA

1. Cooling Performance is rated at 95°F (35°C) ambient, 80°F (26.7°C) entering dry bulb, 67°F (19.4°C) entering wet bulb and nominal cfm listed. ARI rating cfm is 350 cfm/ton for this product. Gross capacity does not include the effect of fan motor heat. ARI capacity is net and includes the effect of fan motor heat. Units are suitable for operation to ±20% of nominal cfm. Certified in accordance with the Unitary Large Equipment certification program, which is based on ARI Standard 340/360 or 365-00.
2. Condensing Unit Only Gross Cooling Capacity rated at 45°F (7.2°C) saturated suction temperature and at 95°F (35°C) ambient.
3. ARI Net Cooling Capacity is calculated with matched blower coil and 25 ft (7.2 m) of 1.375, 0.500 OD interconnecting tubing (1 5/8" suction and 5/8" liquid for TTA200F). EER and/or SEER are rated at ARI conditions and in accordance with DOE test procedures. Integrated Part Load Value is based on ARI Standard 340/360 or 365-00. Units are rated at 80°F (26.7°C) ambient, 80°F (26.7°C) entering dry bulb, and 67°F (19.4°C) entering wet bulb at ARI rated cfm.
4. Sound Rating shown is tested in accordance with ARI Standard 270.
5. System Data based on maximum linear length 80 ft (26.7 m) Maximum lift: suction 60 ft (18.3 m) liquid 60 ft (18.3 m) For greater lengths, refer to refrigerant piping applications manual.
6. Outdoor Fan cfm is rated with standard air-dry coil outdoor.
7. Refrigerant (operating) charge is for condensing unit (all circuits) with matching blower coils and 25 ft (7.6 m) of interconnecting refrigerant lines.

preliminary

SUNNY CENTRAL STORAGE 2000 / 2000-EV

Technical Data	SCS 2000	SCS 2000-EV
Battery side (DC)		
Voltage range V_{DC} [1]	545 V to 950 V	778 V to 1425 V
Max. input current $I_{DC, max}$ (at 25 °C / at 50 °C)	4110 A / 3960 A	3000 A / 2700 A
Max. interruption current capability[2]	6400 A	4300 A
Max. DC power (at cos φ = 1)	2235 kW	2540 kW
Number of DC cables pro polarity	6 x 800 kcmil, 6 x 400 mm²	
Grid side (AC)		
Max. AC power at 25 °C	2200 kVA	2500 kVA
Max. AC power at 50 °C	2000 kVA	2250 kVA
Max. output current $I_{AC, max}$	3300 A	2624 A
Nominal AC current $I_{AC, nom}$	3000 A	2362 A
Max. total harmonic distortion	< 3% at nominal power	
Nominal AC voltage / nominal AC voltage range	385 V / 308 V to 462 V	550 V / 440 V to 660 V
AC power frequency / range	50 Hz / 45 Hz to 55 Hz 60 Hz / 55 Hz to 65 Hz	50 Hz / 47 Hz to 53 Hz 60 Hz / 57 Hz to 63 Hz
Power factor at rated power / displacement power factor adjustable	1 / 0.5 overexcited to 0.5 underexcited	
Efficiency[4]		
Max. efficiency	98.6%	
Protective Devices		
Input-side disconnection point	DC load-break switch	
Output-side disconnection point	AC circuit breaker	
DC overvoltage protection	Surge arrester, type I	
Lightning protection (according to IEC 62305-1)	Lightning Protection	
Ground-fault monitoring / remote ground-fault monitoring	○ / ○	
Insulation monitoring	○	
Degree of protection: electronics / air duct / connection area (as per IEC 60529)	IP54 / IP34 / IP	
General Data		
Dimensions (W / H / D)	2780 / 2318 / 1588 mm (109.	
Weight	< 4000 kg / < 88	
Self-consumption (max.[5] / partial load[6] / average[7])	< 8100 W / < 1800 W	
Self-consumption (standby)	< 300 W	
Internal auxiliary power supply	Integrated 8.4 kVA transformer	
Operating temperature range	-25 °C to 60 °C / -13 °F to 140 °F	
Noise emission[8]	66.4 dB(A)	64.3 dB(A)
Temperature range (standby)	-40 °C to 60 °C / -40 °F to 140 °F	
Temperature range (storage)	-40 °C to 70 °C / -40 °F to 158 °F	
Max. permissible value for relative humidity (condensing / non-condensing)	95% to 100% (2 month/year) / 0% to 95%	
Maximum operating altitude above MSL 2000 m / 3000 m	● / ○ (with power reduction)	
Fresh air consumption	6500 m³/h	
Features		
DC connection	Terminal lugs on each input (without fuse)	
AC connection	With busbar system (three busbars, one per line conductor)	
Communication	Modbus	
Enclosure / roof color	RAL 9016 / RAL 7004	
Display	HMI touchscreen (10.1")	
Supply transformer for external loads	○ (2.5 kVA)	
Standards and directives complied with	CE, IEC / EN 62109-1, IEC / EN 62109-2, UL1741, IEEE1547, UL 1998, UL 840	
EMC standards	IEC / EN 61000-6-4, IEC / EN 61000-6-2, EN 55022, CISPR 22:2008 modified class A, FCC Part 15 Class A	
● Standard features ○ Optional		
Type designation	SCS-2000-10	SCS-2000-EV-10

Battery Inverter Data - Manufacturer to supply 5 dBA mitigation, reducing this level to 59.3 dBA. See letter below.

1) Another voltage range can be offered on request
2) Battery short circuit disconnection has to be done on the battery side
3) Efficiency measured with internal power supply
4) Self-consumption at rated operation
5) Self-consumption at < 75% Pn at 25°C
6) Self-consumption averaged out to 5% to 100% Pn at 25°C
7) Sound pressure level at a distance of 10 m

SMA America, LLC
6020 West Oaks Blvd, Ste 300
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Internet: www.SMA-America.com

Ryan McMorrow
NextEra Energy
700 Universe Blvd
Juno Beach, FL 33408

Confirmation of 5dBA noise reduction on battery inverter from manufacturer.

Jan. 10, 2017

Dear Ryan:

This letter is to confirm the amount of audio noise reduction afforded by the noise reduction kit when installed on the SMA Sunny Central SCS2500EV-US energy storage inverter.

The noise reduction is 5 dB(A) compared to when the inverter does not have the noise reduction kit installed.

Please let me know if you have questions or need more information.

Thanks and best regards,

John Megna

John Megna

Director, Business Development, Utility

Pad-Mounted Transformers

Liquid-Filled Application*

Standard Combinations of High and Low Voltages For Given kVA Range

High Voltage Class	Low Voltage Rating	kVA Range
2.5 kV	208Y/120V 240V 480Y/277V 480V 600Y347V 600V	75–1,500 kVA 75–2,000 kVA 75–2,000 kVA 75–2,000 kVA 75–2,000 kVA 75–2,000 kVA
5.0 kV	208Y/120V 240V 480Y/277V 480V 600Y/347V 600V	75–1,500 kVA 75–2,500 kVA 75–3,000 kVA 75–3,000 kVA 75–3,000 kVA 75–3,000 kVA
8.7 kV	208Y/120V 240V 480Y/277V 480V 600Y/347V 600V 2400V, 4160V, 4800V	75–1,500 kVA 75–2,500 kVA 75–5,000 kVA 75–5,000 kVA 75–5,000 kVA 75–5,000 kVA 225–5,000 kVA
15.0 kV	208Y/120V 240V 480Y/277V 480V 600Y/347V 600V 2400V, 4160V, 4800V	75–1,500 kVA 75–2,500 kVA 75–5,000 kVA 75–5,000 kVA 75–5,000 kVA 75–5,000 kVA 225–5,000 kVA
25.0 kV	208Y/120V 240V 480Y/277V 480V 600Y/347V 600V 2400V, 4160V, 4800V	75–1,500 kVA 75–2,500 kVA 75–5,000 kVA 75–5,000 kVA 75–5,000 kVA 75–5,000 kVA 225–5,000 kVA
34.5 kV	208Y/120V 240V 480Y/277V 480V 600Y/347V 600V 2400V, 4160V, 4800V	225–1,500 kVA 225–2,500 kVA 225–5,000 kVA 225–5,000 kVA 225–5,000 kVA 225–5,000 kVA 225–5,000 kVA

The above combinations are based on standard designs. Other than standard designs may place further restrictions on the availability of voltage and kVA combinations. Consult factory for final determination.

Basic Insulations Levels (BIL)

kV Class	Standard BILs			Optional BILs		
	BIL (kV)	Induced Voltage Test	Applied Voltage Test (kV)	BIL (kV)	Induced Voltage Test	Applied Voltage Test (kV)
1.2	30	Twice Normal Voltage	10	45	Twice Normal Voltage	15
2.5	45		15	60		19
5.0	60		19	75		26
7.2	60		19	75		26
8.7	75		26	95		34
15.0	95		34	110		
25.0	125		40	150		
35.0	150		50	200		

62 dBA. Transformer noise data.

Sound Levels

kVA Rating	Self Cooled Rating (dB)	kVA Rating	Self Cooled Rating (dB)
75 kVA	51	1000 kVA	58
112.5 kVA	55	1500 kVA	60
150 kVA	55	2000 kVA	61
225 kVA	55	2500 kVA	62
300 kVA	55	3000 kVA	63
500 kVA	56	3750 kVA	64
750 kVA	58	5000 kVA	66

*See page 21 for POWER-DRY dry-type transformer application.

Attachment B

Building Rendering

SITE PLAN/SUBDIVISION REVIEW

Application Type/Name: Additional Info Site Plan/Special Permit East Hampton Energy Storage

Address: 3 Cove Hollow Road, East Hampton

SCTM # 300-185-2-2

Map Prepared by ECI Engineering Services **Date** 1/27/17

Fire District:

☒ East Hampton ☐ Amagansett ☐ Montauk ☐ Springs ☐ Bridgehampton ☐ Sag Harbor
☐ Residential ☒ Commercial ☐ Other _____

Fire Marshal Findings:

☒ The proposed project is adjacent to public water and fire hydrants that provide adequate water supply for the fire fighting purposes.

☒ Be advised additional information is not pertinent or relevant to necessitate further review for fire protection purposes.

☐ Please find enclosed application to modify previously submitted application.

☐ Other _____

Reviewed by Fire Marshal _____ **Date** 3/17/17

Fire Department Recommendations:

☐ The proposed project is adjacent to public water and or fire hydrants.
☐ No additional water sources are required. ☐ Additional fire protection required. This office recommends the installation of: ☐ Fire Hydrants(s) ☐ Electric Well
☐ Other _____ see attached.

☐ The proposed project is not adjacent to public water and or fire hydrants. This office recommends the installation of ☐ Fire Hydrant(s) ☐ Electric Well ☐ Other _____ See attached.

☐ Additional information submitted for referenced project does not change original recommendations.

☐ Additional information submitted for referenced project has changed the original recommendation in regards to fire protection. See attached.

☐ The proposed project does not provide adequate access for emergency service vehicles. See attached.

Reviewed by _____ **Date** _____

RECEIVED
MAR 24 2017
PLANNING BOARD

TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

March 1, 2017

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: East Hampton Energy Storage Site Plan/Special Permit
SCTM#300-12-1-3, 13

Items Submitted
Layout Plan – Overall (P002-3);
Site Plan & Grading Plan (P002-4);
Surface Plan (P002-5);
Erosion Control Details (P002-6);
General Arrangement & Landscape Plan (P003-1);
Fence Details (P008-1);
Lighting Plan (P010-2);
Elevations (P004-1), stamped by Glen Smith, Licensed Engineer and dated January 27, 2017.
Response to Comments & Questions prepared by TRC and dated February 1, 2017
Attachment B - Updated Noise Modeling
Attachment C - Vendor Estimated Noise Emissions Data
Attachment D - Cumulative Noise Impact Analysis
Attachment E - Draft Emergency Action & Safety Plan
Attachment F - Battery Manufacturer's Produce Information
Attachment G - Building Rendering

Background Information
The 17.6 acre site is located on Cove Hollow Road and partially cleared improved with the National Grid East Hampton Generating station, in operation since the 1960's. The parcel is zoned both Commercial Industrial and A Residence. All of the existing and proposed improvements are located in the CI zoned portion of the lot.

According to the project narrative, the objective of the project is" to acquire sufficient local resources to meet projected electrical load growth and to support the State's Reforming the Energy Vision (REV) initiative. The East Hampton Energy Storage project was a selected project as a result of the Long Island Power Authority's LIPA South Fork Resources request for proposals as a means to meet the expected peak load requirements and will consist of a five megawatt advanced energy storage system capable of providing continuous power for a duration of up to eight hours before recharging.

The East Hampton Energy Storage Center, LLC is a wholly-owned entity of LI Energy Storage System, LLC, an entity jointly owned by NextEra Energy Resources, LLC and National Grid plc. National Grid plc continues to be responsible for operation and maintenance for the existing facilities

Layout Plan
The coverage calculations have been revised to separate out the Commercial Industrial portion of the lot as requested. The proposed edge of clearing line is also depicted on this plan.

It is also recommended that a project limiting fence be required along the edge of clearing in order to ensure compliance with the proposed clearing line.

Surface Plan
The Surface Plan shows that a road base will be installed in areas of the site utilized for vehicular access and the rest of the entire area, including 3' beyond the fence will be surfaced with a compacted subbase and 6"crushed rock top course. This is not recommended in areas where there is a proposal to plant shrubs and White pines behind the building as it would negatively impact their growth.

Noise
The narrative submitted indicates that the applicant has revised the proposal to relocate the HVAC units from the roof to the ground, lowering sound levels.

Additional information has been submitted regarding potential noise generation from the facility, including a Cumulative Noise Impact Analysis. This analysis provides projected dBA readings from a number of additional locations surrounding the facility and indicates that the noise levels at the one commercial and seven residential receptors (locations) comply with the Town Code. However, the supporting information requested in the last review has not been provided.

The analysis states that the ambient noise levels from the existing National Grid facility were factored into the projected dBA levels and that the projected dBA levels provided are cumulative. The narrative includes a table of the DBA levels of the 4 HVAC units with 61 dBA each at 10 meters, 3 battery invertors with 63.3 dBA each at 10 meters, and 3 battery transformers with 62 dBA levels at 1 meter.

The narrative states that the vender documentation is provided in Attachment C. However, Attachment C appears to include manufacturer's data sheets indicating potential noise levels for the battery invertors and battery transformers with a range of options and dBA levels but does not identify which applies to the proposal. The documentation for HVAC units does not include the dBA levels.

The Landscaping plan depicts sound attenuating walls on two sides of the 4 HVAC units. These units will be enclosed on a fourth side by the building. A detail of the sound attenuation walls should be provided.

Lighting

A revised lighting plan and a manufacturer's brochure for the proposed fixtures have been submitted. The number of fixtures proposed to be used has been increased to twelve and the mounting height reduced from the previously proposed 10' and 20' to 10', 11', and 12'.

The method of control, such as motion detector, needs to be included in the lighting plan. It has been the Board's lighting policy that lighting not be left on all night. The lighting plan otherwise appears to comply with the Board's lighting policy and the Town Code. The manufacturer's data sheets indicate that the proposed fixture is full cut-off and that the LED bulbs have a 3000 Kelvin level. The footcandle levels have been reduced from previously proposed levels that were as high as 7 and 9 to a maximum level of 3.3 and the plan indicates that the footcandle levels do not exceed 0.1 at the property lines.

Landscape Plan

The landscaping plan provides two rows of plantings as buffering along the southerly side of the building. A row of eighteen, 24-36" high Black chokecherry (*Aronia melanocarpo*), a deciduous native shrub, is proposed to be planted immediately behind the building. A 7' high galvanized steel chain link fence with three rows of barb wire at the top is proposed behind the chokecherry and to the south of that a row of ten, 8' high White pines (*Pinus strobus*). White pines require sunshine to thrive and the map indicates that there will be an additional 10' of clearing beyond the White pines that will allow for this.

It is recommended that the row of White pines be extended along the full length of the fence on the southerly side to buffer the fence from the southerly residences.

Elevations

As a result of moving the HVAC units to the ground, the applicant has revised the roof style to a gabled roof. The elevation drawings depict a 23' high building with faux decorative windows. The proposed materials and colors of roofing and siding are not depicted on the plans and will be necessary for Architectural Review Board review.

Battery Manufacturer's Product Information

The narrative has clarified that lithium-ion batteries will be utilized for energy storage.

Attachment F provides introductory information regarding LG Chem, the manufacturers, their product portfolio including various models of power modules, power racks, and power containers, peak shifting and frequency regulations tables, and information on space efficiency.

Information and specifications on the proposed batteries themselves in terms the model proposed, chemical composition, toxicity, flammability is not included. The narrative indicates that there will be a containment area to contain spills. A detail of how spills will be contained should be provided.

The narrative states that each battery inverter will have a transformer that will contain dielectric fluid (typically mineral oil) and that a containment structure is proposed to prevent the release of oil in the event of a spill. A detail of the containment areas should be provided on the plans.

Draft Emergency Action & Safety Plan
The main aspect of the emergency action and safety plan will be remote monitoring 24/7 by the Control Room. There is also a plan to designate an on-island manager, a general manager, and a control room operator who will have delegated decision authority in emergency situations. The plan describes the process to be followed, the delegation of authority, and response actions.

The Chief Marshal is reviewing the Draft Emergency Action & Safety Plan and will provide written comments under separate cover.

Attachment G Building Rendering
The rendering depicts the southerly side of the building with the proposed two rows of plants, but does not depict the fence, including the barb wired.

Planning Board Consensus

The Planning Board should discuss whether the Surface Plan should be revised to eliminate the subbase and gravel in the areas where rows of landscaping is proposed.

Additional comments: _____
_____
_____
_____

The Board should determine whether a detail of the sound walls and further documentation regarding dBA levels should be submitted.

Additional comments: _____
_____

The Board should advise the applicant whether the lighting plan should be revised to include the method of controls, i.e. motion control.

Additional comments: _____

The Board should consider the recommendation that the row of White pines be extended across the entire width of the proposed chain link and barb wire fence on the southerly side of the site in order to buffer the residential neighbors.

Additional comments: _____

The Board should advise the applicant regarding the revision of the elevations drawings of the building to include the colors and materials of the siding and roofing.

Additional comments: _____

The Planning Board should discuss whether specifications and manufacturer's data sheets for the specific battery proposed should be submitted.

Additional comments: _____

The Board should advise the applicant whether details of the containments areas should be added to the plans.

Additional comments: _____

The Board should review the Emergency Action and Safety Plan and the Fire Marshal's comments and determine if it is sufficient.

Additional comments: _____

Other Comments

Additional comments: _____

JP

Attachment E

Draft Emergency Action and Safety Plan

POWER GENERATION DIVISION	Process Category: Production Process: Safety Management System	DOC #: SMS 237		
	East Hampton Energy Storage Project - Emergency Action Plan – DRAFT	EFFECTIVE: XX/XX/XX	REV #: 0	PAGE 1 of 13

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1.0 DOCUMENT STORAGE AND INFORMATION

This Emergency Action Plan is stored in the Power Generation Division Operational Model ("OpModel").

2.0 REVISION HISTORY

Rev #	Revision Description	Approved By Position / Title	Effective Date
0	DRAFT Emergency Action Plan for the East Hampton Energy Storage Project	TBD Engineering & Technical Services Staff Engineer	XX/XX/XX

3.0 PURPOSE AND SCOPE

The purpose of this Emergency Action Plan is to establish the planned response actions that will be taken by remote Control Room Operators that oversee the 24/7 operation of the East Hampton Energy Storage Project and other emergency personnel. These actions are intended to provide for the safe and reliable operation of the facility.

This procedure serves as guidance and is intended to be a "living" document such that revisions over time, based on experiences, will continue to increase the speed of identification of threats and decrease response time. When applicable, this plan applies to all employees, contractors, vendors and visitors, performing work at the site.

This facility will not be manned on a daily basis and will be remotely operated by the 24/7 manned Fleet and Performance Diagnostic Center (Control Room) located in Juno Beach, Florida. In addition, a communication link is established between the Control Room Operator and first responders.

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Site Postings: The following will be posted conspicuously on-site:

- Emergency phone numbers:
  - Control Room
  - On-Island Manager
  - Local Fire Department

- A diagram indicating location of fire extinguishers, standpipes and fire hydrants will be posted at entrances of the facility.
- Instructions on-site personnel need to follow during emergencies, as a result of injury or in response to environmental releases or security issues.

4.0 DEFINITIONS

PGD – Power Generation Division
FPDC – Fleet Performance and Diagnostic Center ("Control Room")
O&M – Operations and Maintenance
OSHA – Occupational Safety and Health Administration
PPE – Personal Protective Equipment

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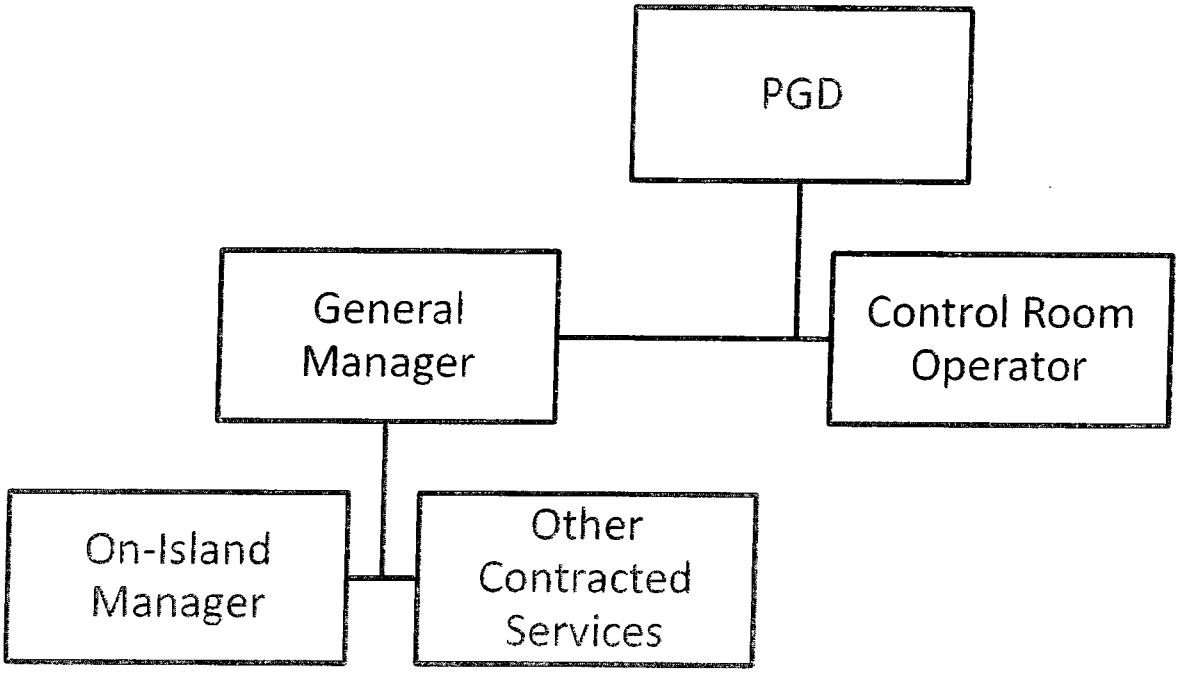

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An electronic copy of this plan will also be accessible online.

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1. The East Hampton Energy Storage Project is located at 3 Cove Hollow Road, East Hampton, NY 11937. Outside responders can gain access to the facility by accessing the driveway.

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1. This emergency plan was developed for the following plausible contingencies that could transpire at the facility:

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    - Fire Prevention and Response (APPENDIX 2)
    - Environmental Event (APPENDIX 3)

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4. If emergency event occurs while maintenance personnel are on-site, all sources of ignition, including hot work, burning cigarettes, portable tools and motor vehicles shall be immediately secured/ceased.

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Please see following page.

Summary

Storm resistant design features include a pre-engineered, weather tight structure approximately 46' x 90' to house the system components. The structure will consist of a metal construction exterior. The facility is designed to meet extreme environmental conditions and structural loading conditions as noted below:

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Monitoring, Planning, and Preparation

1. Natural emergencies considered in this procedure are associated with weather disturbances such as flooding, hurricanes, blizzards, high wind conditions, and severe thunderstorms. The Control Room Operator and On-Island Manager have various means to monitor potential weather events. These include:

    - Internet access to weather-related web-sites;
    - PGDAPPS WeatherSentry Online
    - Local news stations

2. When information is received that a severe weather watch has been issued for the facility area the following actions shall be taken:

    - The Control Room Operator should notify the General Manager and the On-Island Manager

3. Severe Weather Preparation

    - In the event of a severe weather event, where advance warning is known, such as floods, hurricanes, blizzards, etc., the Control Room Operator shall closely coordinate with the On-Island Manager, during pre and post event activities. The goal is to enable the facility to continue to operate safely and reliably during a severe weather event.

        On-island resources: the On-Island Manager shall contact O&M and emergency response teams to notify them of the event and place them on standby. Emergency response team may be dispatched to the facility prior to the event to ensure the facility is physically prepared for the event by:

        - Securing the building
        - Securing all equipment
        - Securing all critical communication components
        - Deploying sandbags, if applicable

        It is not anticipated that personnel would need to access the site during the event. Under no circumstances will personnel be dispatched to the facility until local emergency management indicates it is safe to enter the area. In the event that local flooding could impact access to the site, arrangements previously made for alternative transportation will be implemented.

    - In the event of a natural disaster / severe weather event where advance warning may not be known, the Control Room Operator and the On-Island Manager will take reasonable action to prepare for the event. However, under no circumstances are personnel to place themselves in harm's way.

4. The Control Room Operator or On-Island Manager will:

    - Monitor the weather radio, TV or other monitoring equipment, and report any changes in the situation that could affect any plant / maintenance personnel on site and / or equipment. Radio

or phone communication is established if a tornado or other similar severe weather warning is issued.

5. Operations:

- Operate the plant consistent with instructions provided from the Transmission Operator. If, the instructions cannot be followed, i.e., safety, environmental, reliability, etc., immediately notify the Transmission Operator to discuss and alternative operating actions. Document discussions in the Operators log.

- When conditions are "forecasted" to have high winds associated with a hurricane, or other related conditions such as floods and / or storm surge, equipment shutdown should be taken into consideration to ensure the continued reliable operation before, during, and after the event.

    - The decision to shut down the facility as a precaution or during the event will be made after consultation with the Transmission Operator or if conditions are such that the facility would be damaged or cause a system interruption.

APPENDIX 2 FIRE PREVENTION AND RESPONSE

Preventative Controls

The facility is designed with a number of features designed to prevent system upsets that could lead to a fire.

Battery Management System

Each Battery Cell is continuously monitored by a "Battery Management System". The Battery Management System will autonomously take action to protect battery cells and prevent over charging, over current or over temperature operation. The supplied Bidirectional Inverters have controls to detect out of specification conditions of the batteries and will autonomously stop operation in the event of overcurrent or out of specification voltage. A site controller continuously monitors all critical parameters and will autonomously disconnect the system in the event of an out of specification condition. The site is continuously monitored by an offsite 24-hour Control Room Operator. In the event of an "off spec" condition, the Control Room Operator has the ability to remotely control the facility.

Circuit Protection

Each Battery Module and Battery Rack are individually protected by overcurrent fuses. These fuses will operate independently of the DC contactor that is opened by the controls discussed above.

Battery Safety Features

Supplied battery cells, modules and racks will be provided with UL testing Certification as documented in UL-Safety Issues for Lithium Ion Batteries-2016.pdf

Fire Fighting Measures

The site will be equipped with an automatic fire suppression system utilizing water. The system will be designed by a licensed engineering firm that specializes in fire protection. Water has been shown to be the most effective fire suppressant for Lithium Ion Batteries due to its ability to both extinguish the fire and remove excess heat. The system will be designed so that the fire suppression activates in any section of the building experiencing a fire.

To facilitate emergency responders the facility is designed with a hydrant located near the entrance driveway (NOTE: ACTUAL LOCATION TO BE DETERMINED IN CONSULTATION WITH LOCAL FD).

Response Actions – Automated System Alarm

Should any system monitoring device indicate a fire alarm or the automatic suppression system activate and release, the Control Room Operator will immediately:

a. Verify control logic operated as required including shutting down equipment or isolating the project from the grid

b. Contact local emergency response services and provide the following information:

1. Location
2. Type of emergency
3. Current Status
4. Any other pertinent information

c. Notify the General Manager and On-Island Manager

d. Continually monitor and use all means necessary as described above to isolate the situation.

e. Contact the System Operator or Transmission Operator if appropriate

Response Actions – Personnel On-site

NOTE: The facility will have fire extinguishers located a strategic points. A diagram indicating location of fire extinguishers, standpipes and fire hydrants will be posted at entrances of the facility.

Any person discovering a fire in its incipient stage should take action as quickly as possible to extinguish the fire. In general, a fire should be considered to be in its incipient stage if it meets two primary criteria:

a. The fire can be extinguished or controlled with a single portable fire extinguisher
b. The person discovering the fire perceives an adequate level of safety in attempting to extinguish the fire.

As long as the fire is in its incipient stage, as defined above, the person discovering the fire should utilize all appropriate and readily available fire extinguishing equipment to extinguish the fire. Fire-fighting efforts beyond the incipient stage will be performed by trained outside responders only.

On-site Response Instructions:

1. For fires in incipient stage use fire extinguisher following manufacturer's instructions to extinguish.
    a. If the fire is extinguished immediately, the on-site personnel shall then notify the Control Room Operator to inform them of the incident.
2. If the fire cannot be contained using an extinguisher then evacuate the building, call 911, then the Control Room Operator.

3. If the site fire detection system is activated all personnel must evacuate the battery building immediately call 911, then the Control Room Operator.

APPENDIX 3 ENIRONMENTAL RELEASE

The release of transformer oil is a regulated event and must be addressed as soon as possible. Releases into containment areas or to the ground must be reported upon discovery to the Control Room Operator. Containment surrounds all oil filled equipment.

Whether the release is the result of an operational action (e.g., maintenance) or is discovered, site personnel should take action if possible to stop the release or contain the oil. Such action may include closing valves, berming areas with absorbents if available or dirt, or laying down spill absorbent pads. Personnel should only respond at their level of training. Clean-up operations will be performed by a professional response team.

Gather the following information and relay it to the Control Room Operator:

- Transformer leaking oil.
- Whether or not the spill is only in the containment.
- If the source of the spill/release has been stopped.
- Boundaries describing the area of the spill if outside the containment.
- Quantity released (if it can be estimated).
- Environmental Impacts (ground, roadways, etc.).

The Control Room Operator shall make the following notifications:

Organization	Contact Number	Time Notified
Environmental Response Team: Company Name	TBD	
On-Island Manager: TBD	TBD	
NYS Dept. of Environmental Conservation Spill Hotline	1-800-457-7362	Spill Number assigned:
Suffolk County Dept of Health Services	1-631-854-2501	
National Response Center (only if impacts water resources)	1-800-424-8802	Incident Number:

TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

March 1, 2017

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: East Hampton Energy Storage Site Plan/Special Permit
SCTM#300-12-1-3, 13

Items Submitted
Layout Plan – Overall (P002-3);
Site Plan & Grading Plan (P002-4);
Surface Plan (P002-5);
Erosion Control Details (P002-6);
General Arrangement & Landscape Plan (P003-1);
Fence Details (P008-1);
Lighting Plan (P010-2);
Elevations (P004-1), stamped by Glen Smith, Licensed Engineer and dated January 27, 2017.
Response to Comments & Questions prepared by TRC and dated February 1, 2017
Attachment B - Updated Noise Modeling
Attachment C - Vendor Estimated Noise Emissions Data
Attachment D - Cumulative Noise Impact Analysis
Attachment E - Draft Emergency Action & Safety Plan
Attachment F - Battery Manufacturer's Produce Information
Attachment G - Building Rendering

Background Information
The 17.6 acre site is located on Cove Hollow Road and partially cleared improved with the National Grid East Hampton Generating station, in operation since the 1960's. The parcel is zoned both Commercial Industrial and A Residence. All of the existing and proposed improvements are located in the CI zoned portion of the lot.

According to the project narrative, the objective of the project is" to acquire sufficient local resources to meet projected electrical load growth and to support the State's Reforming the Energy Vision (REV) initiative. The East Hampton Energy Storage project was a selected project as a result of the Long Island Power Authority's LIPA South Fork Resources request for proposals as a means to meet the expected peak load requirements and will consist of a five megawatt advanced energy storage system capable of providing continuous power for a duration of up to eight hours before recharging.

The East Hampton Energy Storage Center, LLC is a wholly-owned entity of LI Energy Storage System, LLC, an entity jointly owned by NextEra Energy Resources, LLC and National Grid plc. National Grid plc continues to be responsible for operation and maintenance for the existing facilities

Layout Plan
The coverage calculations have been revised to separate out the Commercial Industrial portion of the lot as requested. The proposed edge of clearing line is also depicted on this plan.

It is also recommended that a project limiting fence be required along the edge of clearing in order to ensure compliance with the proposed clearing line.

Surface Plan
The Surface Plan shows that a road base will be installed in areas of the site utilized for vehicular access and the rest of the entire area, including 3' beyond the fence will be surfaced with a compacted subbase and 6"crushed rock top course. This is not recommended in areas where there is a proposal to plant shrubs and White pines behind the building as it would negatively impact their growth.

Noise
The narrative submitted indicates that the applicant has revised the proposal to relocate the HVAC units from the roof to the ground, lowering sound levels.

Additional information has been submitted regarding potential noise generation from the facility, including a Cumulative Noise Impact Analysis. This analysis provides projected dBA readings from a number of additional locations surrounding the facility and indicates that the noise levels at the one commercial and seven residential receptors (locations) comply with the Town Code. However, the supporting information requested in the last review has not been provided.

The analysis states that the ambient noise levels from the existing National Grid facility were factored into the projected dBA levels and that the projected dBA levels provided are cumulative. The narrative includes a table of the DBA levels of the 4 HVAC units with 61 dBA each at 10 meters, 3 battery invertors with 63.3 dBA each at 10 meters, and 3 battery transformers with 62 dBA levels at 1 meter.

The narrative states that the vender documentation is provided in Attachment C. However, Attachment C appears to include manufacturer's data sheets indicating potential noise levels for the battery invertors and battery transformers with a range of options and dBA levels but does not identify which applies to the proposal. The documentation for HVAC units does not include the dBA levels.

The Landscaping plan depicts sound attenuating walls on two sides of the 4 HVAC units. These units will be enclosed on a fourth side by the building. A detail of the sound attenuation walls should be provided.

Lighting
A revised lighting plan and a manufacturer's brochure for the proposed fixtures have been submitted. The number of fixtures proposed to be used has been increased to twelve and the mounting height reduced from the previously proposed 10' and 20' to 10', 11', and 12'.

The method of control, such as motion detector, needs to be included in the lighting plan. It has been the Board's lighting policy that lighting not be left on all night. The lighting plan otherwise appears to comply with the Board's lighting policy and the Town Code. The manufacturer's data sheets indicate that the proposed fixture is full cut-off and that the LED bulbs have a 3000 Kelvin level. The footcandle levels have been reduced from previously proposed levels that were as high as 7 and 9 to a maximum level of 3.3 and the plan indicates that the footcandle levels do not exceed 0.1 at the property lines.

Landscape Plan
The landscaping plan provides two rows of plantings as buffering along the southerly side of the building. A row of eighteen, 24-36" high Black chokecherry (*Aronia melanocarpo*), a deciduous native shrub, is proposed to be planted immediately behind the building. A 7' high galvanized steel chain link fence with three rows of barb wire at the top is proposed behind the chokecherry and to the south of that a row of ten, 8' high White pines (*Pinus strobus*). White pines require sunshine to thrive and the map indicates that there will be an additional 10' of clearing beyond the White pines that will allow for this.

It is recommended that the row of White pines be extended along the full length of the fence on the southerly side to buffer the fence from the southerly residences.

Elevations
As a result of moving the HVAC units to the ground, the applicant has revised the roof style to a gabled roof. The elevation drawings depict a 23' high building with faux decorative windows. The proposed materials and colors of roofing and siding are not depicted on the plans and will be necessary for Architectural Review Board review.

Battery Manufacturer's Product Information
The narrative has clarified that lithium-ion batteries will be utilized for energy storage.

Attachment F provides introductory information regarding LG Chem, the manufacturers, their product portfolio including various models of power modules, power racks, and power containers, peak shifting and frequency regulations tables, and information on space efficiency.

Information and specifications on the proposed batteries themselves in terms the model proposed, chemical composition, toxicity, flammability is not included. The narrative indicates that there will be a containment area to contain spills. A detail of how spills will be contained should be provided.

The narrative states that each battery inverter will have a transformer that will contain dielectric fluid (typically mineral oil) and that a containment structure is proposed to prevent the release of oil in the event of a spill. A detail of the containment areas should be provided on the plans.

Draft Emergency Action & Safety Plan
The main aspect of the emergency action and safety plan will be remote monitoring 24/7 by the Control Room. There is also a plan to designate an on-island manager, a general manager, and a control room operator who will have delegated decision authority in emergency situations. The plan describes the process to be followed, the delegation of authority, and response actions.

The Chief Marshal is reviewing the Draft Emergency Action & Safety Plan and will provide written comments under separate cover.

Attachment G Building Rendering
The rendering depicts the southerly side of the building with the proposed two rows of plants, but does not depict the fence, including the barb wired.

Planning Board Consensus

The Planning Board should discuss whether the Surface Plan should be revised to eliminate the subbase and gravel in the areas where rows of landscaping is proposed.

Additional comments: _____
_____
_____
_____

The Board should determine whether a detail of the sound walls and further documentation regarding dBA levels should be submitted.

Additional comments: _____
_____

The Board should advise the applicant whether the lighting plan should be revised to include the method of controls, i.e. motion control.

Additional comments: _____

The Board should consider the recommendation that the row of White pines be extended across the entire width of the proposed chain link and barb wire fence on the southerly side of the site in order to buffer the residential neighbors.

Additional comments: _____

The Board should advise the applicant regarding the revision of the elevations drawings of the building to include the colors and materials of the siding and roofing.

Additional comments: _____

The Planning Board should discuss whether specifications and manufacturer's data sheets for the specific battery proposed should be submitted.

Additional comments: _____

The Board should advise the applicant whether details of the containments areas should be added to the plans.

Additional comments: _____

The Board should review the Emergency Action and Safety Plan and the Fire Marshal's comments and determine if it is sufficient.

Additional comments: _____

Other Comments

Additional comments: _____

JP

Attachment E

Draft Emergency Action and Safety Plan

POWER GENERATION DIVISION	Process Category: Production Process: Safety Management System	DOC #: SMS 237		
	East Hampton Energy Storage Project - Emergency Action Plan – DRAFT	EFFECTIVE: XX/XX/XX	REV #: 0	PAGE 1 of 13

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1.0 DOCUMENT STORAGE AND INFORMATION

This Emergency Action Plan is stored in the Power Generation Division Operational Model ("OpModel").

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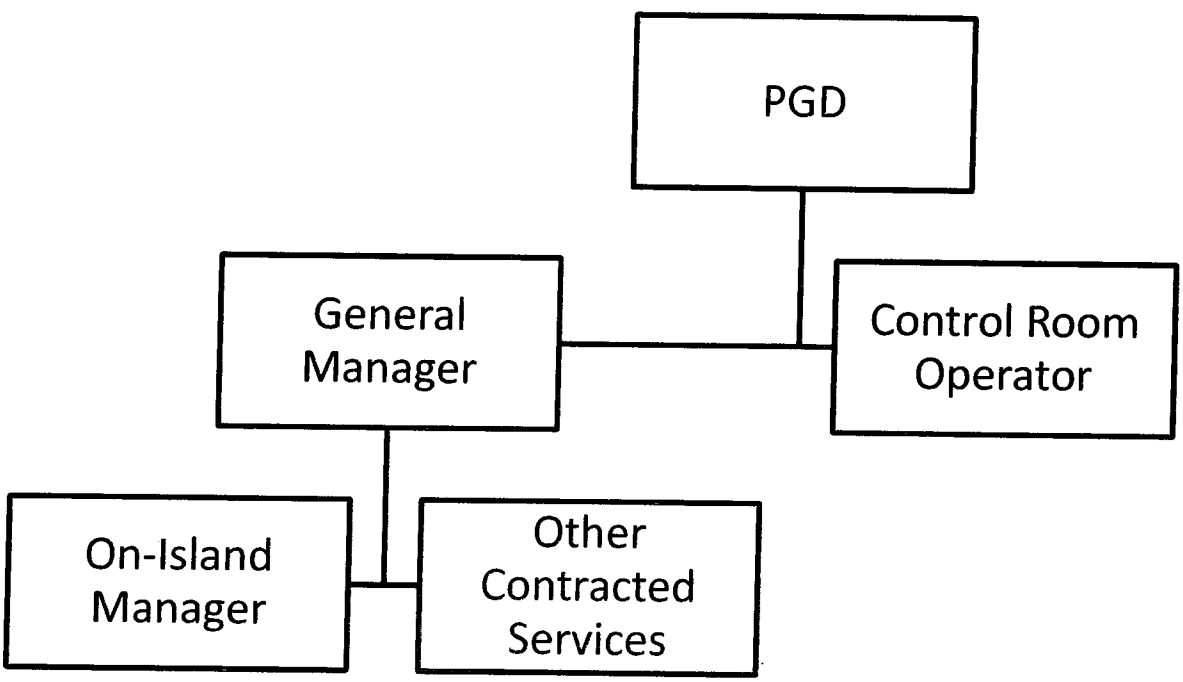

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WW 2/

There is not description of a back-up source of power.

Although it is easy to assume that the East Hampton Energy Storage Center would remain fully operational and that communication between it and the Control Room in Florida would not be interrupted if the event of a power failure, however, assumptions are not the basis for sound decision-making.

Has the facility operator confirmed that an independent and functional back-up source of power has been installed and tested (regularly)?

(Note by Si Kinsella, Jan 9, 2024)

Monitoring, Planning, and Preparation

1. Natural emergencies considered in this procedure are associated with weather disturbances such as flooding, hurricanes, blizzards, high wind conditions, and severe thunderstorms. The Control Room Operator and On-Island Manager have various means to monitor potential weather events. These include:

    - Internet access to weather-related web-sites;
    - PGDAPPS WeatherSentry Online
    - Local news stations

2. When information is received that a severe weather watch has been issued for the facility area the following actions shall be taken:

    - The Control Room Operator should notify the General Manager and the On-Island Manager

3. Severe Weather Preparation

    - In the event of a severe weather event, where advance warning is known, such as floods, hurricanes, blizzards, etc., the Control Room Operator shall closely coordinate with the On-Island Manager, during pre and post event activities. The goal is to enable the facility to continue to operate safely and reliably during a severe weather event.

        On-island resources: the On-Island Manager shall contact O&M and emergency response teams to notify them of the event and place them on standby. Emergency response team may be dispatched to the facility prior to the event to ensure the facility is physically prepared for the event by:

        - Securing the building
        - Securing all equipment
        - Securing all critical communication components
        - Deploying sandbags, if applicable

        It is not anticipated that personnel would need to access the site during the event. Under no circumstances will personnel be dispatched to the facility until local emergency management indicates it is safe to enter the area. In the event that local flooding could impact access to the site, arrangements previously made for alternative transportation will be implemented.

    - In the event of a natural disaster / severe weather event where advance warning may not be known, the Control Room Operator and the On-Island Manager will take reasonable action to prepare for the event. However, under no circumstances are personnel to place themselves in harm's way.

4. The Control Room Operator or On-Island Manager will:

    - Monitor the weather radio, TV or other monitoring equipment, and report any changes in the situation that could affect any plant / maintenance personnel on site and / or equipment. Radio

or phone communication is established if a tornado or other similar severe weather warning is issued.

5. Operations:

- Operate the plant consistent with instructions provided from the Transmission Operator. If, the instructions cannot be followed, i.e., safety, environmental, reliability, etc., immediately notify the Transmission Operator to discuss and alternative operating actions. Document discussions in the Operators log.

- When conditions are "forecasted" to have high winds associated with a hurricane, or other related conditions such as floods and / or storm surge, equipment shutdown should be taken into consideration to ensure the continued reliable operation before, during, and after the event.

    - The decision to shut down the facility as a precaution or during the event will be made after consultation with the Transmission Operator or if conditions are such that the facility would be damaged or cause a system interruption.

APPENDIX 2 FIRE PREVENTION AND RESPONSE

Preventative Controls

The facility is designed with a number of features designed to prevent system upsets that could lead to a fire.

Battery Management System

Each Battery Cell is continuously monitored by a "Battery Management System". The Battery Management System will autonomously take action to protect battery cells and prevent over charging, over current or over temperature operation. The supplied Bidirectional Inverters have controls to detect out of specification conditions of the batteries and will autonomously stop operation in the event of overcurrent or out of specification voltage. A site controller continuously monitors all critical parameters and will autonomously disconnect the system in the event of an out of specification condition. The site is continuously monitored by an offsite 24-hour Control Room Operator. In the event of an "off spec" condition, the Control Room Operator has the ability to remotely control the facility.

Circuit Protection

Each Battery Module and Battery Rack are individually protected by overcurrent fuses. These fuses will operate independently of the DC contactor that is opened by the controls discussed above.

Battery Safety Features

Supplied battery cells, modules and racks will be provided with UL testing Certification as documented in UL-Safety Issues for Lithium Ion Batteries-2016.pdf

Fire Fighting Measures

The site will be equipped with an automatic fire suppression system utilizing water. The system will be designed by a licensed engineering firm that specializes in fire protection. Water has been shown to be the most effective fire suppressant for Lithium Ion Batteries due to its ability to both extinguish the fire and remove excess heat. The system will be designed so that the fire suppression activates in any section of the building experiencing a fire.

To facilitate emergency responders the facility is designed with a hydrant located near the entrance driveway (NOTE: ACTUAL LOCATION TO BE DETERMINED IN CONSULTATION WITH LOCAL FD).

Response Actions – Automated System Alarm

Should any system monitoring device indicate a fire alarm or the automatic suppression system activate and release, the Control Room Operator will immediately:

a. Verify control logic operated as required including shutting down equipment or isolating the project from the grid

b. Contact local emergency response services and provide the following information:

1. Location
2. Type of emergency
3. Current Status
4. Any other pertinent information

c. Notify the General Manager and On-Island Manager

d. Continually monitor and use all means necessary as described above to isolate the situation.

e. Contact the System Operator or Transmission Operator if appropriate

Response Actions – Personnel On-site

NOTE: The facility will have fire extinguishers located a strategic points. A diagram indicating location of fire extinguishers, standpipes and fire hydrants will be posted at entrances of the facility.

Any person discovering a fire in its incipient stage should take action as quickly as possible to extinguish the fire. In general, a fire should be considered to be in its incipient stage if it meets two primary criteria:

a. The fire can be extinguished or controlled with a single portable fire extinguisher
b. The person discovering the fire perceives an adequate level of safety in attempting to extinguish the fire.

As long as the fire is in its incipient stage, as defined above, the person discovering the fire should utilize all appropriate and readily available fire extinguishing equipment to extinguish the fire. Fire-fighting efforts beyond the incipient stage will be performed by trained outside responders only.

On-site Response Instructions:

1. For fires in incipient stage use fire extinguisher following manufacturer's instructions to extinguish.
    a. If the fire is extinguished immediately, the on-site personnel shall then notify the Control Room Operator to inform them of the incident.
2. If the fire cannot be contained using an extinguisher then evacuate the building, call 911, then the Control Room Operator.

3. If the site fire detection system is activated all personnel must evacuate the battery building immediately call 911, then the Control Room Operator.

APPENDIX 3 ENIRONMENTAL RELEASE

The release of transformer oil is a regulated event and must be addressed as soon as possible. Releases into containment areas or to the ground must be reported upon discovery to the Control Room Operator. Containment surrounds all oil filled equipment.

Whether the release is the result of an operational action (e.g., maintenance) or is discovered, site personnel should take action if possible to stop the release or contain the oil. Such action may include closing valves, berming areas with absorbents if available or dirt, or laying down spill absorbent pads. Personnel should only respond at their level of training. Clean-up operations will be performed by a professional response team.

Gather the following information and relay it to the Control Room Operator:

- Transformer leaking oil.
- Whether or not the spill is only in the containment.
- If the source of the spill/release has been stopped.
- Boundaries describing the area of the spill if outside the containment.
- Quantity released (if it can be estimated).
- Environmental Impacts (ground, roadways, etc.).

The Control Room Operator shall make the following notifications:

Organization	Contact Number	Time Notified
Environmental Response Team: Company Name	TBD	
On-Island Manager: TBD	TBD	
NYS Dept. of Environmental Conservation Spill Hotline	1-800-457-7362	Spill Number assigned:
Suffolk County Dept of Health Services	1-631-854-2501	
National Response Center (only if impacts water resources)	1-800-424-8802	Incident Number:

PLANNING BOARD
TOWN OF EAST HAMPTON
300 Pantigo Place, Suite 103
East Hampton, New York 11937

JOSEPH B. POTTER
CHAIRMAN

(631) 324-2696

February 3, 2017

MEMORANDUM

TO: *David Browne, Chief Fire Marshal*
Richard P. Myers, Jr., Architectural Review Board Chairman
Planning Department – JoAnne Pahwul
Nancy Keeshan, Vice Chairperson
Diana Weir, Committee
Tom Talmage, Town Engineer

FROM: *Joseph B. Potter, Planning Board Chairman*

RE: ***Additional Info*** *for Site Plan/Special Permit – East Hampton Energy Storage Center, LLC*
Premises situate: *Three Cove Hollow Road, East Hampton*
SCTM# 300-185-2-2

Attached for your review and comments is additional information submitted to this office for the above-reference Site Plan/Special Permit application covering the premises as noted.

JP:jtw

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Results you can rely on

1200 Wall Street West
5th Floor
Lyndhurst, NJ 07071

201.933.5541 PHONE
201.933.5601 FAX

www.trcsolutions.com

February 1, 2017

Ms. JoAnne Pahwul, AICP
Assistant Planning Director
Town of East Hampton Planning Department
300 Pantigo Place, Suite 105
East Hampton, New York 11937

Subject: Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC SCTM #300-185-2-2 3 Cove Hollow Road East Hampton, New York

Dear Ms. Pahwul:

TRC Environmental Corporation, on behalf of East Hampton Energy Storage Center, LLC, is submitting the enclosed revised application materials for the East Hampton Energy Storage Project. This revised package includes the following:

- Ten (10) copies of a 'Response to Comments and Questions' document (dated January 31, 2017);
- Included within the 'Response to Comments and Questions' document are the following attachments:
  - Attachment A – Light Fixture Manufacturer Brochures
  - Attachment B – Updated Noise Modeling
  - Attachment C – Vendor Estimated Noise Emissions Data
  - Attachment D – Cumulative Noise Impact Analysis
  - Attachment E – Draft Emergency Action and Safety Plan
  - Attachment F – Battery Manufacturer's Product Information
  - Attachment G – Building Rendering
- Ten (10) copies of the revised Site Plan Drawings last revised January 27, 2017.

The 'Response to Comments and Questions' document responds to the additional comments from the Planning Board Chairman's letter dated January 12, 2017 under the topics noted in your Site Plan/Special Permit Evaluation memorandum.

Please review the attached application and if you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Enclosure

Cc: R. Groffman, East Hampton Energy Storage Center, LLC
S. Laniado, Read and Laniado, LLP
C. Corrado, National Grid
C. Coakley, NextEra Energy Resources, LLC
M. Dowling, NextEra Energy Resources, LLC
E. Weatherby, TRC
TRC Project #263749

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February 1, 2017

Ms. JoAnne Pahwul, AICP
Assistant Planning Director
Town of East Hampton Planning Department
300 Pantigo Place
Suite 105
East Hampton, New York 11937

Subject: **Site Plan/Special Permit Application for the East Hampton Energy Storage Center, LLC SCTM #300-185-2-2**

Responses to Comments and Questions

Dear Ms. Pahwul;

TRC Environmental Corporation, on behalf of East Hampton Energy Storage Center, LLC, is pleased to submit this letter and enclosed attachments in response to your comment letter dated January 3, 2017 and the Planning Board's comment letter dated January 12, 2017 on the Site Plan/Special Permit Application for the East Hampton Energy Storage Project submitted to your office on November 10, 2016. East Hampton Energy Storage Center, LLC is proposing to build and operate the East Hampton Energy Storage Project in the Town of East Hampton, Suffolk County, New York. For ease of reference, each comment detailed in your review letter has been restated with a response to each question/comment following.

Comments

Use/Special Permit Standards

The project is classified as a public utility and subject to the attached general permit standards and the specific standards below. The project appears to comply with the

specific standards below in terms of purpose and location. Both the general special permit standards and a narrative as to how the applicant believes the project complies are attached. The Planning Board will need to make a formal determination that the project complies with both sets of standards at the completion of the review.

PUBLIC UTILITY

1. With the exception of personal wireless service facilities, which are discussed above, the facility shall have as a primary purpose the distribution or delivery of utility, communication or similar service to some or all of the residents of East Hampton, and, in this connection, the nature of the use shall conform to any limitations which this chapter, either by its general definition of public utility, a more specific definition of the particular use or otherwise, places upon the same.
2. For uses proposed in any district other than the Commercial-Industrial District (CI), it shall be demonstrated that placement of the use on a property in the CI District is impossible or impracticable because of the unavailability or unsuitability of such property, the nature of the service to be provided, the location of the residents to be served or other similar constraint.

RESPONSE: The proposed energy storage system is defined as a public utility by § 255-1-20 of the Town Code. A public utility structure is a Special Permit Use in the CI Zoning District in which the Project is located.

Coverage

The zoning on the parcel is split between CI and A Residence. All of the structures are proposed within the CI portion of the lot. Where zoning on a parcel is split, the Building Inspector calculates coverage separately within each zoning district, based on the square footage of land and improvements within that district. Therefore, the area of the CI zoning and the coverage calculations based on the square footage of improvements within that zoning district should be provided on the site plan.

RESPONSE: Coverage calculations have been revised accordingly and are provided on the revised site plan (Layout Plan – Overall, Drawing EHS-D-P002-3) provided with this resubmission. As indicated on the revised dimensional table, the Project will be in compliance with the lot coverage requirement.

Parking

No full time staff will occupy the site. The site plan (EHS-D-P002-4) indicates an area approximately 40' x 120' where parking for personnel performing routine inspections and maintenance could occur.

RESPONSE: There will be no full-time staff required for the energy storage facility. Nevertheless, adequate parking is proposed for periodic site visits.

Landscaping/Clearing

The landscaping plan depicts 18 Black chokeberry (*Aronia Melanocarpa*), a native, deciduous shrub planted across the back or southerly side of the building and to the south a row of 10 Eastern Red Cedar (*Juniperius virginiana*). A fence defining the project area is located between the two rows of trees.

- The proposed height at planting needs to be included in the key to the landscaping plan.
- The project is proposed in a wooded area that will necessitate clearing. The edge of proposed clearing line should be included on the site plan. This information will be necessary in order to evaluate whether the landscaping proposed effectively screens the project from neighboring residences. Additionally, Eastern Red Cedar requires full sun to thrive and may not provide effective screening, if shaded on the southerly side.

Planning Board 1/12/2017 Comment: The applicant should meet with the planning department to discuss a revised landscaping plan.

RESPONSE: The landscaping plan (General Arrangement & Landscape Plan, Drawing EHS-D-P003-1) has been revised to address these comments. The revisions to the landscaping plan include:

- **The height at time of planting has been added to the key.**
- **The limits of proposed clearing have been depicted (see Site Plan & Grading Plan, Drawing EHS-D-P002-4).**
- **In the Planning Board's letter dated January 12, 2017, it was requested that the applicant discuss a revised landscape plan with the Town planning department. TRC Environmental Corporation (TRC), on behalf of the applicant, contacted Ms. Pahwul for recommendations on an alternate tree species selection. Additionally, the applicant contacted a local nursery for input. Based on input from both Ms. Pahwul and the nursery, in lieu of Eastern Red Cedar, the applicant**

will utilize the native Eastern White Pine (*Pinus strobus L.*), which is a shade tolerant species and will provide effective screening.

Lighting

The Planning Department has reviewed the proposed lighting plan and offers the following comments.

- According to the lighting plan, six fixtures are proposed each with a 72.1 watt, LED bulb having 5,593 lumens. Four of the fixtures are proposed to be mounted on the building at a height of 10' and two of the fixtures on poles at a height of 20'. The Board's lighting guidelines call for a maximum mounting height of 12' and maximum lumen level of 2,500.
- Although the footcandle levels do not exceed 0.1 at the property lines, footcandle levels as high as 9 are found around the building and 7 beyond the site under review. The Table of Limits of Initial Illumination in the Board's lighting policy call for a maximum of 4 footcandles for parking lots.
- The use of shut off controls such as timers or motion detector or hours of operation of the lighting needs to be addressed.
- Copies of the manufacturer's brochure for the proposed light fixture should be submitted to the file. This information should demonstrate that the fixtures are dark sky friendly.

Planning Board 1/12/2017 Comment: The applicant agreed to lower the proposed pole height and meet with the planner to discuss the proposed lighting.

RESPONSE: The lighting plan (Lighting Plan, Drawing EHS-D-P010-2) has been revised to demonstrate compliance with the Planning Board's lighting guidelines and a manufacturer's brochure for the proposed fixtures has been included in Attachment A. In the Planning Board's letter dated January 12, 2017, it was requested that the applicant discuss the proposed lighting with the planner. TRC, on behalf of the applicant, contacted Ms. Pahwul and confirmed that the lighting is to be in accordance with the East Hampton Planning Board's 'Guidelines for Exterior Lighting' document. The proposed lighting plan conforms to these guidelines.

Noise Monitoring

The LIRR and commercial uses are located to the north of the site and residential neighborhoods to the east, west, and south.

The narrative includes a noise analysis based on three noise generating components associated with the project; inverters, transformers and the energy storage structure's HVAC system. The invertors and transformers will be located forward of the building on the northerly side and the HVAC system on the roof, with the parapet to the southerly side.

The narrative states that three noise receptor locations were analyzed: one each on Horseshoe Drive and Cove Hollow Road in residential zoning districts and one to the north on Hardscrabble Court. Figure 4 indicates that areas where the project noise will be at 50 dBA and 55 dBA, both within limits permitted under the Town Code, fall within the site and therefore noise levels will not exceed restrictions in the Town Code.

The Planning Department offers the following comments.

- Figure 4 depicts two locations on Horseshoe Drive and four on Cove Hollow Road that appear to have been analyzed for noise levels. Table 4 only provides data for two locations and it is not clear which of the six locations this data represents. Residents from these areas may be concerned over the potential noise, and it is recommended that the applicant provide the data from all of the locations analyzed.

Planning Board 1/12/2017 Comment: Additional information concerning noise levels, including the analysis of decibel levels at all six locations indicated on Figure 4...should be submitted.

NOTE: As detailed below, during the Working Session, the Board expressed interest in the applicant exploring alternative options for location of the HVAC units. As a result a ground level alternative was explored, resulting in lower sound levels. Accordingly, the applicant will proceed with the HVAC units on the ground. The noise analysis including the cumulative impacts was re-done and the remainder of this section including noise results, drawings and other attachments use this alternative configuration. It should be noted that the noise analysis of the original Project design met the property line noise limits and the cumulative impact noise levels did not exceed the Ordinance's sound levels.

In addition, no additional substantive impacts are anticipated as a result of the change in building design.

RESPONSE: **Noise modeling locations were selected to represent residential and commercial/industrial areas around the proposed Project site. A total of eight locations were selected. The original Project Narrative submitted to the Town only presented the highest calculated Project related noise levels in different directions (total of three of the eight locations). These three locations were also on the respective property lines in order to evaluate calculated Project noise levels against the Town of East Hampton noise ordinance limit.**

The noise modeling analysis has been revised since the original submittal. As requested in the Planning Board's letter dated January 12, 2017, Table 4 of the Project Narrative has been updated to show the calculated sound levels for all eight of the noise model locations. The model receptors have also been moved to the individual property line locations in order to compare the results to the East Hampton noise ordinance limits. Figure 4 of the Project Narrative has also been updated to depict each modeling property line location by name and number. The updated Table 4 and updated Figure 4 are provided in Attachment B of this letter and compliance with the Town's noise ordinance has been demonstrated.

As requested by the Board at the Work Session, additional noise analyses have been performed for the site which resulted in the proposed HVAC units now being installed at ground-level (units were previously proposed as rooftop units). Two (2) six foot tall, 25 foot long sound attenuation walls on the east and west ends of the HVAC units have also been included to provide additional mitigation. These revisions have been incorporated into the revised noise modeling analysis discussed above. By installing the HVAC units at ground level, and including sound attenuation walls adjacent to the units, sound levels from the Project have been reduced even further below the Town's Ordinance limits.

As noted above the Applicant has revised its building design. A revised building rendering has been included as Attachment G to depict the new gabled-roof (pitched-roof) style of the building which resulted from the HVAC units now being proposed at ground-level. The applicant will forward a copy of this updated rendering to the Architectural Review Board.
No additional substantive impacts are anticipated as a result of this revision. The noise modeling analysis has been revised and the Project is still in compliance with the Town's noise ordinance. No additional visual impacts

are anticipated as the HVAC's will be located within the interior of the Project site and landscaping/screening is still being proposed. The land area where the HVAC units will be placed are within an area already proposed for development of the Project and will therefore not result in additional impacts.

- The estimated noise emissions data for each source provided by the equipment vendors that was obtained should be submitted to the file.

Planning Board 1/12/2017 Comment: ...Noise emissions data for each source provided by the equipment vendors...should be submitted.

RESPONSE: The estimated noise emissions data for each Project source at the proposed site, including the aforementioned noise reduction for the inverters, is provided in Table 1 below.

Table 1
Vendor Provided Project Noise Generating Sources (1)

Source	Sound Level	Number of Each
Building HVAC Units	61 dBA at 10 meters(2)	4
Battery Inverters	63.3 dBA at 10 meters	3
Battery Transformers	62 dBA at 1 meter	3

(1) See attached for vendor specific data.
(2) Sound pressure level of HVAC units provided for comparison with other sources. Presented as 89 dBA Sound Power in manufacturer's sound data included in Attachment C.

As requested in the Planning Board's letter dated January 12, 2017, the vendor documentation is provided as Attachment C of this letter.

- The noise analysis should also take into consideration noise related to the existing LIPA facility and the cumulative noise impacts.

Planning Board 1/12/2017 Comment: ...A noise analysis that takes in to consideration noise related to the existing facility and the cumulative noise impacts should be submitted.

RESPONSE: As requested in the initial site plan/special permit review memorandum and the Planning Board's letter dated January 12, 2017, a

cumulative noise impact analysis has been performed and is provided in Attachment D of this letter. The cumulative analysis shows that the predicted cumulative sound levels at the receptors at the property line locations do not exceed the sound levels in the Town's noise ordinance.

The above-mentioned revisions to the HVAC locations have also been incorporated into the cumulative analysis. The analysis of the prior layout (with the HVAC units on the facility's roof) also predicted the sound level from the Project facilities and cumulatively with existing facilities did not exceed the sound levels in the Town's noise ordinance. However, as indicated above, the alternative arrangement with the HVAC units at ground-level, with sound attenuation walls adjacent to the units, further reduced sound levels below the Town's ordinance levels and is the revised proposed arrangement.

Additional Information

Four equipment pads are proposed. The applicant should indicate whether these pads will be used for transformers or what other type of equipment is proposed.

RESPONSE: The equipment proposed on each pad has been included on the site plan (Site Plan & Grading Plan, Drawing EHS-D-P002-4) and is also indicated on the General Arrangement & Landscape Plan (Drawing EHS-D-P003-1). The equipment includes a metering cabinet, switchgear, recloser and station service (transformer).

Additionally, at the request of the Planning Board, information depicting the height and material of the proposed facility's fencing has been included on the drawing entitled Fence Details, Drawing EHS-D-P008-1.

The type of battery proposed, i.e. lithium-ion, should be indicated.

RESPONSE: The facility will use lithium-ion batteries.

Any equipment located on concrete pads that have a potential for chemical spills should have a method of containment.

RESPONSE: Transformers will contain dielectric fluid (typi oil) and a containment structure has been included to preven oil in the event of a spill. The station service (transformer)

(each has a transformer) will all have spill containment measures as noted on the General Arrangement & Landscape Plan, Drawing EHS-D-P003-1. A Spill Prevention, Control and Countermeasure (SPCC) will be prepared prior to operation to identify the best management practices to be taken to prevent and contain the release of oil.

Emergency Action & Safety Plan

An Emergency Action and Safety Plan will be developed that will detail response actions and notifications should an event occur. A copy of this plan should be provided to the town.

Planning Board 1/12/2017 Comment: Ten (10) copies of the Emergency Action and Safety Plan should be submitted.

Additionally, at the Planning Board Work Session, information was requested by the Board on fire protection and the type of battery proposed.

RESPONSE: A copy of the draft Emergency Action and Safety Plan is being provided in Attachment E of this letter as requested in the Planning Board's letter dated January 12, 2017.

The Emergency Action and Safety Plan includes a section on fire protection measures proposed for the facility. As discussed at the Planning Board Work Session, it has been confirmed that water will be used for fire protection. For further clarification, the location of a proposed water line is now depicted on the revised site plans (Layout Plan – Overall, Drawing EHS-D-P002-3).
As requested by the Planning Board during the Work Session, manufacturer's information on the proposed battery has been included in Attachment F.

SEQRA

The project is an Unlisted Action pursuant to SEQRA and Chapter 128 of the Town Code. It is recommended that the Planning Board request lead agency status for the project.

Planning Board 1/12/2017 Comment: The board agreed to assume lead agency status.

RESPONSE: In the Planning Board's letter dated January 12, 2017, it was indicated the Board agreed to assume lead agency status.The applicant supports the Planning Board's declaration of SEQRA lead agency.

Title of Plans
All plans submitted for this application, including but not limited to site plans, drainage plans, and landscaping and lighting plans, must be labeled with the title of the project, East Hampton Energy Storage Center, LLC. This title must be consistent with the title that the application was filed under unless an official request is made to modify the application name. All correspondence submitted should also be consistent with this title. This consistency is essential for record keeping purposes and any plans not so labeled will be required to be revised accordingly.

RESPONSE: All plans and documentation have been labeled with the title "East Hampton Energy Storage System, LLC" as requested.

Summary
The application is incomplete pending submission of additional information. The coverage calculations should be corrected as described above and the proposed clearing should be placed on the site plan. This information is necessary in order to further evaluate the landscaping plan. A revised lighting should also be submitted.

RESPONSE: As discussed above, the plans have been revised as requested to include coverage calculations and to depict the limits of proposed tree clearing. A revised lighting plan is also being submitted.

Additional Comments
Planning Board 1/12/2017 Comment: A 150' wide scenic easement should be provided to buffer the residences, it's location to be discussed further.

RESPONSE: National Grid has informed the Project that it is willing to enter into an easement with the Town, subject to further discussions as to the size and location of the easement.

ENGINEER'S REVIEW
The Planning Board needs to decide if they want to require the Planning Board Groundwater Protection Policy. The applicant's Emergency Action and Safety Plan does guard against detection of possible threats. The Groundwater Protection Policy protects the groundwater after a spill has occurred. I recommend the Groundwater Protection Policy to be done.

RESPONSE: The facility will contain spill containment measures and therefore is in compliance with the Board's Groundwater Protection Policy.

The transformers will contain dielectric fluid (typically a mineral oil) and a containment structure is proposed to prevent the release of oil in the event of a spill. The station service (transformer) and inverters (each has a transformer) will all have spill containment measures as noted on the General Arrangement & Landscape Plan, Drawing EHS-D-P003-1 and an SPCC will be prepared prior to operation of the facility.

Under the index letter "A"- item "J" the applicant has submitted "During operation the gravel access roads and crushed stone yard will facilitate infiltration and/ or channel sheet flow of storm water into the existing wooded areas for infiltration." I find this to be satisfactory. However, in the future the applicant will be responsible to maintain storm water on the property.

RESPONSE: The applicant will maintain storm water on the property during operation of the facility.

Please review the attached application and if you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

Attachments: Attachment A – Light Fixture Manufacturer Brochures
Attachment B – Updated Noise Modeling
Attachment C – Vendor Estimated Noise Emissions Data
Attachment D – Cumulative Noise Impact Analysis
Attachment E – Draft Emergency Action and Safety Plan
Attachment F – Battery Manufacturer's Product Information
Attachment G – Building Rendering

Cc: R. Groffman, East Hampton Energy Storage Center, LLC
S. Laniado, Read and Laniado, LLP
C. Corrado, National Grid
C. Coakley, NextEra Energy Resources, LLC
M. Dowling, NextEra Energy Resources, LLC
E. Weatherby, TRC
TRC Project #263749

Attachment A

Light Fixture Manufacturer Brochures

LNC SERIES

Cat.#

Job

Type

HUBBELL® Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:
The compact LED LNC is designed for entry/perimeter illumination for safety, security and identity. Typical mounting height is up to 12 feet with 40ft fixture spacing (without acrylic diffuser) and 30ft spacing with acrylic diffuser installed. Photocontrol option is available to provide dusk-to-dawn control for additional energy savings.

Construction:
Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life – 60,000 hours minimum LED life at L96 rating per IESNA TM-21-11. Powder paint finishes provide lasting appearance in outdoor environments.

Optics/Electrical
LED:
Drivers are 120-277V, 50/60Hz Type II, III and Type IV lenses provide wide lateral spread.
0-10V dimming 120-277V only.

- LNC5L – 5 LEDs, Types II, III or IV available, see page 2 for electrical details
- LNC7L – 7 LEDs, Type II, III or IV available, see page 2 for electrical details
- LNC9L – 9 LEDs, Types II, III or IV available, see page 2 for electrical details
- 3000K - 80 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal
- Minimum operating temperature is -40°C/-40°F
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

Lenses:
Full cut-off distribution; Ambient diffuser included, use for applications near enterances or locations where reduced brightness is desired.

Installation:
Quick mount adapter provides quick installation, designed for recessed box 4" square junction box.

Listings:
Listed and labeled to UL 1598 for wet locations, 25° C ambient environments. Some models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: http://www.designlights.org/QPL

- IES Progress Award Winner - 2012

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S)

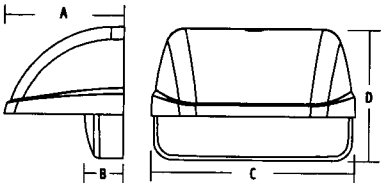

LNC-5L


LNC-7L


LNC-9L


With diffuser

DIMENSIONS



A	B	C	D
4.81" (122 mm)	1.55" (39 mm)	8.22" (209 mm)	5.25" (133 mm)

CERTIFICATIONS/LISTINGS

*3000K and warmer CCTs only

SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC-5LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-7LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-9LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2

ORDERING INFORMATION

ORDERING EXAMPLE: LNC-9LU-5K-3-1-PC1

LNC - 5L - U - 3K - 2 - [ ] - [ ]

SERIES
LNC LNC zero uplight

NUMBER OF LEDS
5L[3] 5 LEDs
7L[3] 7 LEDs
9L[3] 9 LEDs

VOLTAGE
U 120V-277V
1 120V
2 208V
3 240V
4 277V

CCT
3K 3000K nominal, 70 CRI
4K 4000K nominal, 70 CRI
5K[3] 5000K nominal
AM[2] Amber (590 µm available for "Turtle Friendly"/ observatory applications, 350 mA (consult factory)

IES DISTRIBUTION
2 Type II
3[3] Type III
4[3] Type IV

FINISH
1 Bronze
2 Black
3 Gray
4 White
5 Platinum

OPTIONS
PC(X)[1] Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V

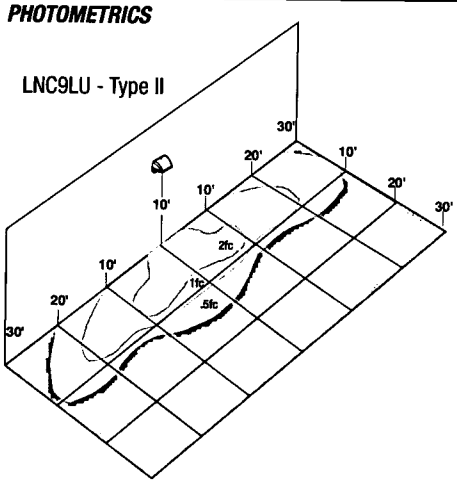
1 When PC is ordered, input must match PC voltage
2 Amber LEDs only available on 7LU and 9LU configurations, 350 mA only
3 DesignLights Consortium (DLC) qualified 5/7/9 models 5K only: LNC-9LU-5K-4, LNC-9LU-5K-3, LNC-7LU-5K-4, LNC-7LU-5K-3, LNC-5LU-5K

REPLACEMENT PART

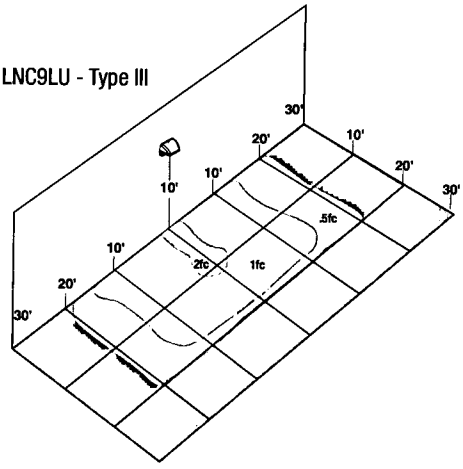
CATALOG NUMBER	DESCRIPTION
93039574	Frosted comfort shield, improved uniformity with only 5% reduction

PHOTOMETRICS

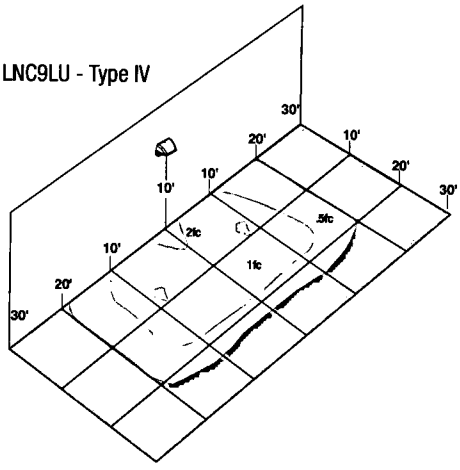
LNC9LU - Type II



LNC9LU - Type III



LNC9LU - Type IV



PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CRI) LUMENS	5K LPW[1]	4K (4000K nominal, 70 CRI) LUMENS	4K LPW[1]	3K (3000K nominal, 80 CRI) LUMENS	3K LPW[1]	AM (<580 nm wave-length) LUMENS	AM SYSTEM WATTS	AM LPW[1]
5	STD. (700mA) AM (350mA)	13W	2	1,150	88.5	1,052	81	883	68			
			3	1,132	87	1,077	83	833	64			
			4	1,146	88	1,053	81	849	65			
7		17W	2	1,515	89	1,369	80.5	1,272	75			
			3	1,500	88	1,539	90.5	1,392	82	268	6.6	59
			4	1,557	91.5	1,535	90	1,425	84			
9		22W	2	2,069	94	2,033	92	1,588	72			
			3	2,024	92	1,989	90	1,623	74			
			4	2,095	95	2,059	93.5	1,680	76	382	8.3	46

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application. Please consult IES files for BUG ratings.

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS 0	25,000	50,000	TM-21-11[1] L96 60,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs)
Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
5	1	STD. (700mA)	120	0.11	13
			277	0.05	13
7	1	STD. (700mA)	120	0.14	17
			277	0.07	17
9	1	STD. (700mA)	120	0.17	22
			277	0.09	22

Attachment B

Updated Noise Modeling

Table 4 of Project Narrative - Updated East Hampton Energy Storage Project at Property Lines Modeled Sound Levels and Town of East Hampton Noise Ordinance Limits (Octave Bands are in dB)											
		Octave Band Center Frequency (Hz)									Compliant with Ordinance Sound Levels?
Location	**dBA**	**31.5**	**63**	**125**	**250**	**500**	**1,000**	**2,000**	**4,000**	**8,000**	
Residential Receptors											
Nighttime Residential District Limit	**50**	**75**	**70**	**64**	**57**	**52**	**49**	**43**	**40**	**37**	
1 - Surrey Court	37	43	47	45	36	35	32	26	16	0	YES
2 - Horseshoe Drive North *(formerly Horseshoe Drive)*	42	47	51	49	39	39	37	34	27	9	YES
3 - Horseshoe Drive South	36	45	49	46	34	34	31	26	17	0	YES
4 - Cove Hollow Road Southwest *(formerly Cove Hollow Road South)*	32	45	47	43	30	27	27	21	12	0	YES
5 - Cove Hollow Road Southeast	39	44	47	44	33	30	35	34	28	11	YES
6 - Buell Lane Extension	34	42	45	42	32	30	27	27	18	0	YES
7 - Cove Hollow Road	35	42	45	43	33	32	30	26	16	0	YES
Commercial Receptor											
Nighttime Commercial/Industrial District Limit	**55**	**78**	**73**	**67**	**60**	**55**	**51**	**46**	**43**	**40**	
8 - Hardscrabble Court	41	46	50	49	40	38	36	32	23	7	YES

Attachment C

Vendor Estimated Noise Emissions Data

SUNNY CENTRAL STORAGE 2000 / 2000-EV

Technical Data	SCS 2000	SCS 2000-EV
Battery side (DC)		
Voltage range V_{DC} [1]	545 V to 950 V	778 V to 1425 V
Max. input current $I_{DC, max}$ (at 25°C / at 50°C)	4110 A / 3960 A	3000A / 2700 A
Max. interruption current capability[2]	6400 A	4300 A
Max. DC power (at cos φ = 1)	2235 kW	2540 kW
Number of DC cables pro polarity	6 x 800 kcmil, 6 x 400 mm²	
Grid side (AC)		
Max. AC power at 25 °C	2200 kVA	2500 kVA
Max. AC power at 50 °C	2000 kVA	2250 kVA
Max. output current $I_{AC, max}$	3300 A	2624 A
Nominal AC current $I_{AC, nom}$	3000 A	2362 A
Max. total harmonic distortion	< 3% at nominal power	
Nominal AC voltage / nominal AC voltage range	385 V / 308 V to 462 V	550 V / 440 V to 660 V
AC power frequency / range	50 Hz / 45 Hz to 55 Hz 60 Hz / 55 Hz to 65 Hz	50 Hz / 47 Hz to 53 Hz 60 Hz / 57 Hz to 63 Hz
Power factor at rated power / displacement power factor adjustable	1 / 0.5 overexcited to 0.5 underexcited	
Efficiency[4]		
Max. efficiency	98.6%	
Protective Devices		
Input-side disconnection point	DC load-break switch	
Output-side disconnection point	AC circuit breaker	
DC overvoltage protection	Surge arrester, type I	
Lightning protection (according to IEC 62305-1)	Lightning Protection Level III	
Ground-fault monitoring / remote ground-fault monitoring	○ / ○	
Insulation monitoring	○	
Degree of protection: electronics / air duct / connection area (as per IEC 60529)	IP54 / IP34 / IP34	
General Data		
Dimensions (W / H / D)	2780 / 2318 / 1588 mm (109.4 / 91.3 / 62.5 inch)	
Weight	< 4000 kg / < 8819 lb	
Self-consumption (max.[5] / partial load[6] / average[7])	< 8100 W / < 1800 W / < 2000 W	
Self-consumption (standby)	< 300 W	
Internal auxiliary power supply	Integrated 8.4 kVA transformer	
Operating temperature range	−25°C to 60°C / −13°F to 140°F	
Noise emission[8]	66.4 dB(A)	64.3 dB(A)
Temperature range (standby)	−40°C to 60°C / −40°F to 140°F	
Temperature range (storage)	−40°C to 70°C / −40°F to 158°F	
Max. permissible value for relative humidity (condensing / non-condensing)	95% to 100% (2 month/year) / 0% to 95%	
Maximum operating altitude above MSL 2000 m / 3000 m	● / ○ (with power reduction)	
Fresh air consumption	6500 m³/h	
Features		
DC connection	Terminal lugs on each input (without fuse)	
AC connection	With busbar system (three busbars, one per line conductor)	
Communication	Modbus	
Enclosure / roof color	RAL 9016 / RAL 7004	
Display	HMI touchscreen (10.1")	
Supply transformer for external loads	○ (2.5 kVA)	
Standards and directives complied with	CE, IEC / EN 62109-1, IEC / EN 62109-2, UL1741, IEEE1547, UL 1998, UL 840	
EMC standards	IEC / EN 61000-6-4, IEC / EN 61000-6-2, EN 55022, CISPR 22:2008 modified class A, FCC Part 15 Class A	

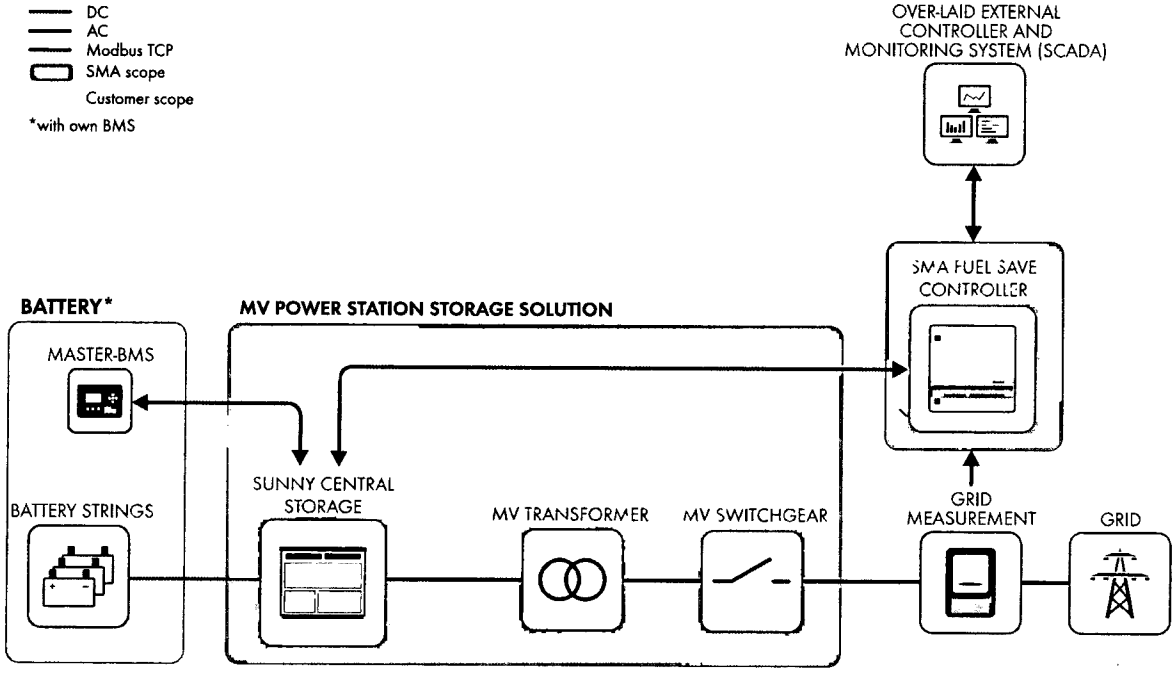
● Standard features ○ Optional

Type designation	SCS-2000-10	SCS-2000-EV-10

1) Another voltage range can be offered on request
2) Battery short circuit disconnection has to be done on the battery side
3) Efficiency measured with internal power supply
4) Self-consumption at rated operation
5) Self-consumption at < 75% Pn at 25°C
6) Self-consumption averaged out to 5% to 100% Pn at 25°C
7) Sound pressure level at a distance of 10 m

APPLICATIONS

- Supports the growth of renewable energy in public grids
- Increases fuel saving potential in PV Hybrid Diesel systems
- Provision of grid ancillary services



By combining several of these schemes, higher power systems can be realized

SCS grid tie functions:

- Set points for active and reactive power, cos phi
- Static grid support Q(U), (P(f) on request)
- Dynanic grid support (FRT)
- Islanding detection (AID)
- high compatibility to different battery types

Compatible to energy management system functionalities:

- external static grid supporting functions
- Ramp-rate control of PV power
- peak shaving
- Energy shifting
- genset optimisation control
- Reducing necessary spinning reserve of gensets
- Battery start up and stop sequence
- Always stays in the battery normal operation window

Pad-Mounted Transformers

Liquid-Filled Application*

Standard Combinations of High and Low Voltages For Given kVA Range

High Voltage Class	Low Voltage Rating	kVA Range
2.5 kV	208Y/120V	75–1,500 kVA
	240V	75–2,000 kVA
	480Y/277V	75–2,000 kVA
	480V	75–2,000 kVA
	600Y347V	75–2,000 kVA
	600V	75–2,000 kVA
5.0 kV	208Y/120V	75–1,500 kVA
	240V	75–2,500 kVA
	480Y/277V	75–3,000 kVA
	480V	75–3,000 kVA
	600Y/347V	75–3,000 kVA
	600V	75–3,000 kVA
8.7 kV	208Y/120V	75–1,500 kVA
	240V	75–2,500 kVA
	480Y/277V	75–5,000 kVA
	480V	75–5,000 kVA
	600Y/347V	75–5,000 kVA
	600V	75–5,000 kVA
	2400V, 4160V, 4800V	225–5,000 kVA
15.0 kV	208Y/120V	75–1,500 kVA
	240V	75–2,500 kVA
	480Y/277V	75–5,000 kVA
	480V	75–5,000 kVA
	600Y/347V	75–5,000 kVA
	600V	75–5,000 kVA
	2400V, 4160V, 4800V	225–5,000 kVA
25.0 kV	208Y/120V	75–1,500 kVA
	240V	75–2,500 kVA
	480Y/277V	75–5,000 kVA
	480V	75–5,000 kVA
	600Y/347V	75–5,000 kVA
	600V	75–5,000 kVA
	2400V, 4160V, 4800V	225–5,000 kVA
34.5 kV	208Y/120V	225–1,500 kVA
	240V	225–2,500 kVA
	480Y/277V	225–5,000 kVA
	480V	225–5,000 kVA
	600Y/347V	225–5,000 kVA
	600V	225–5,000 kVA
	2400V, 4160V, 4800V	225–5,000 kVA

The above combinations are based on standard designs. Other than standard designs may place further restrictions on the availability of voltage and kVA combinations. Consult factory for final determination.

Basic Insulations Levels (BIL)

kV Class	Standard BILs			Optional BILs		
	BIL (kV)	Induced Voltage Test	Applied Voltage Test (kV)	BIL (kV)	Induced Voltage Test	Applied Voltage Test (kV)
1.2	30	Twice Normal Voltage	10	45	Twice Normal Voltage	15
2.5	45		15	60		19
5.0	60		19	75		26
7.2	60		19	75		26
8.7	75		26	95		34
15.0	95		34	110		34
25.0	125		40	150		50
35.0	150		50	200		70

Sound Levels

kVA Rating	Self Cooled Rating (dB)	kVA Rating	Self Cooled Rating (dB)
75 kVA	51	1000 kVA	58
112.5 kVA	55	1500 kVA	60
150 kVA	55	2000 kVA	61
225 kVA	55	2500 kVA	62
300 kVA	55	3000 kVA	63
500 kVA	56	3750 kVA	64
750 kVA	58	5000 kVA	66

*See page 21 for POWER-DRY dry-type transformer application.

TRANE

General Data Condensing Unit

Table GD-2— General Data

	TTA100C	TTA125B	TTA155B	TTA155C	TTA200B	TTA200F
Cooling Performance[1]						
Gross Cooling Capacity, btu (kW)						
Matched Air Handler	113,000(33.09)	134,000(39.24)	166,000(48.60)	167,000(48.90)	220,000(64.42)	220,000(64.42)
Condensing Unit Only[2]	113,000(33.09)	130,000(38.06)	166,000(48.60)	167,000(48.90)	220,000(64.42)	220,000(64.42)
ARI Net Cooling Capacity[3]	110,000(32.21)	130,000(38.06)	160,000(46.85)	161,000(47.14)	212,000(62.07)	212,000(62.07)
System Power kW	10.34	12.63	16.18	16.17	21.22	20.72
Condensing Unit Power kW	9.31	11.52	14.33	14.28	18.56	16.81
Compressor						
Number	2	2	2	2	2	2
Type	Copeland Scroll	Climatuff™Scrol	Scroll	Scroll	Scroll	Copeland Scroll
No. Motors (each)	1	1	1	1	1	1
Motor HP (kW)	4.16(3.10)	5.20(3.9)	6.25(4.7)	6.25(4.7)	8.33(6.21)	8.29(6.18)
Motor RPM	2875	2875	2875	2875	2875	2900
ARI Sound Rating (Bels)[4]	8.8	8.8	8.8	8.8	8.8	9.2
System Data[5]						
No. Refrigerant Circuits	1	2	2	1	2	1
Suction Line in. (mm) OD	1375(34.9)	1.125(28.58)	1375(34.9)	1625(413)	1375(34.9)	1625(413)
Liquid Line in. (mm) OD	0.500(12.7)	0.375(9.53)	0.500(12.7)	0.625(15.9)	0.500(12.7)	0.625(15.9)
Outdoor Coil — Type	Plate Fin	Plate Fin	Plate Fin	Plate Fin	Plate Fin	Plate Fin
Tube Size in. (mm) OD	0.375(9.5)	0.375(9.5)	0.375(9.5)	0.375(9.5)	0.375(9.5)	0.375(9.5)
Face Area, sq. ft (m2)	24.0(2.23)	24.0(2.23)	33.33(3.10)	33.33(3.10)	50.2(4.66)	52.9(4.91)
Rows	2	2	2	2	2	2
Fins Per Inch	20	20	20	20	18	18
Outdoor Fan Type	Propeller	Propeller	Propeller	Propeller	Propeller	Propeller
No. Used	1	1	2	2	2	2
Diameter in. (mm)	28.00(711.2)	28.00(711.2)	26.00(660.4)	26.00(660.4)	28.00(711.2)	28.00(711.2)
Drive Type	Direct	Direct	Direct	Direct	Direct	Direct
No. Speeds	1	1	1	1	1	1
CFM6 (m3/h)	8120(13795.0)	8120(13795.0)	9400(15970.60)	9400(15970.60)	13400(22766.60)	12100(20558)
No. Motors	1	1	1	1	2	2
Motor HP (kW)	0.75(.56)	0.75(.56)	0.33(.25)	0.33(.25)	0.75(.56)	0.75(.56)
Motor RPM	925	925	925	925	925	925
R-22 Refrigerant Charge, lb[7] **(kg)**	20.5(9.30)	23.6(10.70)	30.0(13.61)	28.0(12.70)	39.5(17.92)	413(18.7)-R410A

1. Cooling Performance is rated at 95°F (35°C) ambient, 80°F (26.7°C) entering dry bulb, 67°F (19.4°C) entering wet bulb and nominal cfm listed. ARI rating cfm is 350 cfm/ton for this product. Gross capacity does not include the effect of fan motor heat. ARI capacity is net and includes the effect of fan motor heat. Units are suitable for operation to ±20% of nominal cfm. Certified in accordance with the Unitary Large Equipment certification program, which is based on ARI Standard 340/360 or 365-00.
2. Condensing Unit Only Gross Cooling Capacity rated at 45°F (7.2°C) saturated suction temperature and at 95°F (35°C) ambient.
3. ARI Net Cooling Capacity is calculated with matched blower coil and 25 ft (7.2 m) of 1.375, 0.500 OD interconnecting tubing (1 5/8" suction and 5/8" liquid for TTA200F). EER and/or SEER are rated at ARI conditions and in accordance with DOE test procedures. Integrated Part Load Value is based on ARI Standard 340/360 or 365-00. Units are rated at 80°F (26.7°C) ambient, 80°F (26.7°C) entering dry bulb, and 67°F (19.4°C) entering wet bulb at ARI rated cfm.
4. Sound Rating shown is tested in accordance with ARI Standard 270.
5. System Data based on maximum linear length 80 ft (26.7 m) Maximum lift: suction 60 ft (18.3 m) liquid 60 ft (18.3 m) For greater lengths, refer to refrigerant piping applications manual.
6. Outdoor Fan cfm is rated with standard air-dry coil outdoor.
7. Refrigerant (operating) charge is for condensing unit (all circuits) with matching blower coils and 25 ft (7.6 m) of interconnecting refrigerant lines.

Attachment D

Cumulative Noise Impact Analysis

East Hampton Energy Storage, LLC
Cumulative Noise Impact Analysis

Table 4 provided in the original Project Narrative and updated in Attachment B of this document, demonstrates that the Project is in compliance with the Town's Noise Ordinance. At the request of the Town Planning Board at the January 11th meeting and the Planning Board's letter dated January 12, 2017, a cumulative noise analysis was also performed. The analysis includes all of the modeling receptors from the above property line locations of the respective receivers in order to compare the results to the sound levels in the Town of East Hampton noise ordinance.

The analysis show that the predicted sound levels from the existing facilities, together with the Proposed Project, will not exceed the sound levels in the Town's noise ordinance.

In order to quantify the estimated cumulative noise increase for the proposed Energy Storage Project site, data from a noise test conducted at the facility was obtained and evaluated in order to estimate what the existing noise environment is with the National Grid facility. The testing was conducted in the summertime with the existing National Grid facility at full load operation (three engines and one turbine). Other background noise including the LIPA substation are accounted for.

The test data was utilized in the model to determine noise levels at all receptors. The modeled noise level for the proposed Energy Storage facility at each receptor location was added to the estimated existing noise level in order to determine the cumulative increase in noise at each receptor.

Cumulative Impacts at Property Line Locations

Figure D-1 shows property line receptor locations used in the property lines analysis (note, this includes the same receptor locations as the updated Figure 4 in Attachment B used in the analysis of the Energy Storage facility for the Town Code).

Table D-1 contains the combined modeled noise levels of both the existing facilities and the Energy Storage Project compared to the Town of East Hampton noise ordinance sound levels. The data in Table D-1 shows that the cumulative noise levels would not exceed the East Hampton noise ordinance levels at all locations.

Table D-2 contains the modeled noise levels of the existing facilities, the modeled noise levels of the Energy Storage project, the combined noise levels of both, and the cumulative increase that would occur with the Energy Storage project in operation. The data in Table D-2 show that

adding the noise contribution from the Energy Storage facility to the existing National Grid facilities would result in little to no increase in noise (0 to 2 dBA) at the property line locations An increase of 3 dBA or less is considered to be imperceptible. A decrease in noise is shown at one location (receptor 4 to the southwest of the facility) due to the barrier effect of the proposed Energy Storage building, which will act to reduce noise from the existing National Grid generating facility.

As demonstrated in both tables, therefore, the cumulative noise levels from both the Energy Storage Project and the existing facilities does not exceed the noise levels in the Town's noise ordinance.

Table D-1
Cumulative Analysis – Existing Facilities Combined With the East Hampton Energy Storage Project at Property Line Locations
Modeled Sound Levels and Town of East Hampton Noise Ordinance Sound Levels
(Octave Bands are in dB)

		Octave Band Center Frequency (Hz)									
Location	**dBA**	**31.5**	**63**	**125**	**250**	**500**	**1,000**	**2,000**	**4,000**	**8,000**	**Within Town Noise Ordinance Levels?**
Residential Receptors											
Nighttime Residential District Limit	**50**	**75**	**70**	**64**	**57**	**52**	**49**	**43**	**40**	**37**	
1 - Surrey Court	43	59	61	49	39	41	37	31	20	3	YES
2 - Horseshoe Drive North	48	65	66	54	43	46	43	37	29	12	YES
3 - Horseshoe Drive South	43	59	60	49	38	40	38	33	22	4	YES
4 - Cove Hollow Road Southwest	44	62	62	49	38	41	39	33	22	5	YES
5 - Cove Hollow Road Southeast	48	65	66	53	42	45	42	37	29	14	YES
6 - Buell Lane Extension	42	59	60	47	37	39	36	31	21	5	YES
7 - Cove Hollow Road	41	58	59	46	36	38	36	30	20	0	YES
Commercial Receptor											
Nighttime Commercial/Industrial District Limit	**55**	**78**	**73**	**67**	**60**	**55**	**51**	**46**	**43**	**40**	
8 - Hardscrabble Court	55	72	73	60	50	52	50	44	35	26	YES

Table D-2
East Hampton Energy Storage Project Combined With the Existing Facilities at Property Line Locations
Cumulative Noise Impact Analysis (dBA)

Location	Existing Sound Level (1)	Energy Storage Project Sound Level	Combined (Existing Plus Energy Storage) (2)	Within Town Noise Ordinance Levels?
1 - Surrey Court	41	37	43	YES
2 - Horseshoe Drive North	47	42	48	YES
3 - Horseshoe Drive South	42	36	43	YES
4 - Cove Hollow Road Southwest	46	32	44 (3)	YES
5 - Cove Hollow Road Southeast	48	39	48	YES
6 - Buell Lane Extension	41	34	42	YES
7 - Cove Hollow Road	40	35	41	YES
8 - Hardscrabble Court	55	41	55	YES

(1) Existing sound level includes the existing National Grid facility in full load operation (all 4 units), existing LIPA substation, and natural sounds, including summertime insect noise. Existing sound level derived from test data as per above discussion.
(2) NYSDEC noise policy indicates that an increase in noise levels from 0 to 3 dBA should have no appreciable effect on receptors ("Assessing and Mitigating Noise Impacts", dated October 6, 2000 (DEC Policy DEP-001).
(3) Decrease is due to barrier effect of proposed Energy Storage Project, which will act as a barrier to sound from the existing National Grid facility at this location.

Attachment E

Draft Emergency Action and Safety Plan

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1.0 DOCUMENT STORAGE AND INFORMATION

This Emergency Action Plan is stored in the Power Generation Division Operational Model ("OpModel").

2.0 REVISION HISTORY

Rev #	Revision Description	Approved By Position / Title	Effective Date
0	DRAFT Emergency Action Plan for the East Hampton Energy Storage Project	TBD Engineering & Technical Services Staff Engineer	XX/XX/XX

3.0 PURPOSE AND SCOPE

The purpose of this Emergency Action Plan is to establish the planned response actions that will be taken by remote Control Room Operators that oversee the 24/7 operation of the East Hampton Energy Storage Project and other emergency personnel. These actions are intended to provide for the safe and reliable operation of the facility.

This procedure serves as guidance and is intended to be a "living" document such that revisions over time, based on experiences, will continue to increase the speed of identification of threats and decrease response time. When applicable, this plan applies to all employees, contractors, vendors and visitors, performing work at the site.

This facility will not be manned on a daily basis and will be remotely operated by the 24/7 manned Fleet and Performance Diagnostic Center (Control Room) located in Juno Beach, Florida. In addition, a communication link is established between the Control Room Operator and first responders.

The Control Room will be provided with a remote monitoring system, as well as, a video surveillance monitoring system that is both internal and external to the buildings.

Site Postings: The following will be posted conspicuously on-site:

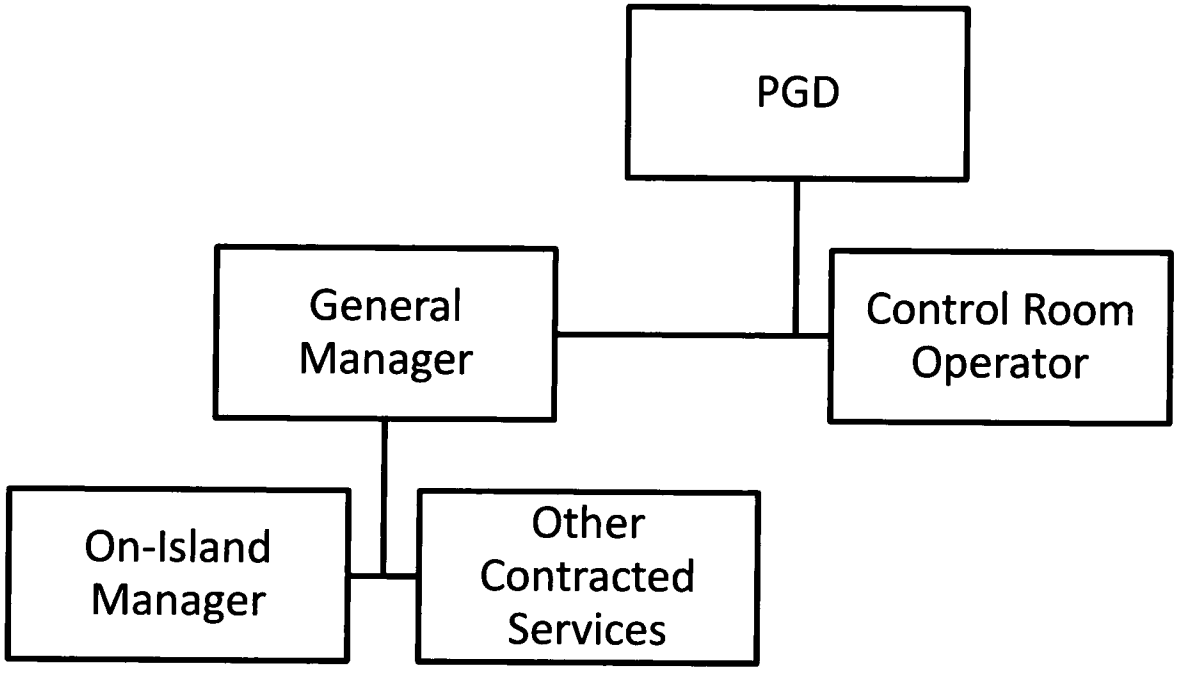
- Emergency phone numbers:
  - Control Room
  - On-Island Manager
  - Local Fire Department

- A diagram indicating location of fire extinguishers, standpipes and fire hydrants will be posted at entrances of the facility.
- Instructions on-site personnel need to follow during emergencies, as a result of injury or in response to environmental releases or security issues.

4.0 DEFINITIONS

PGD – Power Generation Division
FPDC – Fleet Performance and Diagnostic Center ("Control Room")
O&M – Operations and Maintenance
OSHA – Occupational Safety and Health Administration
PPE – Personal Protective Equipment

5.0 ORGANIZATIONAL CHART



General Manager - will have overall responsibility for the East Hampton Energy Storage Project.
On-Island Manager – will have delegated decision authority in emergency situations.
Control Room Operator – will have delegated decision authority in emergency situations.

6.0 PERSONAL PROTECTIVE EQUIPMENT

The appropriate Personal Protective Equipment (PPE) shall be used by O&M workers and contractors according to the task. The requirements for PPE are dictated based upon the expected hazards of the task. These may include hard hats, safety shoes, safety glasses and work gloves.

7.0 RECORDS

An electronic copy of this plan will also be accessible online.

This plan will be reviewed upon implementation, whenever revisions are made, and at least annually by the On-Island Manager.

Copies of this plan will also be kept on-site and at the offices of the On-Island Manager.

8.0 PROCEDURE

TRAINING

1. All O&M personnel that may work at the site that will have access to the facility shall receive training on this Emergency Action Plan initially and whenever it is modified.

    - A listing of personnel with current training on this plan will be maintained by the On-Island Manager and in Juno Beach, Florida for reference purposes.

2. Postings will be placed at the site near telephones and at exits clearly indicating the telephone number of the Control Room and any instructions to follow during emergencies or as a result of injury to people on-site.

FACILITY LOCATION INFORMATION FOR OUTSIDE EMERGENCY RESPONDERS

1. The East Hampton Energy Storage Project is located at 3 Cove Hollow Road, East Hampton, NY 11937. Outside responders can gain access to the facility by accessing the driveway.

PLANT / SITE GENERAL EMERGENCY PROCEDURE

1. This emergency plan was developed for the following plausible contingencies that could transpire at the facility:

    - Severe Weather Event Plan (APPENDIX 1)
    - Fire Prevention and Response (APPENDIX 2)
    - Environmental Event (APPENDIX 3)

2. It will be the responsibility of the Control Room Operator to assess a developing emergency situation and initiate the appropriate actions in this plan to protect any personnel that may be at the site, the surrounding environment, and plant equipment from adverse impacts.

3. In the event of an on-site emergency, including injury, physical damage, fire, security breach, etc. the on-site personnel, if any, should follow and perform the below actions immediately. For environmental releases, follow the Call Tree in Appendix 3.

    - Contact 911 or Fire Department immediately.
    - Have the Control Room Operator perform an analysis on the requirements for continued safe operation.
    - Initiate site shutdown procedure (if required).
    - Ensure that key personnel are contacted:

Title	Name	Office Phone	Cell Phone	Home Phone
On-Island Manager	TBD	TBD	TBD	TBD
General Manager	TBD	TBD	TBD	TBD
Control Room Operator	TBD	TBD	TBD	TBD
Security Operations	TBD	TBD	TBD	N/A

4. If emergency event occurs while maintenance personnel are on-site, all sources of ignition, including hot work, burning cigarettes, portable tools and motor vehicles shall be immediately secured/ceased.

5. Based upon the type and extent of the emergency, if there is anyone on-site, the Control Room Operator should assess whether an evacuation should be initiated. If maintenance personnel are on-site, they along with the Control Room Operator would make the decision to evacuate. The following criteria should be considered in rendering a decision to conduct an evacuation of the facility:

    - The affected parts of the facility and severity of the emergency.
    - Restrictions in egress routes caused by the emergency.
    - Weather.
    - People currently working at the facility (visitors/contractors, etc.)

    a. During the emergency the Control Room Operator will determine the level of system shut down required, if any.

End of Procedure

APPENDIX 1 SEVERE WEATHER EVENT PLAN

Please see following page.

Summary

Storm resistant design features include a pre-engineered, weather tight structure approximately 46' x 90' to house the system components. The structure will consist of a metal construction exterior. The facility is designed to meet extreme environmental conditions and structural loading conditions as noted below:

- **Wind load:** ASCE 7-10, Exposure D, Risk category III (Greater than 130MPH)
- **Seismic Load:** ASCE 7-10, Site Class D
- **Snow Load:** ASCE 7-10 for local conditions
- **Protected** for salt laden air

The facility is designed to remain operational and is controlled remotely by the Control Room even in severe weather events. The Control Room provides world class and state-of-the-art remote operating, monitoring, and diagnostic services. Key responsibility areas include:

- Operations & Operational Assistancit se
- Prevention through Prediction
- Restoration/Troubleshooting
- Communications

The Control Room provides 24/7 operational monitoring, diagnostics, and management of alarms as established by the Power Generation Division engineering and operation teams. Control Room Operators are specifically trained to interact closely with the On-Island Manager, who, together with an O&M and emergency response team, will be retained to resolve site operational and response issues.

Monitoring, Planning, and Preparation

1. Natural emergencies considered in this procedure are associated with weather disturbances such as flooding, hurricanes, blizzards, high wind conditions, and severe thunderstorms. The Control Room Operator and On-Island Manager have various means to monitor potential weather events. These include:

    - Internet access to weather-related web-sites;
    - PGDAPPS WeatherSentry Online
    - Local news stations

2. When information is received that a severe weather watch has been issued for the facility area the following actions shall be taken:

    - The Control Room Operator should notify the General Manager and the On-Island Manager

3. Severe Weather Preparation

    - In the event of a severe weather event, where advance warning is known, such as floods, hurricanes, blizzards, etc., the Control Room Operator shall closely coordinate with the On-Island Manager, during pre and post event activities. The goal is to enable the facility to continue to operate safely and reliably during a severe weather event.

        On-island resources: the On-Island Manager shall contact O&M and emergency response teams to notify them of the event and place them on standby. Emergency response team may be dispatched to the facility prior to the event to ensure the facility is physically prepared for the event by:

        - Securing the building
        - Securing all equipment
        - Securing all critical communication components
        - Deploying sandbags, if applicable

        It is not anticipated that personnel would need to access the site during the event. Under no circumstances will personnel be dispatched to the facility until local emergency management indicates it is safe to enter the area. In the event that local flooding could impact access to the site, arrangements previously made for alternative transportation will be implemented.

    - In the event of a natural disaster / sever weather event where advance warning may not be known, the Control Room Operator and the On-Island Manager will take reasonable action to prepare for the event. However, under no circumstances are personnel to place themselves in harm's way.

4. The Control Room Operator or On-Island Manager will:

    - Monitor the weather radio, TV or other monitoring equipment, and report any changes in the situation that could affect any plant / maintenance personnel on site and / or equipment. Radio

or phone communication is established if a tornado or other similar severe weather warning is issued.

5. Operations:

- Operate the plant consistent with instructions provided from the Transmission Operator. If, the instructions cannot be followed, i.e., safety, environmental, reliability, etc., immediately notify the Transmission Operator to discuss and alternative operating actions. Document discussions in the Operators log.

- When conditions are "forecasted" to have high winds associated with a hurricane, or other related conditions such as floods and / or storm surge, equipment shutdown should be taken into consideration to ensure the continued reliable operation before, during, and after the event.

    - The decision to shut down the facility as a precaution or during the event will be made after consultation with the Transmission Operator or if conditions are such that the facility would be damaged or cause a system interruption.

APPENDIX 2 FIRE PREVENTION AND RESPONSE

Preventative Controls

The facility is designed with a number of features designed to prevent system upsets that could lead to a fire.

Battery Management System

Each Battery Cell is continuously monitored by a "Battery Management System". The Battery Management System will autonomously take action to protect battery cells and prevent over charging, over current or over temperature operation. The supplied Bidirectional Inverters have controls to detect out of specification conditions of the batteries and will autonomously stop operation in the event of overcurrent or out of specification voltage. A site controller continuously monitors all critical parameters and will autonomously disconnect the system in the event of an out of specification condition. The site is continuously monitored by an offsite 24-hour Control Room Operator. In the event of an "off spec" condition, the Control Room Operator has the ability to remotely control the facility.

Circuit Protection

Each Battery Module and Battery Rack are individually protected by overcurrent fuses. These fuses will operate independently of the DC contactor that is opened by the controls discussed above.

Battery Safety Features

Supplied battery cells, modules and racks will be provided with UL testing Certification as documented in UL-Safety Issues for Lithium Ion Batteries-2016.pdf

Fire Fighting Measures

The site will be equipped with an automatic fire suppression system utilizing water. The system will be designed by a licensed engineering firm that specializes in fire protection. Water has been shown to be the most effective fire suppressant for Lithium Ion Batteries due to its ability to both extinguish the fire and remove excess heat. The system will be designed so that the fire suppression activates in any section of the building experiencing a fire.

To facilitate emergency responders the facility is designed with a hydrant located near the entrance driveway (NOTE: ACTUAL LOCATION TO BE DETERMINED IN CONSULTATION WITH LOCAL FD).

Response Actions – Automated System Alarm

Should any system monitoring device indicate a fire alarm or the automatic suppression system activate and release, the Control Room Operator will immediately:

a. Verify control logic operated as required including shutting down equipment or isolating the project from the grid

b. Contact local emergency response services and provide the following information:

1. Location
2. Type of emergency
3. Current Status
4. Any other pertinent information

c. Notify the General Manager and On-Island Manager

d. Continually monitor and use all means necessary as described above to isolate the situation.

e. Contact the System Operator or Transmission Operator if appropriate

Response Actions – Personnel On-site

NOTE: The facility will have fire extinguishers located a strategic points. A diagram indicating location of fire extinguishers, standpipes and fire hydrants will be posted at entrances of the facility.

Any person discovering a fire in its incipient stage should take action as quickly as possible to extinguish the fire. In general, a fire should be considered to be in its incipient stage if it meets two primary criteria:

a. The fire can be extinguished or controlled with a single portable fire extinguisher
b. The person discovering the fire perceives an adequate level of safety in attempting to extinguish the fire.

As long as the fire is in its incipient stage, as defined above, the person discovering the fire should utilize all appropriate and readily available fire extinguishing equipment to extinguish the fire. Fire-fighting efforts beyond the incipient stage will be performed by trained outside responders only.

On-site Response Instructions:

1. For fires in incipient stage use fire extinguisher following manufacturer's instructions to extinguish.
   a. If the fire is extinguished immediately, the on-site personnel shall then notify the Control Room Operator to inform them of the incident.
2. If the fire cannot be contained using an extinguisher then evacuate the building, call 911, then the Control Room Operator.

3. If the site fire detection system is activated all personnel must evacuate the battery building immediately call 911, then the Control Room Operator.

APPENDIX 3 ENIRONMENTAL RELEASE

The release of transformer oil is a regulated event and must be addressed as soon as possible. Releases into containment areas or to the ground must be reported upon discovery to the Control Room Operator. Containment surrounds all oil filled equipment.

Whether the release is the result of an operational action (e.g., maintenance) or is discovered, site personnel should take action if possible to stop the release or contain the oil. Such action may include closing valves, berming areas with absorbents if available or dirt, or laying down spill absorbent pads. Personnel should only respond at their level of training. Clean-up operations will be performed by a professional response team.

Gather the following information and relay it to the Control Room Operator:

- Transformer leaking oil.
- Whether or not the spill is only in the containment.
- If the source of the spill/release has been stopped.
- Boundaries describing the area of the spill if outside the containment.
- Quantity released (if it can be estimated).
- Environmental Impacts (ground, roadways, etc.).

The Control Room Operator shall make the following notifications:

Organization	Contact Number	Time Notified
Environmental Response Team: Company Name	TBD	
On-Island Manager: TBD	TBD	
NYS Dept. of Environmental Conservation Spill Hotline	1-800-457-7362	Spill Number assigned:
Suffolk County Dept of Health Services	1-631-854-2501	
National Response Center (only if impacts water resources)	1-800-424-8802	Incident Number:

Attachment F

Battery Manufacturer's Product Information

Innovation
for a Better Life

LG Chem

CHANGE YOUR ENERGY
CHARGE YOUR LIFE

ADVANCED BATTERIES
FOR ENERGY STORAGE

SITE PLAN/SUBDIVISION REVIEW

Application Type/Name: Site Plan Special Permit East Hampton Energy Storage Center LLC

Address: 3 Cove Hollow Rd. East Hampton

SCTM # 300-185-2-2

Map Prepared by ECI Engineering Services **Date** 11/8/16

Fire District:

☒ East Hampton ☐ Amagansett ☐ Montauk ☐ Springs ☐ Bridgehampton ☐ Sag Harbor
☐ Residential ☒ Commercial ☐ Other _____

RECEIVED
JAN 30 2017
PLANNING BOARD

Fire Marshal Findings:

☒ The proposed project is adjacent to public water and fire hydrants that provide adequate water supply for the fire fighting purposes.

☐ Be advised submitted information is not pertinent or relevant to necessitate further review for fire protection purposes.

☐ Please find enclosed application to modify previously submitted application.

☐ Other _____

Reviewed by Fire Marshal _____ **Date** 1/17/17

Fire Department Recommendations:

☐ The proposed project is adjacent to public water and or fire hydrants.
☐ No additional water sources are required. ☐ Additional fire protection required. This office recommends the installation of: ☐ Fire Hydrants(s) ☐ Electric Well
☐ Other _____ see attached.

☐ The proposed project is not adjacent to public water and or fire hydrants. This office recommends the installation of ☐ Fire Hydrant(s) ☐ Electric Well ☐ Other _____ See attached.

☐ Additional information submitted for referenced project does not change original recommendations.

☐ Additional information submitted for referenced project has changed the original recommendation in regards to fire protection. See attached.

☐ The proposed project does not provide adequate access for emergency service vehicles. See attached.

Reviewed by _____ **Date** _____

PLANNING BOARD
TOWN OF EAST HAMPTON
300 Pantigo Place, Suite 103
East Hampton, New York 11937

JOB POTTER
CHAIRMAN

(631) 324-2696

January 4, 2017

MEMORANDUM

TO: *David Browne, Chief Fire Marshal*
Richard P. Myers, Jr., Architectural Review Board Chairman
Planning Department – JoAnne Pahwul
Nancy Keeshan, Vice Chairperson
Diana Weir, Committee
Tom Talmage, Town Engineer

FROM: *Job Potter, Planning Board Chairman*

RE: *Site Plan/Special Permit – East Hampton Energy Storage Center, LLC*
Premises situate: 3 Cove Hollow Road, East Hampton
SCTM# 300-185-2-2

Attached for your review and comments is a new application submitted to this office for the above-referenced Site Plan/Special Permit application covering the premises as noted.

REJ:jtw

EAST HAMPTON STORAGE CENTER, LLC SITE PLAN/SPECIAL PERMIT
SCTM#: 300-185-2-2

OWNER:
NATIONAL GRID
(KEYSPAN)

ATTORNEY:
SAM M. LANIADO, ESQ.
READ AND LANIADO, LLP
25 EAGLE STREET
ALBANY, NY 12207
(518) 465-9313

CORRESPONDENCE:
WILLIAM BOER
1200 WALL STREET WEST
LYNDHURST, NJ 07071
(201) 508-6962

LOCATION: 3 COVE HOLLOW ROAD, EAST HAMPTON

11/10/16	Applicant submission; cover letter; one (1) original & nine (9) copies of Site Plan/Special Permit Application; ten (10) sets of plans dated revised November 8, 2016 including: Cover Sheet (EHS-D-P002-1), Map of Survey (EDS-D-P002-2), Layout Plan-Overall (EDS-D-P002-3), Site & Grading Plan (EDS-D-P002-4), Surface Plan (EDS-D-P002-5), Erosion Control Details (EDS-D-P002-6), General Arrangement & Landscape Plan (EDS-D-P003-1), Elevations A, B, C, D (EDS-D-P004-1), and Lighting Plan (EDS-D-P010-2); ten (10) prints of Survey dated November 2, 2016; ten (10) binders of Narrative dated November 2016; check in the amount of $8,205.00; receipt #829691; and Application Checklist
12/21/16	Applicant submission; cover letter; ten (10) prints of Layout Plan - Overall (EHS-D-P002-3) dated revised October 27, 2016
01/10/17	Planning Department Initial Evaluation; Planning Board calendar for discussion January 11, 2017
01/10/17	Town Engineer comments
01/12/17	Planning Board meeting decision

PLANNING BOARD
TOWN OF EAST HAMPTON
300 Pantigo Place, Suite 103
East Hampton, New York 11937

JOB POTTER
CHAIRMAN
(631) 324-2696

January 4, 2017

MEMORANDUM

TO: *David Browne, Chief Fire Marshal*
Richard P. Myers, Jr., Architectural Review Board Chairman
Planning Department
Nancy Keeshan, Vice Chairperson
Diana Weir, Committee
Tom Talmage, Town Engineer

FROM: *Job Potter, Planning Board Chairman*

RE: *Site Plan/Special Permit – East Hampton Energy Storage Center, LLC*
Premises situate: *3 Cove Hollow Road*
East Hampton, NY
SCTM# 300-185-2-2

Attached for your review and comments is additional information submitted to this office for the above-referenced Site Plan/Special Permit application covering the premises as noted.

REJ:jtw

TRC
Results you can rely on

1200 Wall Street West
5th Floor
Lyndhurst, NJ 07071

201.933.5541 PHONE
201.933.5601 FAX

www.trcsolutions.com

December 14, 2016

JoAnne Pahwul – Assistant Planning Director
Town of East Hampton
300 Pantigo Place, Suite 105
East Hampton, New York 11937

Subject: **Site Plan/Special Permit Application for the**
East Hampton Energy Storage Center, LLC
East Hampton Energy Storage Project
Suffolk County Tax Map #300-185-2-2
3 Cove Hollow Road, East Hampton, New York

Dear Ms. Pahwul:

As discussed on our 12/9/2016 phone conversation regarding the above-referenced site plan application, it was requested that additional information be provided. Specifically, the Planning Department has requested that the dimensions of the proposed equipment pads and inverter pads be depicted. Accordingly, we are submitting 10 copies of Sheet EHS-D-P002-3 Layout Plan - Overall with the dimensions of the pads referenced in red so that this information is available for the next Planning Board Work Session in January 2017. This drawing will be revised by the engineer following the Work Session to include these dimensions and to incorporate any revisions that may be required, if any, as a result of the Work Session.

Please review the attached drawing and if you have any questions or desire clarification on any aspect of this request, please feel free to call me at 201.508.6962.

Sincerely,
TRC

William J. Boer

William J. Boer, PP, AICP
Office Practice Leader
Planning, Permitting & Licensing

RECEIVED
DEC 21 2016
PLANNING BOARD

Enclosure

Cc: R. Groffman, East Hampton Energy Storage Center, LLC
S. Laniado, Read and Laniado, LP
C. Corrado, National Grid
C. Coakley, NextEra Energy Resources, LLC
M. Dowling, NextEra Energy Resources, LLC
E. Weatherby, TRC
TRC Project #263749

TOWN OF EAST HAMPTON
300 Pantigo Place - Suite 103
East Hampton, New York 11937-2684

Planning Board (631) 324-2696

January 12, 2017

William Boer
1200 Wall Street West
Lyndhurst, NJ 07071

Re: East Hampton Energy Storage Center, LLC Site Plan/Special Permit
SCTM #300-185-2-2

Dear Mr. Boer:

The East Hampton Town Planning Board reviewed your application at its January 11, 2017 meeting.

Attached is a copy of the planning department's review of the information submitted for your application. The planning board had the following additional comments:

- The applicant should meet with the planning department to discuss a revised landscape plan.
- The applicant agreed to lower the proposed pole height and meet with the planner to discuss the proposed lighting.
- Additional information concerning noise levels, including the analysis of decibel levels at all six locations indicated on Figure 4, noise emissions data for each source provided by the equipment vendors, and a noise analysis that takes in to consideration noise related to the existing facility and the cumulative noise impacts should be submitted.
- Ten (10) copies of the Emergency Action and Safety Plan should be submitted.
- The board agreed to assume lead agency status.
- A 150' wide scenic easement should be provided to buffer the residences, it's location to be discussed further.

Please address the issues outlined in the planning department memo as modified by the planning board. If you have any questions or concerns, please contact the planning board committee member for your project, Nancy Keeshan, or contact the planner assigned to the project.

Please respond within three (3) months of the date of this letter with the required information or with a written reason why the required information cannot be submitted within that timeframe. If we have not received a response by April 11, 2017, your application will be considered to be withdrawn and a new application will need to be filed before review of your project can proceed.

Sincerely,

Jon Potter
Chairman

JP/jtw
Enc.
cc: Planning Department

Town of East Hampton

300 Pantigo Place
East Hampton, NY 11937-2684

DEPARTMENT OF ENGINEERING

THOMAS D. TALMAGE, P.E.
Town Engineer

Telephone (631) 324-1624
Fax (631) 324-1476

MEMORANDUM

January 5, 2017

TO: Planning Board

FROM: Thomas Talmage, P.E. Town Engineer

RE.: Site Plan/ Special Permit – East Hampton Energy Storage Center, LLC
Premises Situate: 3 Cove Hollow Road, East Hampton
SCTM# 300-185-02-02

As requested, I have reviewed the above reference application that was received by the Planning Board on November 10, 2016 and I offer the following comments including the following drawings:

1.) Map of Property dated November 2, 2016 prepared by Robert Brown L.S
2.) Specification drawings prepared by Glen Smith P.E dated October 27, 2016 with no revision date received by the Planning Board on December 21, 2016.

Sheet ESH-D-P002-1, prepared by Glen Smith dated November 8, 2016.
Sheet ESH-D-P002-2, prepared by Glen Smith dated November 8, 2016.
Sheet ESH-D-P002-3, prepared by Glen Smith dated November 8, 2016.
Sheet ESH-D-P002-4, prepared by Glen Smith dated November 8, 2016.
Sheet ESH-D-P002-5, prepared by Glen Smith dated November 8, 2016.
Sheet ESH-D-P003-1, prepared by Glen Smith dated November 8, 2016.
Sheet ESH-D-P004-1, prepared by Glen Smith dated November 8, 2016.
Sheet ESH-D-P010-2, prepared by Glen Smith dated November 8, 2016.

The Planning Board needs to decide if they want to require the Planning Board Groundwater Protection Policy. The applicant's Emergency Action and Safety Plan does guard against detection of possible threats. The Groundwater Protection Policy protects the groundwater after a spill has occurred. I recommend the Groundwater Protection Policy to be done.

Under the index letter "A" – item "J" the applicant has submitted "During operation the gravel access roads and crushed stone yard will facilitate infiltration and/ or channel sheet flow of storm water into the existing wooded areas for infiltration."

I find this to be satisfactory. However, in the future the applicant will be responsible to maintain storm water on the property.

Should you have any questions or concerns, please do not hesitate to contact my office.

Cc: J. Pahwul

G:\JWilkins\engineering\site plans\SCTM# 300-185-2-2 E.H. Energy Storage Center.doc

TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

SITE PLAN/SPECIAL PERMIT EVALUATION
EAST HAMPTON ENERGY STORAGE CENTER, LLC
SCTM#300-185-2-2

Prepared by: JoAnne Pahwul, AICP
Assistant Planning Director

Date: January 3, 2017

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED:

a. Site Plan
b. Survey with topography
c. Project narrative
d. EHS-D-P002-1 (Cover Sheet)
e. EHS-D-P002-2 (Map of Survey)
f. EHS-D-P002-3 (Layout Plan Overall)
g. EHS-D-P002-4 (Site Plan & Grading Plan)
h. EHS-D-P002-5 (Surface Plan)
i. EHS-D-P002-6 (Erosion Control Details)
j. EHS-D-P003-1 (General Arrangement & Landscape Plan)
k. EHS-D-P004-1 (Elevations
l. EHS-D-P010-2 (Lighting Plan)
m. EHS-D-P002-3

B. DATE SUBMITTED: December 21, 2016
C. OWNER: National Grid
D. APPLICANT/AGENT: East Hampton Energy Storage Center, LLC/ William Boer, TRC
E. SCHOOL DISTRICT: East Hampton
F. STREET NAME: 3 Cove Hollow Road
G. TYPE OF STREET: Town
H. ZONING DISTRICT: Commercial Industrial & A Residence
I. SEQRA - TYPE OF ACTION: Unlisted
J. INVOLVED AGENCIES: Architectural Review Board
K. OTHER REVIEW: Fire Marshal; Town Engineer

2. DESCRIPTION OF PROJECT

A. **PROPOSED USE(S) AS CLASSIFIED BY TOWN CODE:** Public utility
B. **EXISTING USE(S) AS CLASSIFIED BY TOWN CODE:** Public utility
C. **ARE THE EXISTING & PROPOSED USES PERMITTED OR SPECIAL PERMITTED BY THE TOWN CODE?** Special Permit
D. **AREA OF PARCEL (SQUARE FEET):** 17.6 acres
E. **MOST RECENT CERTIFICATE OF OCCUPANCY:**
3/29/94 – C.O. 12603 – LILCO – One generator, addition to electrical substation, spill containment, sq. ft. control house & generation & transmission station, replacement gallon waste oil tank
5/11/12 – C.O. 27610 – Keyspan Energy Dev. – Legalized existing Tier Ii Personal Wireless Service Facility
F. **DESCRIPTION OF EXISTING STRUCTURES:** Electrical generating and transmission substation
G. **DESCRIPTION OF PROPOSED STRUCTURES:**
4,154 sq. ft. energy storage structure; three 8' 6" invertor pads; four equipment pads (6' x 8', 8' 6" x 7', 8' x 7', 6' x 6' 6")
H. **EXISTING & PROPOSED LOT COVERAGE:** Not determined
I. **EXISTING & PROPOSED TOTAL COVERAGE:** Not determined
J. **HEIGHT OF PROPOSED STRUCTURES:** 23'
K. **NUMBER OF STORIES OF PROPOSED STRUCTURES:** One
L. **NUMBER OF EXISTING PARKING SPACES:** None
M. **NUMBER OF PARKING SPACES REQUIRED:** Not determined
N. **TOTAL PARKING SPACES PROVIDED:** No specific spaces designated
O. **VARIANCES REQUIRED:** Not determined
P. **DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** No
Q. **DISTANCE TO PUBLIC WATER:** Water line on property
R. **SOURCE OF WATER SUPPLY:** No water supply proposed
S. **METHOD OF WASTE DISPOSAL:** No sanitary system proposed
T. **DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** N/A
U. **NUMBER OF ACCESS POINTS:** One
V. **IS SIGHT DISTANCE ACCEPTABLE?** Existing access; sight distance to be determined by Town Engineer
W. **IS THE PROPOSAL ADA COMPLIANT?** To be determined by Town Engineer

3. SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 255 (LIST ITEMS AND SECTION FOR THOSE ITEMS NOT SUBMITTED)

Proposed clearing limits.

4. SITE ANALYSIS:

A. **SOIL TYPE:** PsA, BgA, CpC
B. **FLOOD HAZARD ZONE:** Zone X
C. **DESCRIPTION OF VEGETATION:** Oak woods
D. **RANGE OF ELEVATIONS:** Approximately 41-51'
E. **NATURE OF SLOPES:** Gentle
F. **TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** None identified
G. **SETBACK FROM ANY WETLAND OR WATER BODY:** N/A
H. **ARE THERE TRAILS ON SITE?** No
I. **DEPTH TO WATER TABLE:** Approximately 35-45'
J. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** None have been identified
K. **AGRICULTURAL DATA STATEMENT REQUIRED:** No
L. **IS THE SITE CONTAINED WITHIN:**

NYS Significant Coastal Fish & Wildlife Habitat	No
Local Significant Coastal Fish & Wildlife Habitat	No
US Fish & Wildlife Significant Ecological Complex	No
PEP CLPS list	No
Town Community Preservation Fund List	No
Recommended Scenic Area of Statewide Significance	No
Suffolk County designated Pine Barrens	Yes
South Fork Special Groundwater Protection Area	Yes
Town Overlay District	No

Other Background Information:
The 17.6 acre site is located on Cove Hollow Road and partially cleared improved with the National Grid East Hampton Generating station, in operation since the 1960's. The parcel is zoned both Commercial Industrial and A Residence. All of the existing and proposed improvements are located in the CI zoned portion of the lot.

According to the project narrative, the objective of the project is" to acquire sufficient local resources to meet projected electrical load growth and to support the State's Reforming the Energy Vision (REV) initiative. The East Hampton Energy Storage project was a selected project as a result of the Long Island Power Authority's LIPA South Fork Resources request for proposals as a means to meet the expected peak load requirements and will consist of a five megawatt advanced energy storage system capable of providing continuous power for a duration of up to eight hours before recharging.

The East Hampton Energy Storage Center, LLC is a wholly-owned entity of LI Energy Storage System, LLC, an entity jointly owned by NextEra Energy Resources, LLC and National Grid plc. National Grid plc continues to be responsible for operation and maintenance for the existing facilities

The narrative describes the project as follows.

"The East Hampton Energy Storage Project will utilize advanced battery technology to respond to the energy need of the electric system and can provide five MW of continuous power for eight hours and then recharge. During charging, energy from the power grid is delivered to bi-directional inverters located outdoors. The inverters convert the alternating current (AC) energy from the power grid to direct current (DC). The DC energy then goes into the batteries that are housed within the energy storage structure. During discharging operation, when the energy is needed on the power system, the inverters then convert the DC energy from the batteries back into AC. This power is stepped up in voltage and ultimately delivered to the LIPA electric grid. From there the electricity is distributed by LIPA t homes, schools, businesses, and other consumers."

The project narrative states that the battery storage system will be enclosed in a 46' x 90' pre-engineered enclosed, metal, shallow pitched roof building 15' in height with an 8' high parapet wall extending above the roofline for a total height of 23'. The heating, ventilation and air conditioning units will be located behind this parapet wall.

The project consists of the following components:

- The enclosed energy storage structure will contain the battery cells, enclosed in modules, and stacked into racks; a battery management system, fire detection and suppression equipment and a thermal management system;
- The power control system contains necessary Underwriters Laboratory (UL) listed power electronics and communications system, inverters, transformer, programmable logic controllers and software system. UL is an independent, not-for-profit produce safety testing and certification organization that tests products for public safety.

Issues:

Use/Special Permit Standards

The project is classified as a public utility and subject to the attached general permit standards and the specific standards below. The project appears to comply with the specific standards below in terms of purpose and location. Both the general special permit standards and a narrative as to how the applicant believes the project complies are attached. The Planning Board will need to make a formal determination that the project complies with both sets of standards at the completion of the review.

PUBLIC UTILITY

(1) With the exception of personal wireless service facilities, which are discussed above, the facility shall have as a primary purpose the distribution or delivery of utility, communication or similar service to some or all of the residents of East Hampton, and, in this connection, the nature of the use shall conform to any limitations which this chapter, either by its general definition of public utility, a more specific definition of the particular use or otherwise, places upon the same.

(2) For uses proposed in any district other than the Commercial-Industrial District (CI), it shall be demonstrated that placement of the use on a property in the CI District is impossible or impracticable because of the unavailability or unsuitability of such property, the nature of the service to be provided, the location of the residents to be served or other similar constraint.

Coverage
The zoning on the parcel is split between CI and A Residence. All of the structures are proposed within the CI portion of the lot. Where zoning on a parcel is split, the Building Inspector calculates coverage separately within each zoning district, based on the square footage of land and improvements within that district. Therefore, the area of the CI zoning and the coverage calculations based on the square footage of improvements within that zoning district should be provided on the site plan.

Parking
No full time staff will occupy the site. The site plan (EHS-D-P002-4) indicates an area approximately 40' x 120' where parking for personnel performing routine inspections and maintenance could occur.

Landscaping/Clearing
The landscaping plan depicts 18 Black chokeberry (*Aronia Melanocarpa*), a native, deciduous shrub planted across the back or southerly side of the building and to the south a row of 10 Eastern Red Cedar (*Juniperius virginiana*). A fence defining the project area is located between the two rows of trees.

- The proposed height at planting needs to be included in the key to the landscaping plan.

- The project is proposed in a wooded area that will necessitate clearing. The edge of proposed clearing line should be included on the site plan. This information will be necessary in order to evaluate whether the landscaping proposed effectively screens the project from neighboring residences. Additionally, Eastern Red Cedar requires full sun to thrive and may not provide effective screening, if shaded on the southerly side.

Lighting
.The Planning Department has reviewed the proposed lighting plan and offers the following comments.

- According to the lighting plan, six fixtures are proposed each with a 72.1 watt, LED bulb having 5,593 lumens. Four of the fixtures are proposed to be mounted on the building at a height of 10' and two of the fixtures on poles at a height of 20'. The Board's lighting guidelines call for a maximum mounting height of 12' and maximum lumen level of 2,500.
- Although the footcandle levels do not exceed 0.1 at the property lines, footcandle levels as high as 9 are found around the building and 7 beyond the site under

review. The Table of Limits of Initial Illumination in the Board's lighting policy call for a maximum of 4 footcandles for parking lots.

- The use of shut off controls such as timers or motion detector or hours of operation of the lighting needs to be addressed.
- Copies of the manufacturer's brochure for the proposed light fixture should be submitted to the file. This information should demonstrate that the fixtures are dark sky friendly.

Noise Monitoring

The LIRR and commercial uses are located to the north of the site and residential neighborhoods to the east, west, and south.

The narrative includes a noise analysis based on three noise generating components associated with the project; inverters, transformers and the energy storage structure's HVAC system. The invertors and transformers will be located forward of the building on the northerly side and the HVAC system on the roof, with the parapet to the southerly side.

The narrative states that three noise receptor locations were analyzed: one each on Horseshoe Drive and Cove Hollow Road in residential zoning districts and one to the north on Hardscrabble Court. Figure 4 indicates that areas where the project noise will be at 50 dBA and 55 dBA, both within limits permitted under the Town Code, fall within the site and therefore noise levels will not exceed restrictions in the Town Code.

The Planning Department offers the following comments.

- Figure 4 depicts two locations on Horseshoe Drive and four on Cove Hollow Road that appear to have been analyzed for noise levels. Table 4 only provides data for two locations and it is not clear which of the six locations this data represents. Residents from these areas may be concerned over the potential noise, and it is recommended that the applicant provide the data from all of the locations analyzed.

- The estimated noise emissions data for each source provided by the equipment vendors that was obtained should be submitted to the file.

- The noise analysis should also take into consideration noise related to the existing LIPA facility and the cumulative noise impacts.

Additional Information

Four equipment pads are proposed. The applicant should indicate whether these pads will be used for transformers or what other type of equipment is proposed.

The type of battery proposed, i.e. lithium-ion, should be indicated.

Any equipment located on concrete pads that have a potential for chemical spills should have a method of containment.

Emergency Action & Safety Plan
An Emergency Action and Safety Plan will be developed that will detail response actions and notifications should an event occur. A copy of this plan should be provided to the town.

SEQRA
The project is an Unlisted Action pursuant to SEQRA and Chapter 128 of the Town Code. It is recommended that the Planning Board request lead agency status for the project.

Title of Plans
All plans submitted for this application, including but not limited to site plans, drainage plans, and landscaping and lighting plans, must be labeled with the title of the project, East Hampton Energy Storage Center, LLC. This title must be consistent with the title that the application was filed under unless an official request is made to modify the application name. All correspondence submitted should also be consistent with this title. This consistency is essential for record keeping purposes and any plans not so labeled will be required to be revised accordingly.

Summary
The application is incomplete pending submission of additional information. The coverage calculations should be corrected as described above and the proposed clearing should be placed on the site plan. This information is necessary in order to further evaluate the landscaping plan. A revised lighting should also be submitted.

Planning Board Consensus

The Board should discuss whether any changes to the landscaping plan are recommended at this time.

Additional comments: _____
_____
_____
_____
_____
_____

The Planning Board should discuss the proposed height of the light fixtures, watts, footcandle and lumen levels and the method of operation of the proposed lighting with the applicant.

Additional comments: _____

The Planning Board should determine whether additional information concerning noise levels, including the analysis of decibel levels at all six locations indicated on Figure 4, noise emissions data for each source provided by the equipment vendors, and a noise analysis that takes into consideration noise related to the existing LIPA facility and the cumulative noise impacts should be provided.

Additional comments: _____

The Board should advise the applicant whether a copy of the Emergency Action & Safety Plan should be provided to the town.

Additional comments: _____

The Board should declare lead agency for the project pursuant to SEQRA and Chapter 128 of the Town Code.

Additional comments: _____

_____

_____

_____

_____

_____

Additional Board Comments:

_____

_____

_____

_____

255-5-40 General Standards

No special permit shall be granted unless the issuing board shall specifically find and determine that:

A. Nature of use. The use proposed will be in harmony with and promote the general purposes of this chapter as the same are set forth in § 255-1-11 hereof.

B. Lot area. The lot area is sufficient, appropriate and adequate for the use, as well as reasonably anticipated operation and expansion thereof.

C. Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent properties, particularly where they are in a different district

D. Compatibility. The site of the proposed use is a suitable one for the location of such a use in the Town, and, if sited at that location, the proposed use will in fact be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale and overall appearance.

E. Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater recreational area or other place of public assembly.

F. Use definition. The proposed use conforms to the Town Code definition of the special permit use where such definition exists or with the generally accepted definition of such use where no definition is included in the Code.

G. Circulation. Access facilities are adequate for the estimated traffic generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and, further, that vehicular entrances and exits shall be clearly visible from the street and not within 75 feet of the intersection of street lines at a street intersection, except under unusual circumstances.

H. Parking. There is room for creation of off-street parking and truck loading spaces at least in the number required by the applicable provisions of this chapter, but in any case adequate for the actual anticipated number of occupants of the proposed use, whether employees, patrons and visitors; and, further, that the layout of the spaces and related facilities can be made convenient and conducive to safe operation.

I. Buffering and screening. Adequate buffer yards and screening can and will be provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use.

J. Runoff and waste. Adequate provision can and will be made for the collection and disposal of stormwater runoff, sewage, refuse and other liquid, solid or gaseous waste which the proposed use will generate.

K. Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems or processes and without significant negative impact to groundwater and surface waters on and off the site.

L .Compliance with other laws. The proposed use can and will comply with all provisions of this chapter and of the Code, including Chapters 180 and 185 thereof, which are applicable to it, and can meet every other applicable federal, state, county and local law, ordinance, rule or regulation.

M. Conformity with other standards. The proposed use can and will meet all of the general standards for special permit uses in particular districts set forth in § 255-5-45 and also meets all of the specific standards and incorporates all of the specific safeguards required of the particular use, if any, by § 255-5-50

As detailed in the Project Narrative, East Hampton Energy Storage Center, LLC is proposing to build and operate the East Hampton Energy Storage Project (Project) in the Town of East Hampton, Suffolk County, New York. The East Hampton Energy Storage Project was a selected project as a result of the Long Island Power Authority's (LIPA)/PSEG LI's Request for Proposals South Fork Resources (2015 SF RFP) to meet expected peak load requirements. The facility will consist of a five megawatt (MW) energy storage system that can provide continuous power for up to eight hours as required by LIPA/PSEG LI.

The East Hampton Energy Storage Project will be located on an area consisting of approximately 0.8 acres within a 17.6-acre property currently owned by National Grid (Project Site or Site). Based on the Town of East Hampton Use District (Zoning) Map (adopted September 16, 1994 and last revised January 19, 2016) the northwestern portion of the property is zoned as Commercial-Industrial (CI). The southern and eastern portion is zoned as A Residence. The Project will be entirely located within the CI Zoning District.

The energy storage system is defined as a public utility by § 255-1-20 of the Town Code. A public utility structure is a Special Permit Use in the CI Zoning District. As the Project requires a Special Permit, it must meet the Town Code's Special Permit General Standards (§ 255-5-40). The following discussion evaluates the Project's compliance with the Special Permit General Standards.

A. Nature of use - The use proposed will be in harmony with and promote the general purposes of this chapter as the same are set forth in § 255-1-11 hereof.

The Project will be in harmony with and will promote the general purposes of the provisions of the zoning ordinance. Development will take place on an existing site used for electric power generation in the CI Zoning District, which allows the proposed use by special permit. The Project use will be compatible with other land uses in the CI Zoning District, which will promote orderly growth and development, and the proper utilization of land.

The energy storage system will be able to provide continuous power for up to eight hours to meet expected peak load requirements. Energy storage can create and reduce demand by respectively storing and delivering power as needed to accommodate ever-changing grid conditions. Moreover, energy storage can provide a more secure and efficient grid that is more resistant to disruptions and decreased carbon dioxide emissions. All of these benefits increase the safety and health of the local populace.

B. Lot area. The lot area is sufficient, appropriate and adequate for the use, as well as reasonably anticipated operation and expansion thereof.

The Project has been specifically sized and designed to meet the construction and operational needs of the facility. The lot area exceeds the CI Zoning District minimum lot area of 40,000 square feet and is rectangular in shape, facilitating constructability and operation. The Site provides for adequate access via

Cove Hollow Road. There is adequate space to construct the energy storage structure and necessary electrical equipment, including the inverters and transformer. Expansion of the energy storage facility is not anticipated.

C. Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent properties, particularly where they are in a different district.

The Project will not prevent the orderly and reasonable use of adjacent properties, an area characterized by a mix of commercial and residential land uses. The Project will not affect the use of these adjacent properties. Existing forested land will remain between the energy storage facility and the residential properties located to the south and west and will serve as a natural vegetative buffer. Landscaping will be provided around the perimeter of the energy storage structure. The existing tree line along the Long Island Rail Road (LIRR) to the north of the existing generating station will also be preserved as a landscape buffer. There will be no adverse impacts such as noise, traffic, visual and air emissions resulting from the Project.

D. Compatibility. The site of the proposed use is a suitable one for the location of such a use in the Town, and, if sited at that location, the proposed use will in fact be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale and overall appearance.

The Site is a suitable location for the proposed use and it will be compatible with its surroundings and the character of the neighborhood and community. The Site is located within the CI Zoning District, which allows for the proposed use as a permitted use by Special Permit per the Town Code.

The proposed use as an energy storage facility is consistent with the existing property use, the National Grid East Hampton Generating Station. The Project will be developed near the center of the overall parcel. Therefore, the existing vegetation will provide screening of the proposed use from adjoining roadways (Cove Hollow Road and Horseshoe Drive) and the LIRR.

E. Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater, recreational area or other place of public assembly.

The Site is not unsuitably located near to a church, school, theater or recreational area. The existing National Grid East Hampton Generating Station is located immediately north of the Project Site. Commercial uses are located north of the Site on the other side of the LIRR tracks on Hardscrabble Court. The remaining area immediately surrounding the Site are within the Residential Zoning District and contain residential uses. The nearest residential uses are located approximately 350 feet to the south on Cove Hollow Road and 400 feet to the west on Horseshoe Drive. There are two major roadways in the

immediate area: East Hampton-Sag Harbor Turnpike is approximately one quarter of a mile to the northeast and Route 27 (Montauk Highway) is located approximately one-half mile to the south.

There will be no adverse off-site impacts on any adjoining or nearby land uses including churches, schools, theaters, recreational area or other places of public assembly.

F. Use definition. The proposed use conforms to the Town Code definition of the special permit use where such definition exists or with the generally accepted definition of such use where no definition is included in the Code.

The energy storage system is defined as a public utility by § 255-1-20 of the Town Code. The Site is within the CI Zoning District, and a public utility structure is a Special Permit Use in the CI Zoning District.

G. Circulation. Access facilities are adequate for the estimated traffic generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and, further, that vehicular entrances and exits shall be clearly visible from the street and not within 75 feet of the intersection of street lines at a street intersection, except under unusual circumstances.

Access to and egress from the Site will comply with the Town requirements. Access to the energy storage facility will be through the existing driveway entrance from Cove Hollow Road into the National Grid facility and no new access from public streets will be required. The existing driveway is not within 75 feet of the intersection of street lines at a street intersection, the nearest being Cove Hollow Road and Buell Lane Extension to the south. There are no sidewalks along Cove Hollow Road and none will be affected. The existing driveway is visible to assure public safety and avoid traffic congestion. Once operational, there will be no full-time staff required for operation of the energy storage facility.

H. Parking. There is room for creation of off-street parking and truck loading spaces at least in the number required by the applicable provisions of this chapter, but in any case adequate for the actual anticipated number of occupants of the proposed use, whether employees, patrons and visitors; and, further, that the layout of the spaces and related facilities can be made convenient and conducive to safe operation.

An energy storage facility is not listed in the Town's Schedule of Parking Requirements (§ 255-11-45). The most similar use listed is 'Warehouse' and requires one parking space per employee. However, there will be no full-time staff required for the energy storage facility. Nevertheless, adequate parking is proposed for maintenance that will periodically inspect the facility. No patrons and visitors are anticipated. The Town's Truck Loading Schedule does not require any loading spaces for structures with a floor area of under 5,000 square feet. Although the proposed approximately 4,150 square foot energy storage structure does not require a truck loading space, sufficient space has been provided for a loading area.

I. Buffering and screening. Adequate buffer yards and screening can and will be provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use.

The existing forested land will remain between the proposed energy storage facility and the residential properties located to the south and will serve as a natural vegetative buffer. The tree line along the LIRR to the north of the existing generating station will also be preserved as a landscape buffer. In addition, landscaping will be provided around the perimeter of the energy storage structure in accordance the requirements of the Town.

J. Runoff and waste. Adequate provision can and will be made for the collection and disposal of stormwater runoff, sewage, refuse and other liquid, solid or gaseous waste which the proposed use will generate.

The Project was designed in accordance with state and local requirements for stormwater control during construction and operation. Temporary erosion and sediment controls will be implemented to manage stormwater during construction, including a silt fence on the perimeter of the development and a stabilized construction entrance at the beginning of the access road. During operation, the gravel access roads and crushed stone yard will facilitate infiltration and/or channel sheet flow of stormwater into the existing wooded areas for infiltration.

There will be no full-time staff required to be located for the operation of the energy storage facility. There are no water or sewer requirements, and no liquid or gaseous wastes will be generated. Any solid waste generated during maintenance or operation will be removed from the Site for proper disposal, as such no garbage or recycling receptacles are proposed.

K. Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems or processes and without significant negative impact to groundwater and surface waters on and off the site.

As documented in the Project Narrative, there are no wetlands, surface waters, floodplains or habitat for protected species on the Site or in the vicinity of the Site. The Project has been designed to minimize the required vegetation clearing and minimize the total area of development to protect natural vegetation and ground cover. The Project will utilize best management practices (BMPs) during construction activities to minimize erosion and sedimentation. During operation, the gravel access roads and crushed stone yard will facilitate infiltration and/or channel sheet flow of stormwater into the existing wooded areas and recharge the groundwater supply. The facility will not require water for operation and will not increase the demand on the groundwater resource. Prior to operation, East Hampton Energy Storage Center, LLC will prepare a Spill Prevention, Control and Countermeasure (SPCC) Plan that will identify the BMPs to be taken to prevent and contain the release of potentially harmful substances (e.g., oil in the

transformers) to groundwater or surface water in the event of a spill. Through these measures, the Project will not result in adverse impacts to groundwater or surface water resources.

L. Compliance with other laws. The proposed use can and will comply with all provisions of this chapter and of the Code, including Chapters 180 and 185 thereof, which are applicable to it, and can meet every other applicable federal, state, county and local law, ordinance, rule or regulation.

The Project has been designed in compliance with all applicable provisions of the Town Code, including Chapters 180 (Natural Resources) and 185 (Noise). The Project will be constructed and operated in accordance with all applicable local, state, and federal rules and regulations.

M. Conformity with other standards. The proposed use can and will meet all of the general standards for special permit uses in particular districts set forth in § 255-5-45 and also meets all of the specific standards and incorporates all of the specific safeguards required of the particular use, if any, by § 255-5-50.

The Project Site is not located in any of the particular districts set forth in § 255-5-45; there are no specific safeguards identified for the proposed use. The following analysis is provided to document compliance with the specific safeguards required for a Public Utility use as set forth in § 255-5-50.

Public Utility (1). With the exception of personal wireless service facilities... the facility shall have as a primary purpose the distribution or delivery of utility, communication or similar service to some or all of the residents of East Hampton, and, in this connection, the nature of the use shall conform to any limitations which this chapter, either by its general definition of public utility, a more specific definition of the particular use or otherwise, places upon the same.

The Project's primary purpose is the distribution or delivery of electric utility service to some or all of the residents of East Hampton and conforms to the limitations of the Town Code.

Public Utility (2). For uses proposed in any district other than the Commercial-Industrial District (CI), it shall be demonstrated that placement of the use on a property in the CI District is impossible or impracticable because of the unavailability or unsuitability of such property, the nature of the service to be provided, the location of the residents to be served or other similar constraint.

The Project will be located within the CI Zoning District and, therefore, this specific safeguard is not applicable to the Project.

Project Narrative
for the
East Hampton Energy Storage Project

Submitted to:

Town of East Hampton Planning Board

Prepared for:

East Hampton Energy Storage Center, LLC

700 Universe Boulevard

Juno Beach, Florida 33408

Prepared by:

TRC

1200 Wall Street West, 5th Floor

Lyndhurst, New Jersey 07071

November 2016

TRC

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EXECUTIVE SUMMARY

This Project Narrative provides additional information and supplements the Short Environmental Assessment Form (Short EAF) that has been completed to fulfill the requirements of the State Environmental Quality Review Act (SEQRA) in support of East Hampton Energy Storage Center, LLC's Site Plan/Special Permit Application submitted for approval to the Town of East Hampton Planning Board.

East Hampton Energy Storage Center, LLC is proposing to build and operate the East Hampton Energy Storage Project (Project) in the Town of East Hampton, Suffolk County, New York. The East Hampton Energy Storage Project was a selected project as a result of the Long Island Power Authority's (LIPA)/PSEG LI's Request for Proposals South Fork Resources (2015 SF RFP) to meet expected peak load requirements. The facility will consist of a five megawatt (MW) advanced energy storage system that can provide continuous power for a duration of up to eight hours as required by LIPA/PSEG LI.

As documented in this Project Narrative, the East Hampton Energy Storage Project was sited and designed to minimize impacts to environmental resources and the community to the maximum extent practicable. By locating the Project on a property currently used for electric power generation within the Town of East Hampton's Commercial Industrial (CI) Zoning District, the Project will be compatible with its surroundings and with the Town Code. There will be no adverse impacts to surrounding properties from visual or noise related impacts, and the Project will result in no significant impacts to natural resources.

1.0 INTRODUCTION

East Hampton Energy Storage Center, LLC, was selected by LIPA/PSEG LI to build and operate an energy storage system as a result of the 2015 SF RFP, seeking solutions to meet expected peak load requirements on the South Fork of Long Island. According to the RFP, peak load projections on the South Fork are predicted to increase at a 2.6% average annual growth rate to 314 MW in 2019. The objective of the 2015 SF RFP was to acquire sufficient local resources to meet projected load growth and to support the State's Reforming the Energy Vision (REV) initiative.

East Hampton Energy Storage Center, LLC is a wholly-owned entity of LI Energy Storage System, LLC, a jointly owned entity between NextEra Energy Resources, LLC and National Grid plc. NextEra Energy Resources, LLC is the world's largest generator of renewable energy from the wind and sun and operates over 18,600 MW of generating capacity in the United States & Canada. NextEra Energy Resources, LLC is among the largest developers of energy storage facilities in North America, operating a portfolio of approximately 70 MW.

KeySpan Corporation, an indirect wholly-owned subsidiary of National Grid plc, owns 3,860 MWe of electric generating assets on Long Island. National Grid (and its predecessor companies on Long Island) have successfully managed the design, permitting, construction, and commissioning for the current fleet of steam electric and combustion turbines on Long Island. National Grid continues to be responsible for operation and maintenance for the existing facilities which includes compliance with all necessary permits.

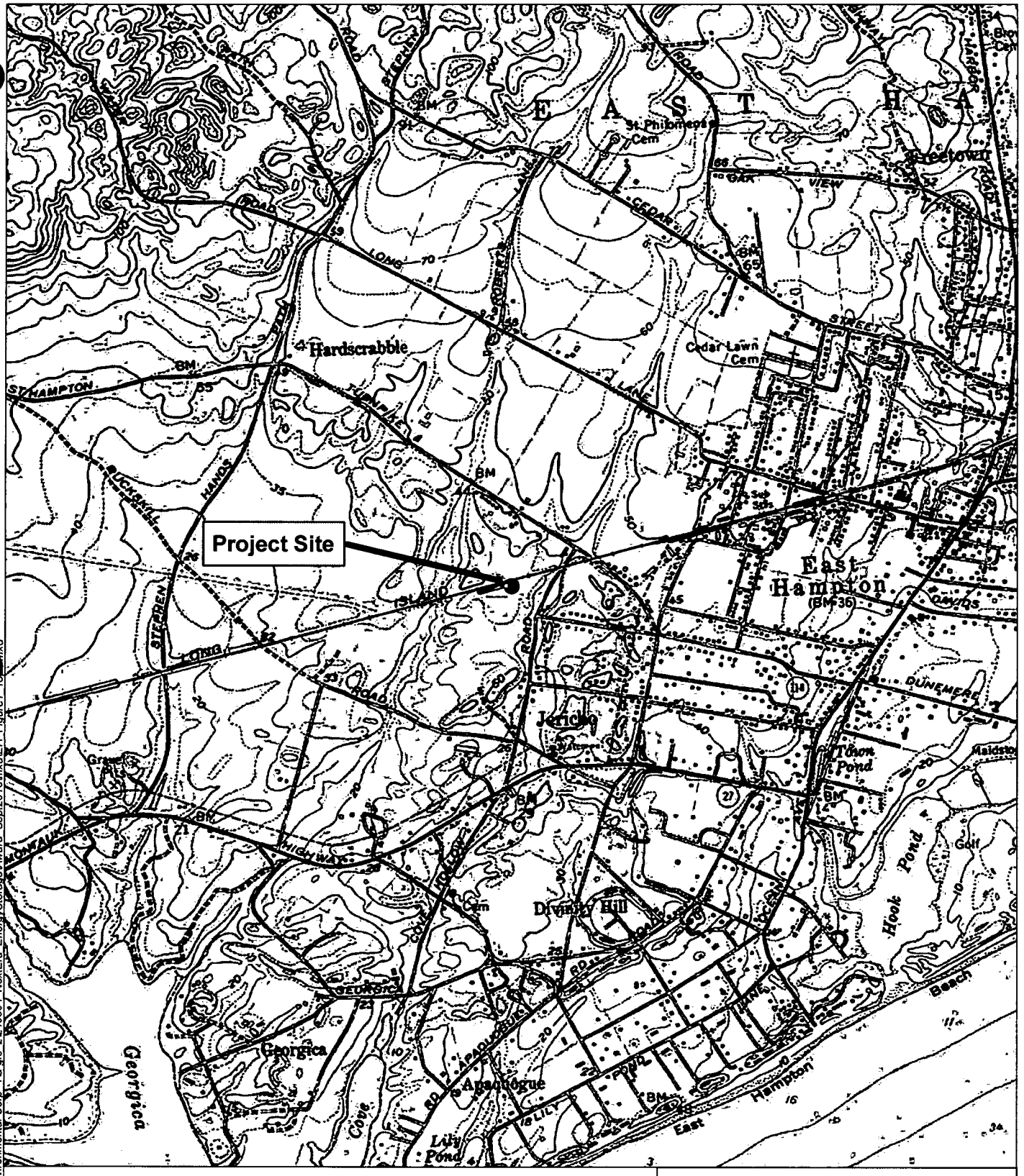
2.0 PROJECT OVERVIEW

2.1 Project Site Location

The energy storage facility will be located on approximately 0.8 acres within a 17.6-acre property currently owned by National Grid on a parcel identified as Parcel 0300-185-2-2 on Suffolk County Tax Mapping. The property is located off Cove Hollow Road in the Town of East Hampton, Suffolk County and is the location of the existing National Grid East Hampton Generating Station, which has been in operation since the 1960's. The property is bordered by Cove Hollow Road to the east, residential properties to the south, Horseshoe Drive to the west and railroad tracks owned and actively operated by Long Island Rail Road (LIRR) to the north. Warehouses are located north of the LIRR tracks. The property is illustrated on the U.S. Geologic Survey (USGS) 7.5-minute East Hampton quadrangle map provided as Figure 1.

The Project will be located on approximately 0.8 acres (Project Site or Site). The Project Site is illustrated on the aerial map provided as Figure 2.

The Site is relatively flat and elevations range from approximately 45 to 50 feet above mean sea level. The Site is located in the Long Island Outwash Plain Section of the Atlantic Coastal Plain Physiographic Province in New York. This province is underlain by unconsolidated sand, gravel and clay of Cretaceous age. The Atlantic Coastal Plain generally consists of two sections, the Ronkonkoma Moraines and Long Island Outwash Plains. Ronkonkoma Moraines formed by the Great Ice Sheet and consist of low-lying hilly areas. The Long Island Outwash Plains consist of broad, flat sandy plains with very gradual slopes towards the sea. Based on the "Geologic Map of New York, Lower Hudson Sheet" (NYS Museum and Science Service, 1970, reprinted 1995), the proposed site is underlain by Upper Cretaceous Coastal Plain Deposits from the Monmouth Group, Matawan Group, and Magothy Formation.



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EAST HAMPTON ENERGY STORAGE CENTER, LLC
EAST HAMPTON ENERGY STORAGE PROJECT

USGS SITE LOCATION MAP
FIGURE 1 NOVEMBER 2016

C:\Users\jbartos\One @ TRC Environmental Corp- 1a-gis 2240304 NextEra EnergyStorageAward Sept2016\mxd\EH Figure1 10

Subsurface conditions were assessed within the Project Site with five borings. The test borings were extended to depths ranging from 15 to 52 feet below ground surface. The borings encountered soils consisting primarily of silty sand (SM), sandy silt (ML), poorly graded sand (SP), and poorly-graded sand with silt (SPSM). Rock was not encountered within the borings. Groundwater was observed during drilling at depths ranging from approximately 40 to 41 feet below ground surface.

2.2 Planned Facility

The East Hampton Energy Storage Project will utilize advanced battery technology to respond to the energy needs of the electric system and can provide five MW of continuous power for eight hours and then recharge. During charging, energy from the power grid is delivered to bi-directional inverter(s) located outdoors. The inverter(s) converts the alternating current (AC) energy from the power grid to direct current (DC). The DC energy then goes into the batteries that are housed within the energy storage structure. During discharging operation, when the energy is needed on the power system, the inverters then convert the DC energy from the batteries back into AC. This power is stepped up in voltage and ultimately delivered to the LIPA electric grid. From there, the electricity is distributed by LIPA to homes, schools, businesses and other consumers.

2.2.1 Primary Components of the Facility

The East Hampton Energy Storage Project will consist of the following components:

- The enclosed energy storage structure will contain the battery cells, enclosed in modules, and stacked into racks; a battery management system, fire detection and suppression equipment and a thermal-management system;
- The power control system contains necessary Underwriters Laboratory (UL) Listed power electronics and communications system, inverters, transformers, programmable logic controllers and software system. UL is an independent, not-for-profit product safety testing and certification organization that tests products for public safety.

2.2.2 Site Layout

The layout for the East Hampton Energy Storage Project is illustrated on Drawing EHS-D-P002-3 of the Site Plan Drawings. In total, the energy storage system and accompanying infrastructure will result in the total development area of approximately 0.8 acres.

The entrance to the energy storage facility will be via the existing driveway to the National Grid facility from Cove Hollow Road. Adjacent to the existing National Grid perimeter fence, and inside the National Grid property, a 20-foot wide access road will be installed to allow vehicle access to the energy storage facility. The internal access road is shown on Drawing EHS-D-P002-4 of the Site Plan Drawings. There will be no full-time staff required to be located at the Site for operation of the energy storage system as the facility will be monitored remotely as discussed further in Section 2.2.5.

Lighting will be installed in proximity to the entrance gateway and on the energy storage structure to provide security and maintenance crews with adequate lighting and to comply with all Occupational Safety and Health Administration (OSHA) requirements and Town of East Hampton lighting requirements. The lighting that will be installed is illustrated on Drawing EHS-D-P010-2 of the Site Plan Drawings and has been designed to meet the Town's lighting-specific standards and requirements (§ 255-6-61) requiring full cutoff light features.

Landscaping around the energy storage structure will be installed in accordance with Town requirements (§ 255-6-60) as depicted on Drawing EHS-D-P003-1.

In addition to the components of the energy storage system, a utility connection will be required to interconnect to the LIPA grid via a new approximately 300 foot 13 kV dedicated feeder into the on-site LIPA substation located within the National Grid property.

2.2.3 Energy Storage Structure Design Information

The energy storage system will be enclosed in an approximately 46 foot x 90 foot pre-engineered enclosed structure. The structure will consist of a metal construction exterior. It will have a shallow-pitched roof at a height of approximately 15 feet above grade. An eight foot parapet wall will extend above the roof line for a total structure height of 23 feet. The structure's heating, ventilation and air conditioning (HVAC) units will be located on the roof behind the parapet wall.

2.2.4 Construction of the Facility

Duration of Site construction is anticipated to be approximately seven months. The number of construction workers necessary on Site at any one time will vary, depending on the stage of construction. At the peak of construction, approximately 30 workers will be present. Construction activities will occur within the hours of 7:00 a.m. and 8:30 p.m. in accordance with the Town Code (§ 185-4.B.).

Construction parking will be located on the Site and will not impact traffic along the local roads.

2.2.5 *Facility Operation*

Access to the energy storage facility will be through the existing driveway entrance from Cove Hollow Road into the National Grid facility.

Signs will be posted at the energy storage facility near the entrance to warn of the presence of electrical systems and require proper safety gear prior to entrance.

There will be no full-time staff required to be located for the operation of the energy storage system. There are no water or sewer requirements. Any solid waste generated during maintenance or operation will be removed from the Site for proper disposal, as such no garbage or recycling receptacles are proposed.

Parking and loading areas will be provided as shown on Drawing EHS-D-P002-4 for maintenance crews. An energy storage facility is not listed in the Town's Schedule of Parking Requirements (§ 255-11-45). The most similar use listed is 'Warehouse' and requires one parking space per employee. However, there will be no full-time staff required for the energy storage facility. Nevertheless, adequate parking is proposed for maintenance that will periodically inspect the facility. The Town's Truck Loading Schedule does not require any loading spaces for structures with a floor area of under 5,000 square feet. Although the proposed approximately 4,150 square foot energy storage structure does not require a truck loading space, sufficient space has been provided for a loading area.

The East Hampton Energy Storage Project will be monitored remotely by NextEra Energy Resource's control center and dispatched in accordance with LIPA/PSEG LI instructions. The NextEra Energy Resource control center is staffed with North American Electric Reliability Corporation (NERC) certified System Operators 24-hours a day, 365-days a year who will coordinate with LIPA/PSEG LI in the monitoring and control of the energy storage system. As discussed below in Section 2.2.6, real-time monitoring will serve as preventive maintenance of the facility, actively monitoring the health of the batteries via link to the battery management system, identifying abnormal conditions and working with field personnel and interconnecting utility operators responding to alarm conditions and initiating restoration when necessary.

Facility maintenance inspections will be periodically performed by local regional personnel and as identified by the control center. The energy storage system will be inspected to ensure the facility is maintained and operating in accordance with the manufacturer's specifications and East Hampton Energy Storage Center, LLC's standard operating procedures (SOPs). Transformers, inverters, and the associated

string comprised of eight hours of energy storage battery modules will be taken out of service for maintenance procedures to ensure a high level of performance.

2.2.6 Facility Monitoring and Protection

The energy storage facility will be designed with a Battery Management System (BMS) that will actively monitor critical parameters at the individual battery cell, battery string (module), and system level. The BMS will continually monitor voltages, currents, and temperatures throughout the energy storage system. The battery cells are individually designed and manufactured to exacting standards, and tested to (UL) standards. A comprehensive Factory Acceptance Test (FAT) of hardware and software will be conducted to verify the safety protection functions.

The batteries, like many electrical applications, will be protected by a robust network of fuses to protect individual batteries and modules from unusual voltages, currents or temperatures. The BMS monitors the system and will automatically isolate and shutdown system components it detects are operating out of specified conditions (e.g., voltage, current, temperature). In addition, the entire energy storage structure is remotely monitored from the NextEra Energy Resources control center on a continuous seven day, 24 hour basis, where trained operators can take immediate corrective actions, including shutdown in the event of an emergency.

The enclosed energy storage structure is also designed with a number of fire protection features. These include:

- A fire detection and suppression system that automatically detects and releases extinguishing and suppression agents;
- A monitoring system that alerts the 24-hour manned control center who will subsequently contact the local fire department (e.g., East Hampton Fire District).

In addition, an existing fire hydrant is located within the National Grid Generating Station approximately 300 feet from the energy storage facility to supply water for fire suppression for any fires located outside of the energy storage structure.

2.2.7 Emergency Action and Safety Plan

The facility will be engineered and operated to prevent possible upsets such as fire or spills. An Emergency Action and Safety Plan (EA&SP) will detail response actions and notifications should an event occur. The EA&SP shall be designed to aid facility personnel, response contractors and emergency responders in

taking appropriate, timely and effective action to respond to emergencies. The plan will specify responsibilities, detail notification procedures (internal and external), identify potential hazards and/or security concerns including spills, fires, vandalism, trespass, etc., detail appropriate response actions for each, identify local emergency responders such as police and fire departments, identify nearest hospitals and detail other information and activities appropriate for an energy storage system.

The Emergency Action and Safety Plan (EA&SP) does *not* "identify potential hazards and/or security concerns including spills, [or] fires," nor does it "identify nearest hospitals" rated to treat Trauma Levels I, II and III, including access (by road/air) and travel times (by ambulance/helicopter). *(Si Kinsella, Jan 9, 2024)*

2.2.8 Facility Decommissioning Plan

The East Hampton Energy Storage Project will be designed for a useful operating life of 20 years or more and will be operated and regularly maintained. In the event that a decision is made to decommission the facility, restoration of the Site would occur with due consideration of and compliance with the requirements of applicable local zoning and land use regulations. The plan for such restoration would require the owner to dismantle and remove all electrical equipment related to the facility. East Hampton Energy Storage Center, LLC will contact a licensed battery recycling location to arrange for disposal of the batteries in accordance with applicable state and federal regulations.

3.0 ENVIRONMENTAL SETTING

3.1 Zoning

Based on the Town of East Hampton Use District (Zoning) Map (adopted September 16, 1994 and last revised January 19, 2016) the northwestern portion of the overall property is zoned as Commercial-Industrial (CI) and the southern and eastern portion is zoned as A Residence. The Project will be entirely located within the CI Zoning District (see Figure 3).

The proposed energy storage system is defined as a public utility by § 255-1-20 of the Town Code. A public utility structure is a Special Permit Use in the CI Zoning District. Documentation of the Project's conformance with the Special Permit General Standards (§ 255-5-40) is provided as Appendix A.

Table 1 below provides a summary of the CI Zoning District's dimensional regulations, the dimensions applicable to the existing state of the property and the proposed changes with the addition of the Project.

Table 1. Town of East Hampton CI Zoning District Dimensional Regulations (§ 255-11-10)

Dimension	CI Zone Requirement	Existing	Proposed
Minimum Lot Area (square feet)	40,000	765,921	765,921
Maximum Building Coverage	50%	1.88%	2.42%
Maximum Total Lot Coverage	75%	17.05%	17.71%
Minimum Lot Width (feet)	100	893	893
Maximum Height (feet)	35	N/A	23
Minimum Front Yard (feet)	50	452.9	413.9
Minimum Side Yard (each) (feet)	15 feet (doubled when adjacent to residential district)	North: 65.6 West: 427.8 South: 361.0	North: 65.6 West: 419.7 South: 203.9
Minimum Rear Yard (feet)	25 feet (doubled when adjacent to residential district)	N/A	N/A

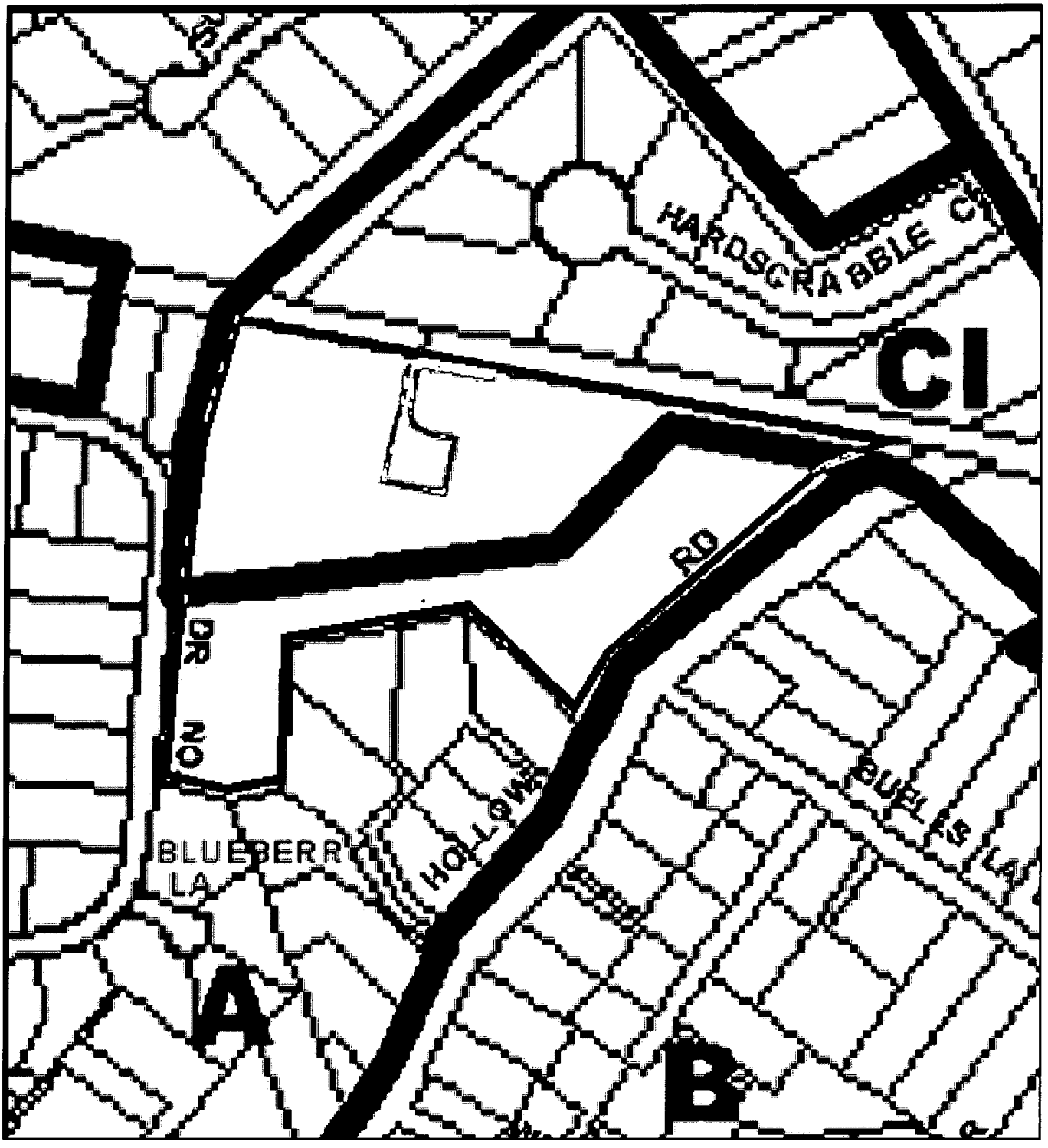
The Project has been sited and designed to comply with the setbacks and other dimensional regulations outlined in Table 1 in accordance with the Town's current zoning ordinance. No variances are requested for the Project.

3.2 Visual Resources

As described in Section 2.2.3, the energy storage system will be enclosed in a pre-engineered structure. The structure will consist of a metal construction exterior with an eight foot high parapet wall above the roof line for a total structure height of 23 feet. The color proposed is a light green shade as shown in the renderings provided as Appendix B.

The Site is located within an area characterized by a mix of commercial, residential and agricultural land uses. The nearest visually sensitive resource use consists of the residential development that is located along the southern and western boundaries of the National Grid property. There are no designated scenic byways or natural areas of significant scenic value located in the immediate Project vicinity.

Existing forested land will remain between the energy storage system and the residential properties located to the south and to the west and will serve as a natural vegetative buffer (with a width of over 200 feet). The tree line along the LIRR to the north of the existing generating station will also be preserved as a landscape buffer. Landscaping will be provided around the perimeter of the energy storage structure in accordance the requirements of the Town. There will be no adverse visual impacts from the Project.



Project Boundary

Parcel Boundary

N

Source: Town of East Hampton Use District (Zoning) Map (adopted September 16, 1994 and last revised January 19, 2016)

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EAST HAMPTON ENERGY STORAGE CENTER, LLC

EAST HAMPTON ENERGY STORAGE PROJECT

ZONING MAP

FIGURE 3 | NOVEMBER 2016

3.3 Noise

This Section presents the results of a noise impact assessment conducted for the East Hampton Energy Storage Project. As demonstrated in the following assessment, Project related noise levels will be in compliance with the Town of East Hampton noise ordinance limits.

3.3.1 Applicable Noise Standards

Town of East Hampton Noise Ordinance

The Town of East Hampton has a noise ordinance (Chapter 185 of the Town Code) that limits allowable noise levels emitted from a property by the receiver's land zoning district category (residential, commercial or industrial), with sound level limits applicable at the receiver's property line, within those zones for which there are different daytime and nighttime limits. The most restrictive levels are for residential land uses. The noise limits are both on an overall dBA level and by octave band and are summarized in Table 2 below.

Table 2. Town of East Hampton Noise Standards (§ 185-3)

	Daytime (7 am to 7 pm)	**Nighttime (7 pm to 7 am)**
Residential Zoning District[1]		
	Limit (dBA)	
	65 dBA	50 dBA
Octave Band Center Frequency (Hz)	**Octave Band Limits (dB)**	
31.5	78	75
63	73	70
125	67	64
250	60	57
500	55	52
1000	51	49
2000	46	43
4000	43	40
8000	40	37
Commercial and Industrial Zoning District[1]		
	Limit (dBA)	
	70 dBA	55 dBA
Octave Band Center Frequency (Hz)	**Octave Band Limits (dB)**	

Table 2. Town of East Hampton Noise Standards (§ 185-3)

	Daytime (7 am to 7 pm)	Nighttime (7 pm to 7 am)
31.5	85	78
63	80	73
125	74	67
250	67	60
500	62	55
1000	58	51
2000	53	46
4000	50	43
8000	47	40
Notes:	[1] Land use categories as established in the Town Zoning Code	

Because the Project will be capable of 24-hour per day operation, it will be designed to comply with the more restrictive nighttime noise level limits.

3.3.2 Existing Conditions

As indicated in Section 3.1, the Project is located in the Town's CI Zoning District. The existing National Grid East Hampton Generating Station is located immediately north of the Project Site. Commercial uses are located north of the Site on the other side of the LIRR tracks on Hardscrabble Court. The remaining area surrounding the Site is within the Residential Zoning District and contains residential uses. The nearest residential uses are located approximately 350 feet to the south off Cove Hollow Road and approximately 400 feet to the west on Horseshoe Drive. There are two major roadways in the immediate area: East Hampton-Sag Harbor Turnpike is approximately one quarter of a mile to the northeast and Route 27 (Montauk Highway) is located approximately one-half mile to the south.

3.3.3 Operational Noise

Computer modeling was performed in order to calculate noise levels that would be generated by operation of the Project at the nearby residential areas. The commercially available CadnaA model developed by DataKustik GmBH was used for the analysis. The software takes into account spreading losses, ground and atmospheric effects, shielding from barriers and buildings, and reflections from surfaces. The software is standard based and the ISO 9613 standard was used for air absorption and other noise propagation calculations (ISO, 1996). The existing topographic features of the Site and surrounding area were built into the model. The model was conservatively configured to utilize favorable noise propagation conditions (such as those that would occur at night during an atmospheric inversion or during downwind conditions). Discrete residential receptor locations surrounding the Project Site were selected

for inclusion to the noise model. A noise contour map, that depicts calculated sound levels throughout the area, was also developed.

Noise generating components associated with the Project include the inverters, transformers, and the energy storage structure's HVAC system. The location of the inverter and transformer equipment to the north of the energy storage structure and use of a parapet wall to shield the rooftop HVAC units will serve to mitigate potential noise impacts to surrounding properties. The battery units will be housed within the energy storage structure. Estimated noise emissions data for each source were provided by equipment vendors or obtained from similar projects. Noise modeling was conducted for the Project with all Project noise sources in full operation.

Noise Modeling Results

Noise modeling receptors were selected at two proximate locations within the Residential Zoning District in areas where the highest sound levels from Project operation were expected to occur. An additional receptor was selected directly north of the Site in the CI Zoning District. The receptor locations were modified as needed during the iterative modeling analysis by reviewing the noise model contours such that the locations in Table 3 below were eventually selected.

Table 3. Noise Modeling Receptors

Receptor Location	Zoning District	Land Use
Horseshoe Drive	Residential	Residential
Cove Hollow Road	Residential	Residential
Hardscrabble Court (Commercial)	Commercial/Industrial	Commercial

The noise modeling results are provided in Table 4. Also provided is the Town of East Hampton noise ordinance limit by overall dBA and octave band limit.

Table 4. Modeled Project Sound Levels and Town of East Hampton Noise Ordinance Limits (Octave Bands are in dB)

		Octave Band Center Frequency (Hz)								
Location	**dBA**	**31.5**	**63**	**125**	**250**	**500**	**1,000**	**2,000**	**4,000**	**8,000**
Nighttime Residential District Limit	**50**	**75**	**70**	**64**	**57**	**52**	**49**	**43**	**40**	**37**
Horseshoe Drive	43	47	52	50	40	40	39	35	26	7
Cove Hollow Road	39	46	50	47	39	37	33	29	21	5
Nighttime Commercial/Industrial District Limit	**55**	**78**	**73**	**67**	**60**	**55**	**51**	**46**	**43**	**40**
Hardscrabble Court	51	51	57	56	47	48	47	43	35	19

A review of the data in Table 4 shows that Project generated noise levels, with all Project noise generating sources operating at full load, will be in compliance with the most restrictive (nighttime) Town of East Hampton noise ordinance limits for both the Residential and CI Zoning Districts. The noise modeling analysis revealed that compliance with the noise ordinance limits is achieved.

A noise contour map depicting the sound levels that will be produced by the Project at various locations around the Site is provided as Figure 4. As Figure 4 demonstrates, the Project comfortably meets the noise standards for the surrounding zoning districts.

3.4 Water Resources

3.4.1 Wetlands

There are no wetlands mapped by either the US Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) or the New York State Department of Environmental Conservation (NYSDEC) at or adjacent to the Site.

A field survey was conducted on September 29, 2016 by TRC Environmental Corporation to confirm the presence/absence of federal and state jurisdictional wetlands and waterbodies within the Site. The survey confirmed there are no wetland resource areas present on the Site or in the vicinity of the Site (100 feet). A wetland lot inspection was requested and is expected to be scheduled to be conducted imminently at the request of East Hampton Energy Storage Center, LLC.

3.4.2 Floodplains

Based upon review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (Flood Map 36103C0554H, effective 09/25/2009) the Site is not located within or adjacent to a FEMA flood hazard area. The Site survey indicates elevations at the Site range from approximately four to 50 feet above mean sea level, well outside of the flood hazard area.

3.4.3 Stormwater Management

The Town of East Hampton is regulated as a municipal separate stormwater sewer system (MS4).

The proposed development associated with the Project will be approximately 0.8 acres and is exempt from the requirement of a Stormwater Pollution Prevention Plan (SWPPP) per § 216-2.1 of the Town Code which defines a land development activity as "Construction activity, including clearing, grading, excavating, soil disturbance or placement of fill, that results in land disturbance of equal to or greater than one acre". However, the Project has been designed to follow standard stormwater management planning requirements of the New York State Stormwater Management Design Manual (DEC Design Manual) dated January 2015 by preserving natural resources to the maximum extent practicable by minimizing the total disturbed area and minimizing clearing and grading required. Further, by minimizing road widths and the total facility footprint, the Project will not result in a significant increase in the total impervious cover within the Site.

During construction, the potential for soil erosion and sedimentation will be controlled through the use of temporary erosion and sediment control devices designed and installed in accordance with the Town of East Hampton Stormwater Management and Erosion and Sediment Control Ordinance (§ 216) as well as the New York State Standards and Specifications for Erosion and Sediment Control. Temporary Best Management Practices (BMPs) that will be installed during construction of the Project include a silt fence on the perimeter of the development and a stabilized construction entrance at the beginning of the access road. The access road and facility yard will be stabilized with crushed rock to prevent soil and sedimentation erosion.

During operation, the gravel access roads and crushed stone yard will facilitate infiltration and/or channel sheet flow of stormwater into the existing wooded areas for infiltration.

3.5 Natural Resources

3.5.1 Rare, Threatened and Endangered Species

Based on a review of habitat characteristics for protected species that have the potential to occur in Suffolk County and the existing industrial use of the Site, the Project will have no impact to federal or state protected species.

A field survey was conducted on September 29, 2016 to identify the potential for protected species within the Project area. The Site is located to the south of the existing power peaking facility. This area is

currently forested with white oak, northern red oak and pignut hickory. These trees range from 3 to 28 inches diameter with an average diameter of approximately 12 inches. The understory vegetation and vines are predominately comprised of invasive plant species such as common privet, Japanese honeysuckle and Asiatic bittersweet. The Site does not contain suitable habitat for protected species and as such the Project will have no impact to protected species.

East Hampton Energy Storage Center, LLC has requested concurrence from United States Fish and Wildlife Service (USFWS) and the New York Natural Heritage Program (NYNHP) the Project will have no impact on protected species resources, and the concurrence letters will be provided upon receipt.

3.5.2 Critical Environmental Areas

The Project Site is located within one state listed critical environmental area, the Special Groundwater Protection Area (SGPA) – South Fork Critical Environmental Area. This area was designated by the Long Island Regional Planning Council in 1993 to protect groundwater resources in Suffolk County. The Project has been designed to minimize the required vegetation clearing and minimize the total area of development to protect natural vegetation and ground cover. This was done by limiting the total facility footprint by minimizing road widths, and limiting structure sizes to the minimum square footage needed. The Project will utilize BMPs during construction activities to minimize erosion and sedimentation. During operation, the gravel access roads and crushed stone yard will facilitate infiltration and/or channel sheet flow of stormwater into the existing wooded areas and recharge the groundwater supply. The Facility will not require water for operation and will not increase the demand on the groundwater resource. Prior to operation, East Hampton Energy Storage Center, LLC will prepare a Spill Prevention, Control and Countermeasure (SPCC) Plan that will identify the BMPs to be taken to prevent and contain the release of potentially harmful substances (e.g., oil in the transformers) to groundwater or surface water in the event of a spill. Through these measures, the Project will not result in adverse impacts to groundwater resources within the SGPA.

3.6 Cultural Resources

The New York State Office of Parks, Recreation and Historic Preservation's (OPRHP) issued a Letter of No Effect confirming the Project will have no impact on archaeological and/or historical resources listed in or eligible for the New York State and National Registers of Historic Places (see letter dated October 28, 2016 included in Appendix C – Agency Consultations).

A review of literature was conducted using the OPRHP Cultural Resource Information System (CRIS) and the National Park Service, National Register of Historic Places (NPS, NRHP) website. This research revealed

that the Project property is labeled in CRIS as a non-sensitive archaeological area and that there are no previously recorded archaeological sites within the parcel; a New York State Museum (NYSM) prehistoric site was recorded within one mile of the parcel in the early twentieth century. However, no archaeological resources are recorded on the Site. As confirmed by OPRHP, the Project will have no impact on archaeological resources.

There are three National Register-listed historic districts located within a one-mile radius of the parcel. The Jericho Historic District (88001028) is on the Montauk Highway south of the Project area. The East Hampton Village Historic District (88001032) and the Buell's Lane Historic District (88001027) are located southeast of the Project Site. Given the use of the property as the location of the existing National Grid Generating Station, and the distance and existing vegetation buffer between the listed historic districts and the Project Site, the Project will have no impact on historic resources, as confirmed by OPRHP.

Appendix A

East Hampton Energy Storage Center, LLC
Compliance with the Town of East Hampton
Special Permit General Standards

As detailed in the Project Narrative, East Hampton Energy Storage Center, LLC is proposing to build and operate the East Hampton Energy Storage Project (Project) in the Town of East Hampton, Suffolk County, New York. The East Hampton Energy Storage Project was a selected project as a result of the Long Island Power Authority's (LIPA)/PSEG LI's Request for Proposals South Fork Resources (2015 SF RFP) to meet expected peak load requirements. The facility will consist of a five megawatt (MW) energy storage system that can provide continuous power for up to eight hours as required by LIPA/PSEG LI.

The East Hampton Energy Storage Project will be located on an area consisting of approximately 0.8 acres within a 17.6-acre property currently owned by National Grid (Project Site or Site). Based on the Town of East Hampton Use District (Zoning) Map (adopted September 16, 1994 and last revised January 19, 2016) the northwestern portion of the property is zoned as Commercial-Industrial (CI). The southern and eastern portion is zoned as A Residence. The Project will be entirely located within the CI Zoning District.

The energy storage system is defined as a public utility by § 255-1-20 of the Town Code. A public utility structure is a Special Permit Use in the CI Zoning District. As the Project requires a Special Permit, it must meet the Town Code's Special Permit General Standards (§ 255-5-40). The following discussion evaluates the Project's compliance with the Special Permit General Standards.

A. Nature of use - The use proposed will be in harmony with and promote the general purposes of this chapter as the same are set forth in § 255-1-11 hereof.

The Project will be in harmony with and will promote the general purposes of the provisions of the zoning ordinance. Development will take place on an existing site used for electric power generation in the CI Zoning District, which allows the proposed use by special permit. The Project use will be compatible with other land uses in the CI Zoning District, which will promote orderly growth and development, and the proper utilization of land.

The energy storage system will be able to provide continuous power for up to eight hours to meet expected peak load requirements. Energy storage can create and reduce demand by respectively storing and delivering power as needed to accommodate ever-changing grid conditions. Moreover, energy storage can provide a more secure and efficient grid that is more resistant to disruptions and decreased carbon dioxide emissions. All of these benefits increase the safety and health of the local populace.

Although the EHESC may "decrease carbon dioxide emissions," it risks releasing toxic chemicals such as hydrogen fluoride (HF) gas and various PFAS compounds that are far more harmful to human health and the environment. (*Si Kinsella, Jan 9, 2024*)

B. Lot area. The lot area is sufficient, appropriate and adequate for the use, as well as reasonably anticipated operation and expansion thereof.

The Project has been specifically sized and designed to meet the construction and operational needs of the facility. The lot area exceeds the CI Zoning District minimum lot area of 40,000 square feet and is rectangular in shape, facilitating constructability and operation. The Site provides for adequate access via

Cove Hollow Road. There is adequate space to construct the energy storage structure and necessary electrical equipment, including the inverters and transformer. Expansion of the energy storage facility is not anticipated.

C. Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent properties, particularly where they are in a different district.

The Project will not prevent the orderly and reasonable use of adjacent properties, an area characterized by a mix of commercial and residential land uses. The Project will not affect the use of these adjacent properties. Existing forested land will remain between the energy storage facility and the residential properties located to the south and west and will serve as a natural vegetative buffer. Landscaping will be provided around the perimeter of the energy storage structure. The existing tree line along the Long Island Rail Road (LIRR) to the north of the existing generating station will also be preserved as a landscape buffer. There will be no adverse impacts such as noise, traffic, visual and air emissions resulting from the Project.

The project sponsor fails to address the release of hazardous substances resulting from a thermal runaway event within the lithium-ion battery storage facility and its adverse impact on adjacent properties (and the sole-source aquifer) (*Si Kinsella, Jan 4, 2024*)

D. Compatibility. The site of the proposed use is a suitable one for the location of such a use in the Town, and, if sited at that location, the proposed use will in fact be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale and overall appearance.

The Site is a suitable location for the proposed use and it will be compatible with its surroundings and the character of the neighborhood and community. The Site is located within the CI Zoning District, which allows for the proposed use as a permitted use by Special Permit per the Town Code.

The proposed use as an energy storage facility is consistent with the existing property use, the National Grid East Hampton Generating Station. The Project will be developed near the center of the overall parcel. Therefore, the existing vegetation will provide screening of the proposed use from adjoining roadways (Cove Hollow Road and Horseshoe Drive) and the LIRR.

E. Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater, recreational area or other place of public assembly.

The Site is not unsuitably located near to a church, school, theater or recreational area. The existing National Grid East Hampton Generating Station is located immediately north of the Project Site. Commercial uses are located north of the Site on the other side of the LIRR tracks on Hardscrabble Court. The remaining area immediately surrounding the Site are within the Residential Zoning District and contain residential uses. The nearest residential uses are located approximately 350 feet to the south on Cove Hollow Road and 400 feet to the west on Horseshoe Drive. There are two major roadways in the

immediate area: East Hampton-Sag Harbor Turnpike is approximately one quarter of a mile to the northeast and Route 27 (Montauk Highway) is located approximately one-half mile to the south.

There will be no adverse off-site impacts on any adjoining or nearby land uses including churches, schools, theaters, recreational area or other places of public assembly.

F. Use definition. The proposed use conforms to the Town Code definition of the special permit use where such definition exists or with the generally accepted definition of such use where no definition is included in the Code.

The energy storage system is defined as a public utility by § 255-1-20 of the Town Code. The Site is within the CI Zoning District, and a public utility structure is a Special Permit Use in the CI Zoning District.

G. Circulation. Access facilities are adequate for the estimated traffic generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and, further, that vehicular entrances and exits shall be clearly visible from the street and not within 75 feet of the intersection of street lines at a street intersection, except under unusual circumstances.

Access to and egress from the Site will comply with the Town requirements. Access to the energy storage facility will be through the existing driveway entrance from Cove Hollow Road into the National Grid facility and no new access from public streets will be required. The existing driveway is not within 75 feet of the intersection of street lines at a street intersection, the nearest being Cove Hollow Road and Buell Lane Extension to the south. There are no sidewalks along Cove Hollow Road and none will be affected. The existing driveway is visible to assure public safety and avoid traffic congestion. Once operational, there will be no full-time staff required for operation of the energy storage facility.

H. Parking. There is room for creation of off-street parking and truck loading spaces at least in the number required by the applicable provisions of this chapter, but in any case adequate for the actual anticipated number of occupants of the proposed use, whether employees, patrons and visitors; and, further, that the layout of the spaces and related facilities can be made convenient and conducive to safe operation.

An energy storage facility is not listed in the Town's Schedule of Parking Requirements (§ 255-11-45). The most similar use listed is 'Warehouse' and requires one parking space per employee. However, there will be no full-time staff required for the energy storage facility. Nevertheless, adequate parking is proposed for maintenance that will periodically inspect the facility. No patrons and visitors are anticipated. The Town's Truck Loading Schedule does not require any loading spaces for structures with a floor area of under 5,000 square feet. Although the proposed approximately 4,150 square foot energy storage structure does not require a truck loading space, sufficient space has been provided for a loading area.

I. Buffering and screening. Adequate buffer yards and screening can and will be provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use.

The existing forested land will remain between the proposed energy storage facility and the residential properties located to the south and will serve as a natural vegetative buffer. The tree line along the LIRR to the north of the existing generating station will also be preserved as a landscape buffer. In addition, landscaping will be provided around the perimeter of the energy storage structure in accordance the requirements of the Town.

J. Runoff and waste. Adequate provision can and will be made for the collection and disposal of stormwater runoff, sewage, refuse and other liquid, solid or gaseous waste which the proposed use will generate.

The Project was designed in accordance with state and local requirements for stormwater control during construction and operation. Temporary erosion and sediment controls will be implemented to manage stormwater during construction, including a silt fence on the perimeter of the development and a stabilized construction entrance at the beginning of the access road. During operation, the gravel access roads and crushed stone yard will facilitate infiltration and/or channel sheet flow of stormwater into the existing wooded areas for infiltration.

The project sponsor fails to address the release of hazardous substances resulting from fire extinguishing water used to reduce the heat during a thermal runaway event within the lithium-ion battery storage facility and its adverse impact on the sole-source aquifer. (*Si Kinsella, Jan 4, 2024*)

There will be no full-time staff required to be located for the operation of the energy storage facility. There are no water or sewer requirements, and no liquid or gaseous wastes will be generated. Any solid waste generated during maintenance or operation will be removed from the Site for proper disposal, as such no garbage or recycling receptacles are proposed.

K. Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems or processes and without significant negative impact to groundwater and surface waters on and off the site.

As documented in the Project Narrative, there are no wetlands, surface waters, floodplains or habitat for protected species on the Site or in the vicinity of the Site. The Project has been designed to minimize the required vegetation clearing and minimize the total area of development to protect natural vegetation and ground cover. The Project will utilize best management practices (BMPs) during construction activities to minimize erosion and sedimentation. During operation, the gravel access roads and crushed stone yard will facilitate infiltration and/or channel sheet flow of stormwater into the existing wooded areas and recharge the groundwater supply. The facility will not require water for operation and will not increase the demand on the groundwater resource. Prior to operation, East Hampton Energy Storage Center, LLC will prepare a Spill Prevention, Control and Countermeasure (SPCC) Plan that will identify the BMPs to be taken to prevent and contain the release of potentially harmful substances (e.g., oil in the

There is no Spill Prevention, Control and Countermeasure (SPCC) Plan. No plan exists that "will identify the BMPs to be taken to prevent and contain the release of potentially harmful substances." For example, toxic 'forever chemicals' (PFAS contaminants) within fire-extinguishing water from the fire sprinklers in a thermal runaway event. *(Si Kinsella, Jan 9, 2024)*

transformers) to groundwater or surface water in the event of a spill. Through these measures, the Project will not result in adverse impacts to groundwater or surface water resources.

L. Compliance with other laws. The proposed use can and will comply with all provisions of this chapter and of the Code, including Chapters 180 and 185 thereof, which are applicable to it, and can meet every other applicable federal, state, county and local law, ordinance, rule or regulation.

The Project has been designed in compliance with all applicable provisions of the Town Code, including Chapters 180 (Natural Resources) and 185 (Noise). The Project will be constructed and operated in accordance with all applicable local, state, and federal rules and regulations.

M. Conformity with other standards. The proposed use can and will meet all of the general standards for special permit uses in particular districts set forth in § 255-5-45 and also meets all of the specific standards and incorporates all of the specific safeguards required of the particular use, if any, by § 255-5-50.

The Project Site is not located in any of the particular districts set forth in § 255-5-45; there are no specific safeguards identified for the proposed use. The following analysis is provided to document compliance with the specific safeguards required for a Public Utility use as set forth in § 255-5-50.

Public Utility (1). With the exception of personal wireless service facilities... the facility shall have as a primary purpose the distribution or delivery of utility, communication or similar service to some or all of the residents of East Hampton, and, in this connection, the nature of the use shall conform to any limitations which this chapter, either by its general definition of public utility, a more specific definition of the particular use or otherwise, places upon the same.

The Project's primary purpose is the distribution or delivery of electric utility service to some or all of the residents of East Hampton and conforms to the limitations of the Town Code.

Public Utility (2). For uses proposed in any district other than the Commercial-Industrial District (CI), it shall be demonstrated that placement of the use on a property in the CI District is impossible or impracticable because of the unavailability or unsuitability of such property, the nature of the service to be provided, the location of the residents to be served or other similar constraint.

The Project will be located within the CI Zoning District and, therefore, this specific safeguard is not applicable to the Project.

Appendix B

East Hampton Energy Storage Center, LLC

East Hampton Energy Storage Facility Rendering

TOWN OF EAST HAMPTON
PLANNING BOARD

SITE PLAN/SPECIAL PERMIT APPLICATION
AND
ENVIRONMENTAL ASSESSMENT FORM PART I
AND
APPENDIX B
SHORT ENVIRONMENTAL ASSESSMENT FORM

Type of Application:(Please check one or more)
[X] Site Plan
[X] Special Permit

FOR OFFICIAL USE ONLY	
APPLICATION TYPE:	
FEE:	
$100/500 =	$125/500 =
TOTAL AMOUNT SUBMITTED:	

Reason for Application: (Please check one or more)
[X] New Structure
[ ] Alteration of Structure or Site
[ ] Expansion of Structure or Use
[ ] Change of Use
[ ] Clearing of Land

Architectural Review Board Application: (Please check one)
[X] Submitted
[ ] Not Submitted

Name of application (Project Title): East Hampton Energy Storage Center, LLC

Describe the use being requested: The proposed use is a public utility structure.

List the Special Permit use being requested (if applicable): The proposed use is a public utility structure.

I. APPLICANT INFORMATION:

A. Landowner: National Grid
Address: 175 East Old Country Road, Hicksville, NY 11801
Telephone: _____ Facsimile: _____

B. Applicant (if other than landowner): Ross D. Groffman, Executive Director, East Hampton Energy Storage Center, LLC
Address: 700 Universe Boulevard, FEW/JB, Juno Beach, FL 33408
Telephone: 561-304-5783 Facsimile: _____

C. Attorney: Sam M. Laniado, Read and Laniado, LLP
Address: 25 Eagle Street, Albany, NY 12207
Telephone: 518-465-9313 Facsimile: 518-465-9315

D. Agent: William Boer, TRC
Address: 1200 Wall Street West, Lyndhurst, NJ 07071
Telephone: 201-508-6962 Facsimile: _____

CORRESPONDENCE TO BE SENT TO: (Please check one) [ ]A [ ]B [ ]C [X]D

Contact Email (not required): WBoer@TRCsolutions.com

II. PROPERTY INFORMATION:

A. Suffolk County Tax Map Number(s): 300- 185000200002000

B. Street Address: 3 Cove Hollow Road

C. Zoning District: Commerial-Industrial and A Residence

D. School District: East Hampton UFSD E. Fire District: East Hampton Fire District

F. Filed Map Identification: Lots 2 Block 2

Filed Map Name _____ Map Number _____

G. Are there any encumbrances of record affecting the property, particularly right-of-way easements, deed restrictions or covenants? ☐ YES ☒ NO
If YES, attach copies of the easements or covenants.

H. Does applicant own the property subject to the application? ☐ YES ☒ NO
If **NO**, please provide written permission of the property owner to allow application to proceed.

I. Does applicant or predecessor in title own adjacent property? ☐ YES ☒ NO

If YES, give description and state when this parcel came into separate ownership:

_____

_____

_____

_____

_____

J. Please list below the names, addresses and tax map numbers of owners of the adjacent properties, including those directly across any public or private streets on which your property fronts. This information is available in person at the Town's Assessor's Office.

IMPORTANT: You will have to notify the owners of these properties by certified mail, before there is a Public Hearing. *The names and addresses below must be updated at the time you give this notice.*

1. NAME: Diaz, Felipe C. & Claudia A. Brown -Diaz
ADDRESS: 12 Sunset Drive, Summit, NJ 07901
TAX MAP NO.: Block 4, Lot 3

2. NAME: Norton, Alexander T. & Ashley
ADDRESS: 1125 Park Ave, Apt. 6A, New York, NY 10128
TAX MAP NO.: Block 3, Lot 9.19

3. NAME: Galanes, Philip & Michael Haverland
ADDRESS: PO Box 4285, East Hampton, NY 11937
TAX MAP NO.: Block 3, Lot 2.3

4. NAME: Flynn-Makula, Mary Beth
ADDRESS: 445 Park Ave, FL 11, New York, NY 10022
TAX MAP NO.: Block 2, Lot 3.4

5. NAME: De Arnario, Gary J. & Mary U.
ADDRESS: PO Box 1479, East Hampton, NY 11937
TAX MAP NO.: Block 2, Lot 3.5

6. NAME: Wainwright, Johnathan
ADDRESS: 333 E 91st St. Apt 7B, New York, NY 10128
TAX MAP NO.: Block 2, Lot 3.2

7. NAME: Sire Cove Hollow LLC
ADDRESS: 770 Lexington Ave, New York, NY 10022
TAX MAP NO.: Block 2, Lot 3.3

8. NAME: Thompson, Charles H. Jr.
ADDRESS: PO Box 1389, Wainscott, NY 11975
TAX MAP NO.: Block 1, Lot 1

9. NAME: Buell-Sheet Family LLC C/O Lewis Lipsey
ADDRESS: 14 Sutton Pl S, New York, Ny 10022
TAX MAP NO.: Block 2, Lot 7

10. NAME: Mcvicar, John
ADDRESS: 42 Cove Hollow Road, East Hampton, NY
TAX MAP NO.: Block 2, Lot 12.1

*For additional property owner information, please see attached document.

Additional Property Owner Information

Name: Murtaugh, Colin & Niamh O'Donnell
Address: 38 Cove Hollow Road, East Hampton, NY 11937
Tax Map NO.: Block 2, Lot 12.2

Name: Murray, Stuart J. & Rebecca L.
Address: 126 W 11th St. Apt. 42. New York, NY 10014
Tax Map NO.: Block 2, Lot 14

Name: Esposito, Ralph & Nancy
Address: Apt 201 222 Central Park W., New York, NY 10024
Tax Map NO.: Block 2. Lot 14

Name: Cadger, Jeffrey S. & Michele F.
Address: 22 Cove Hollow Road, East Hampton, NY 11937
Tax Map NO.: Block 2, Lot 36

Name: KeySpan Energy Development Co
Address: One MetroTech Center, Brooklyn, NY 11201
Tax Map NO.: Block 2, Lot 37

Name: Woodby, John
Address: 21 Horseshoe Drive, East Hampton, NY 11937
Tax Map NO.: Block 4, Lot 7

Name: Hakami, Yoram & Nina
Address: 100 Riverside Blvd Apt. 7E, New York, NY 11069
Tax Map NO.: Block 4, Lot 6

Name: De La Chepelle, Phillip & Doria
Address: 19 Horseshoe Drive, East Hampton, NY 11937
Tax Map NO.: Block 4, Lot 8

Name: Roth, David S.
Address: 49 E 86th St. East Hampton, NY 11937
Tax Map NO.: Block 4, Lot 9

Name: Elfein, James T. & Hennifer M.
Address: 15 Horseshoe Drive, East Hampton, NY 11937
Tax Map NO.: Block 3, Lot 9.2

Name: Lambert, Steven & Barbara
Address: Apt. 4G 333 E 69th St. New York, NY 10021
Tax Map NO.: Block 3, Lot 9.21

Name: Metropolitan Commuter Transportation Authority
Address: 347 Madison Ave. New York, NY 10017
Tax Map NO.: Block 3, Lot 5

Name: Metropolitan Commuter Transportation Authority
Address: 347 Madison Ave. New York, NY 10017
Tax Map NO.: Block 2, Lot 1

III. PROJECT INFORMATION

A. Description of Project (state purpose and give brief description):
East Hampton Energy Storage Center, LLC is proposing to build and operate the East Hampton Energy Storage Project (Project) in the Town of East Hampton, Suffolk County, New York. The East Hampton Energy Storage Project was a selected project as a result of the Long Island Power Authority's (LIPA)/PSEG LI's Request for Proposals South Fork Resources (2015 SF RFP) to meet expected peak load requirements. See attached Project Narrative for more information.

B. Total Site Area (Square feet and Acres): 765,921 square feet (17.6 acres)

C. List each structure or activity proposed including dimensions, heights, and total square footage

	Structure/Use	Dimensions	Height (in feet)	Total Square Feet
1.	Energy Storage Structure (principal use)	46'-4 x 89'-8"	23 feet (total)	4,154
2.				
3.				
4.				
5.				

D. What are the setbacks of structures from the property lines and natural features?

	Structure	Front Yard	Rear Yard	Side Yard	Natural Feature
1.	Energy Storage Structure (principal use)	413.9'	N/A	N: 264.6'	N/A
2.				W: 419.7'	
3.				S: 203.9'	
4.					
5.					

E. Will project affect existing parking requirements? ☐ YES ☒ NO

Existing Number of Parking Spaces: 0

Proposed Number of Parking Spaces: 1

F. Indicate the maximum vehicular trips generated per hour upon completion of the project: 1/day

G. Coverage, Building (Lot Coverage): As defined in §255-1-20 of the Town Code

Existing: 14,399 sq. ft. 1.88 % of Lot Area

Proposed: 18,535 sq. ft. 2.42 % of Lot Area

H. Coverage, Total: As defined in §255-1-20 of the Town Code

Existing: 130,589 sq. ft. 17.05 % of Lot Area

Proposed: 135,644 sq. ft. 17.71 % of Lot Area

IMPORTANT NOTICES:

THE SUBMISSION OF AN ACCURATE, THOROUGH APPLICATION WITH ALL NECESSARY INFORMATION SUPPLIED IS A PREREQUESITE TO THE PROCESSING OF THE APPLICATION AND THE TIMELY SCHEDULING OF A PUBLIC HEARING. AN INCOMPLETE APPLICATION WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.

WHEN A PUBLIC HEARING HAS BEEN SCHEDULED, THE APPLICANT WILL BE NOTIFIED. THE APPLICANT IS THEN REQUIRED TO PROVIDE NOTICE TO THE PUBLIC IN ACCORDANCE WITH §255-9-23 OF THE TOWN CODE:

1. Notify by certified mail, return receipt requested, the owners of record of every property which abuts, and every property which is directly across any public or private street from the property which is the subject of the application. This notice must be given at least ten (10) days in advance of the forthcoming public hearing.

2. Post the property with the sign provided by the Planning Board at least ten (10) days in advance of the public hearing (in accordance with the provisions of §255-9-23 (2) of the Zoning Code).

3. Submit proof, prior to or at the hearing, in the form of an affidavit with copies of the postal return receipts attached, that the notification requirements 1 and 2 above have been complied with.

FOLLOWING SITE PLAN APPROVAL, THE FINAL BUILDING PLANS MUST BE SUBMITTED TO AND APPROVED BY THE TOWN BUILDING INSPECTOR, AND ALL CONDITIONS OF SITE PLAN APPROVAL MUST BE MET, BEFORE A BUILDING PERMIT CAN BE OBTAINED.

X

STATE OF Florida)
SS.:
COUNTY OF Palm Beach

Ross D. Hoffman, being duly sworn, deposes and says that he/she is the

☐ Owner of the Property
☒ Contract Purchaser of the Property (Applicant)
☐ Agent for Owner/Contract Purchaser of the Property

and that all statements made in this application are true to the best of his/her knowledge and belief; and that he/she has read the notices contained in this application and understands the same and agrees to abide thereby; and that the project which is the subject of this application, if approved, will be carried out in accordance with the terms and conditions set forth by the Planning Board in its decision and in accordance with all applicable laws.

Ross D. Groffman - Executive Director of
East Hampton Energy Storage Center, LLC
Signature of Applicant
Ross D. Groffman - Executive Director of
East Hampton Energy Storage Center, LLC

Sworn to before me this
8th day of November, 2016

Elizabeth Bloom
NOTARY PUBLIC

ELIZABETH BLOOM
MY COMMISSION # FF 158234
EXPIRES: September 9, 2018
Bonded Thru Notary Public Underwriters

Revised January 8, 2016

STATEMENT OF DISCLOSURE OF INTEREST
Officers or Employees of State, County, or Town Government

Required by § 809 of the New York General Municipal Law

The following Statement must be signed by the following:

(1) Every individual owner of any real property which is a subject of this application (hereafter, the "subject property");

(2) An authorized representative of every corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in the subject property;

(3) Every individual who has a contract to purchase an interest in the subject property; and

(4) An authorized representative of every corporation, partnership, company, trust, association, or other legal entity which has a contract to purchase an interest in the subject property.

NOTICE: A KNOWINGLY FALSE STATEMENT UNDER § 809 OF THE GENERAL MUNICIPAL LAW IS PUNISHABLE AS A MISDEMEANOR.

I make the following statements about interests in the real property which is the subject of this application (the "subject property"):

PART I: Except as otherwise set forth in Part II below –

A. Individuals with an ownership interest in the property.

1. No person having an ownership interest in the subject property is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

2. No person having an ownership interest in the subject property is a spouse, a brother, a sister, a parent, a child, or a grandchild of any individual who is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

3. No person having an ownership interest in the subject property is the spouse of a brother, a sister, a parent, a child, or a grandchild of any individual who is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

B. Individuals with an interest in a contract to purchase the property.

1. No person having an interest in a contract to purchase the subject property is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

2. No person having an interest in a contract to purchase the subject property is a spouse, a brother, a sister, a parent, a child, or a grandchild of any individual who is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

3. No person having an interest in a contract to purchase the subject property is the spouse of a brother, a sister, a parent, a child, or a grandchild of any individual who is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

C. Corporations or other entities with an ownership interest in the property.

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in the subject property is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in the subject property is a spouse, a brother, a sister, a parent, a child, or a grandchild of any individual who is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

3. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in the subject property is the spouse of a brother, a sister, a parent, a child, or a grandchild of any individual who is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

D. Corporations or other entities with an interest in a contract to purchase the property.

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity having an interest in a contract to purchase the subject property is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity having an interest in a contract to purchase the subject property is a spouse, a brother, a sister, a parent, a child, or a grandchild of any individual who is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

3. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity having an interest in a contract to purchase the subject property is the spouse of a brother, a sister, a parent, a child, or a grandchild of any individual who is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

PART II: If any of the statements made under A through D above are **not** true, please set forth the names of any individuals or persons involved and explain their relationship to the subject property:

_____

_____

_____

_____

AUTHORIZATION

I, the owner, hereby authorize the Planning Department and the Planning Board to enter the subject parcel to review the pending application for site plan/site plan-special permit.

(Note – Each person required to sign this statement must have his/her signature separately attested before a Notary Public. Use additional pages if necessary.)

ATTEST:

STATE OF Florida)
SS.:
COUNTY OF Palm Beach)

Ross D. Hoffman, being duly sworn, deposes and says that the foregoing Statement of Disclosure of Interest is true and accurate to the best of his/her knowledge and belief; that all statements set forth in Part I of this Statement of Disclosure of Interest are true and accurate, except and to the extent that any contrary statements are set forth in Part II of this Statement; and that any such statements made in Part II of this Statement of Disclosure of Interest are true and accurate to the best of his/her knowledge and belief.

Signature: Ross D. Groffman - Executive Director of East Hampton Energy Storage Center, LLC Applicant/Lessee

Name & Capacity: Ross D. Groffman - Executive Director of East Hampton Energy Storage Center, LLC Applicant

Sworn to before me this

8th day of November, 2016.

Elizabeth Bloom
NOTARY PUBLIC

ELIZABETH BLOOM
MY COMMISSION # FF 158234
EXPIRES: September 9, 2018
Bonded Thru Notary Public Underwriters

2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in the subject property is a spouse, a brother, a sister, a parent, a child, or a grandchild of any individual who is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

3. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in the subject property is the spouse of a brother, a sister, a parent, a child, or a grandchild of any individual who is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

D. Corporations or other entities with an interest in a contract to purchase the property.

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity having an interest in a contract to purchase the subject property is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity having an interest in a contract to purchase the subject property is a spouse, a brother, a sister, a parent, a child, or a grandchild of any individual who is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

3. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity having an interest in a contract to purchase the subject property is the spouse of a brother, a sister, a parent, a child, or a grandchild of any individual who is an officer or employee of New York State, Suffolk County, or the Town of East Hampton.

PART II: If any of the statements made under A through D above are **not** true, please set forth the names of any individuals or persons involved and explain their relationship to the subject property:

_____

_____

_____

_____

AUTHORIZATION

I, the owner, hereby authorize the Planning Department and the Planning Board to enter the subject parcel to review the pending application for site plan/site plan-special permit.

(Note – Each person required to sign this statement must have his/her signature separately attested before a Notary Public. Use additional pages if necessary.)

ATTEST:

STATE OF New York)
SS.:
COUNTY OF Nassau)

James P Flannery, being duly sworn, deposes and says that the foregoing Statement of Disclosure of Interest is true and accurate to the best of his/her knowledge and belief; that all statements set forth in Part I of this Statement of Disclosure of Interest are true and accurate, except and to the extent that any contrary statements are set forth in Part II of this Statement; and that any such statements made in Part II of this Statement of Disclosure of Interest are true and accurate to the best of his/her knowledge and belief.

Signature: [signature]

Name & Capacity: James P. Flannery, Vice President

Sworn to before me this
9th day of November, 2016.

Beth P Santanello
NOTARY PUBLIC

BETH P. SANTANELLO
NOTARY PUBLIC, State of New York
No. 01SA6197484
Qualified in Nassau County
Commission Expires December 1, 2016

Property Owner's Letter of Permission

Subject: **Letter of Permission to Proceed with the Submission of the Site Plan/Special Use Permit Application**

Property Address: 3 Cove Hollow Road, East Hampton, New York

Parcel Tax ID Number: 300-185000200002000

To Whom It May Concern:

I permit East Hampton Energy Storage Center, LLC to proceed with the submission of the attached Site Plan/Special Use Permit Application for the above referenced property.

I certify that I am the owner of the property for which the permits are to be issued.

Owner Signature

November 8, 2016
Date

James P. Flannery
Owner Name

East Hampton Energy Storage Project

Site Plan/Special Permit Application

Submitted to:

Town of East Hampton Planning Board

Prepared for:

East Hampton Energy Storage Center, LLC

700 Universe Boulevard

Juno Beach, Florida 33408

Prepared by:

TRC

1200 Wall Street West, 5th Floor

Lyndhurst, New Jersey 07071

November 2016

TRC

East Hampton Energy Storage Center, LLC

Site Plan/Special Permit Application

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- Appendix B. East Hampton Energy Storage System Facility Rendering
- Appendix C. Agency Consultations

Site Plan Drawings (folded and included in back of binder)

Revised January 8, 2016

TOWN OF EAST HAMPTON
PLANNING BOARD
SITE PLAN/SPECIAL PERMIT APPLICATION
AND
ENVIRONMENTAL ASSESSMENT FORM PART I
INSTRUCTIONS
AND
APPENDIX B
SHORT ENVIRONMENTAL ASSESSMENT FORM

This form is a combined Environmental Assessment Form Part I and Site Plan/Special Permit application. Please note that some of the information requested in this combined form is required by State regulation (9 NYCRR §617.5).

This application must be fully completed in ink and all of its requirements satisfied. Please complete every question, do not simply refer to a map or plan. Ten (10) copies (original plus 9 photocopies) of the completed application combined with the requirements listed below are to be submitted to the Office of the Building Inspector.

NOTE: THE WORK COVERED BY THIS APPLICATION MAY NOT BE COMMENCED BEFORE APPROVAL IS GRANTED AND A BUILDING PERMIT IS ISSUED.

FEES: An application fee in the form of certified check, money order or Attorney's check made payable to the Town of East Hampton must be submitted in accordance with the fee schedule outlined below. Fees are entirely nonrefundable once review of the particular application has commenced.

- **Site Plan – Commercial Use: $875.00 plus $100.00 per 500 square feet for all area proposed to be changed, altered, or improved.** (1)
- **Site Plan – Commercial Use: $975.00 plus $125.00 per 500 square feet for all existing areas changed, altered, or improved.** (1)
- **Site Plan – Residential Use: $450.00 plus $100 per 500 square feet for all areas proposed to be changed, altered, or improved.** (1)
- **Site Plan – Change of Use: $475.00 (proposed), $550.00 (existing).** (2)
- **Minor Site Plan – 500 square feet: $400.00.**
- **Special Permit Review Fee: $800.00 for each Special Permit Use.**

(1)Square footage of all improvements includes basement or cellar, 1st floor, 2nd floor of all proposed buildings, decks, patios, parking lots, walkways, storage areas, landscaping, etc.
(2)With no alterations to any structures; any alterations or proposed structures require submission of Site Plan – Commercial Use or Site Plan – Residential Use fees
(3)Minor Site Plan must comply with §255-6-45 of the Town Code. If the Planning Board determines that the project does not meet the provisions of a Minor Site Plan, the remaining $500 fee plus $0.15 per square foot for all proposed improvements must be provided before review of the application continues.

SITE PLAN SPECIAL PERMIT REQUIREMENTS

A site plan/special permit application should include the following information:

1. **Review Fee**
2. **Ten (10)** copies (original plus nine copies) of the completed application form
3. **Ten (10)** original copies of floor and elevation plans stamped and signed by a licensed architect or engineer. The elevations of buildings and structures shall be at a scale sufficient to show the following:

[X] Design and character of buildings and structures
[X] Materials of buildings and structures
[X] Heights of buildings and structures *(See Section 2.2.3 Project Narrative)*
[X] Roofs and overhangs
[X] Special design features

4. **Ten (10)** original copies of the site plan stamped and signed by a licensed land surveyor illustrating the proposed layout of the project. The site plan shall contain the necessary elements set forth on next page.

Necessary Elements of Site Plan/Special Permit:

Here is a checklist to help you submit a complete application, survey and plans.

A. Survey and Site Data

[X] Name, address, license number, seal, and signature of licensed professional who prepared the drawing
[X] Project Title
[X] School district and fire district
[X] Zoning district *(See Section 3.1 of Project Narrative)*
[X] Suffolk County Tax Map Number(s)
[X] Key Map of at least one inch equals 600 feet (1" = 600')
[X] Plans should not exceed 24" x 36"
[X] North arrow and scale in comparative form
[X] Total acreage of property to the nearest .01 acre *(See Section 2.1 of Project Narrative)*
[X] All property lines with directional bearings distances, the property's relationship to adjoining premises and public streets
[X] Location of all easements on, over and adjacent to the site

B. Existing Site Conditions

[X] Existing buildings, structures, and uses and proposed additions thereto, including finished floor elevations and ground elevations at such building, structure and the use location *(See Section 2.1 of Project Narrative)*
[X] Curbs, walkways, and paving with spot elevations
[X] Topographic contours at two (2) foot intervals
[X] Flood insurance zone identification and base flood elevations *(See Section 3.4.2 of Project Narrative)*
[X] Identification of woodlands, cleared areas, large trees, unique plant and wildlife communities and overlook areas *(See Section 3.5 of Project Narrative)*
[X] Identification of cultural features, such as trails, historic buildings and sites and agricultural fields *(See Section 3.6 of Project Narrative)*
[X] Identification of paleontological and archaeological remains, if known. *(See Section 3.6 of Project Narrative)*

NOTE: Do not commence any archaeological fieldwork before obtaining Planning Board approval for the work.

[X] Identification of wetlands, watercourses, tidal waters, beaches, beach vegetation, dunes and bluffs – All natural features as defined in § 255-1-20 of the East Hampton Town Code must be flagged by the Planning Department and depicted on a guaranteed survey *(See Section 3.4 of Project Narrative)*

C. Proposed Site Improvements

[X] Proposed buildings, structures, and uses and proposed additions thereto, including finished floor elevations and ground elevations at such building, structure, and the use location *(See Section 2.2 of Project Narrative)*
[X] Existing and proposed coverage (building) and total coverage calculations, as defined in Section 255-1-20 of the Town Code *(See Table 1 of Project Narrative)*
[X] Layout of existing and proposed parking and loading areas, including dimensions of spaces, aisles and street approaches, the general circulation pattern with directional movement shown *(See Section 2.2.5 of Project Narrative)*
[X] Methods used for computing parking requirements *(See Section 2.2.5 of Project Narrative)*
[X] Storm drainage structures, catch basins, manholes, etc.; pipe size, type, gradient, invert elevations; drainage calculations and method used for computing drainage requirements
[X] Cross-section details of asphalt improvements
[X] Change of gradient, retaining walls, curb cuts, access drives, handicap ramps, etc.

[X] Proposed topography or proposed spot elevations

N/A [ ] Extent of site clearing or disturbance and total clearing calculations required in Water Recharge or Harbor Protection Overlay Districts *(See Section 3.5.2 of Project Narrative)*

N/A [ ] Existing and proposed sanitary waste disposal system, including septic system profile and wastewater flow calculations *(See Section 2.2.5 of Project Narrative)*

[X] Test hole/bore data including subsurface conditions and depth to groundwater *(See Section 2.1 of Project Narrative)*

NOTE: Do not dig a test hole or boring without first obtaining Planning Board approval to dig the test hole or boring.

[X] Existing and proposed water wells or public water lines

[X] Location of all existing and proposed utility lines, hydrants, fire cisterns and fire wells *(See Section 2.2.2 of Project Narrative)*

[X] Location of all existing and proposed cable boxes, electric meters and telephone service boxes

[X] Location of existing and proposed exterior lighting; SEE LIGHTING PLAN BELOW

[X] Location and type of facility to handle solid waste and recycling and height and type of screening for the facility *(See Section 2.2.5 of Project Narrative)*

[X] Method for maintaining or preserving natural features and/or cultural features *(See Sections 3.5 & 3.6 of Project Narrative)*

[X] Landscaping plan; SEE LANDSCAPING PLAN BELOW

NOTE: The applicant has the option of including any proposed landscaping and lighting on the Site Plan/Survey or a landscaping plan and/or lighting plan may be submitted separately.

5. Landscaping Plan

The landscaping plan shall include the following information:

[X] Existing vegetation which is proposed to remain

[X] Location of proposed trees, shrubs, grasses, etc.

[X] A key including the height or size, quantity, Latin and common names of the proposed species

6. Lighting Plan (Exterior lighting)

The lighting plan shall include the following information: *(See Section 2.2.2 of Project Narrative)*

[X] Location identifying the location of each proposed lighting fixture

[X] Manufacturers details of the lighting fixture(s) which demonstrates that all lighting will be directed downward with the use of hooded fixtures, refractors or opaque shields

[X] Photometric data which clearly depicts bulb type and wattage, fixture height, and foot-candles distribution

NOTE: The applicant must demonstrate that the lighting will not exceed 0.1 foot-candles at the property boundaries.

7. Fire Department Comments

The Planning Board routes one copy of the application to the Office of the Fire Marshal for review. However, the applicant is required to obtain comments from the local Fire Department with jurisdiction in the hamlet as to whether any additional fire suppression devices will be required as a result of the project. An application cannot be scheduled for a public hearing or approved without Fire Department comments. Also, some Special Permit standards require additional review and approval of the Chief Fire Marshal before approval can be granted by the Planning Board.

8. Suffolk County Planning Commission Referrals

Certain applications are required by State and County law to be referred **by the Planning Board** to the Suffolk County Planning Commission for review and comments. Please note that referral to the Suffolk County Planning Commission may require the submission to the Planning Board of additional copies of completed application forms and maps.

9. Suffolk County Department of Health Services (SCDHS)

If Health Department approval is required for the project, it is recommended that an application be submitted to the Health Department at the earliest date. Submission of Health Department approval is a condition of Site Plan approval and must be met within the time period described in the approved Site Plan resolution. However, with certain

applications, the Planning Board may require Health Department approval prior to granting a resolution for site plan approval.

One (1) original copy of the plan bearing the approval of the SCDHS must be submitted to the Planning Board secretary to meet this condition.

10. Architectural Review

Architectural Review Board (ARB) approval is required for all buildings, structures and signs proposed under Site Plans submitted to the Planning Board. The referral of one (1) copy of this application and accompanying plans, surveys etc. by the Planning Board to the ARB is automatic.

However, the applicant may elect to postpone submission of appearance and design information until after Site Plan approval has been obtained. If the applicant elects to postpone submission of this information, any approval of the initial referral to the ARB shall constitute approval of the Site Plan concept only, and, as a condition of the Site Plan approval, the applicant shall make a subsequent independent application to the ARB and obtain ARB approval within the time schedule described in the approved Site Plan resolution.

ADDITIONAL COMMENTS:

It is beneficial to include a written statement with the submittal of application forms and maps to the Planning Board indicating the proposed use and a written description explaining how the site will function and operate. The Planning Board may request additional information in writing by the applicant.

Fully completed applications, along with necessary maps, plans, etc. must be submitted to the Office of the Building Inspector at Suite 104, 300 Pantigo Place East Hampton. Any further information, revised maps, plans, etc. shall be submitted to the Planning Board in Suite 103, 300 Pantigo Place East Hampton and shall be accompanied with a cover letter that is dated, includes the name of the application, identifies the materials submitted and a signature.

All submitted plans shall be folded in a fashion to fit in a legal sized (8 ½" X 14") pend-a-flex folder. Plans, maps, surveys, etc. that are not folded will not be accepted.

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
East Hampton Energy Storage Project

Project Location (describe, and attach a location map):
Section 195, Block 2 Lot 2 located on Cove Hollow Road, Town of East Hampton, Suffolk County, New York

Brief Description of Proposed Action:
East Hampton Energy Storage Center, LLC is proposing to build and operate the East Hampton Energy Storage Project (Project) in the Town of East Hampton, Suffolk County, New York. The East Hampton Energy Storage Project was a selected project as a result of the Long Island Power Authority's (LIPA)/PSEG LI's Request for Proposals South Fork Resources (2015 SF RFP) to meet expected peak load requirements.

Name of Applicant or Sponsor:	Telephone: 561-304-5783
East Hampton Energy Storage Center, LLC	E-Mail: Ross.Groffman@nexteraenergy.com

Address:
700 Universe Boulevard

City/PO:	State:	Zip Code:
Juno Beach	FL	33408

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of East Hampton Site Plan/Special Permit Approval	☐	☑

3.a. Total acreage of the site of the proposed action? 17.6 acres
b. Total acreage to be physically disturbed? 0.8 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.8 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: Name:SGPA, Reason:Protect groundwater, Agency:Long Island Regional Planning, Date:3-19-93	NO ☐	YES ☑	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☑	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO ☐	YES ☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: The proposed Project will have no need to connect to any water supply.	NO ☑	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: The proposed Project will have no need to connect to any wastewater utility.	NO ☑	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☑	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☑	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☑ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

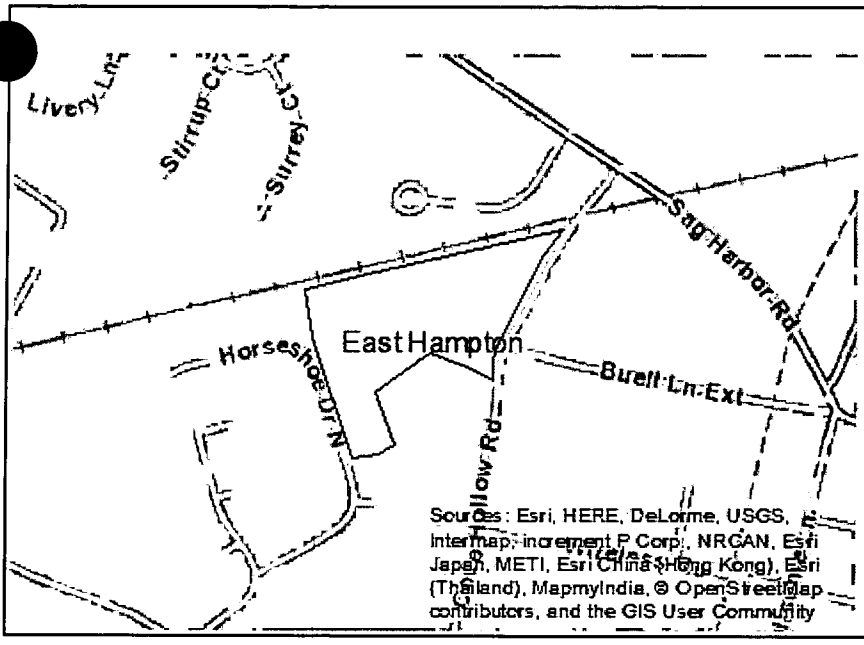
Applicant/sponsor name: Ross D. Groffman, East Hampton Energy Storage Center LLC Date: 11/8/16

Signature: _____ Executive Director of East Hampton Energy Storage Center, LLC

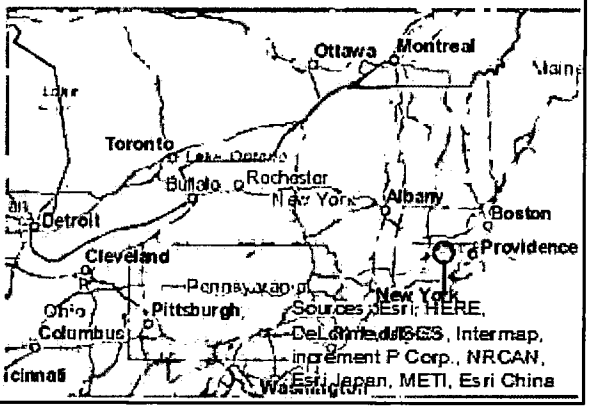
PRINT FORM

EAF Mapper Summary Report

Friday, September 02, 2016 10:28 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:SGPA, Reason:Protect groundwater, Agency:Long Island Regional Planning, Date:3-19-93
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

TOWN OF EAST HAMPTON
PLANNING BOARD
Site Plan/Special Permit & Change of Use Application Checklist

December 29, 2016

Name: East Hampton Energy Storage Center LLC Site Plan

Address: 3 Cove Hollow Road

SCTM#: 300-185-2-2

The Planning Department has checked this application submitted November 9, 2016 for the presence of all submission requirements necessary for initial Planning Board work session review.

The project is classified as a:

- ☐ Preliminary Site Plan
- ☐ Minor Site Plan
- ☒ Site Plan – Commercial Use (Proposed)
- ☐ Site Plan – Commercial Use (Existing)
- ☐ Site Plan – Residential Use in Commercial Zoning District
- ☒ Special Permit
- ☐ Change of Use (Existing)
- ☐ Change of Use (Proposed)

Necessary Elements of Site Plan/Special Permit

The applicant has submitted supplemental information that specifies the dimensions and square footage of proposed structures and will provide a revised plan with this information at a late date.

Information regarding coverage calculations for the basis of determining fees has been clarified.

1. Fees:

Application Type	Fee Structure	Fees Owed
☐ Preliminary Site Plan	$350	
☐ Minor Site Plan	$400	
☒ Site Plan – Commercial Use (Proposed)	$875 + $100 per 500 sq. ft. of area proposed to be changed, altered or improved	$875 + $6,530
☐ Site Plan – Commercial Use (Existing)	$975 + $125 per 500 sq. ft. of area which has been changed, altered or improved	

Appendix C

East Hampton Energy Storage Center, LLC

Agency Consultations

NEW YORK STATE OF OPPORTUNITY.

Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

October 28, 2016

Mr. Timothy Sara
TRC Environmental Corp.
4425 Forbes Blvd
Lanham, MD 20706

Re: SEQRA
East Hampton Energy Storage System Project
Cover Hollow Road, East Hampton, NY
16PR06900

Dear Mr. Sara:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont

Deputy Commissioner for Historic Preservation

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

Citizens Bank

057-0012
0115

513950512-6

November 09 2016

PAY **** $8,205.00 **** DOLLARS

TO THE ORDER OF * TOWN OF EAST HAMPTON *

MEMO: Site Plan/Special Permit App Fee

829691

Drawer: Citizens Bank, N.A.

Security Features Details on Back.

AUTHORIZED SIGNATURE

93044 Rev1 2/15 M 14356-X

⑈513950512⑈ ⑆011500120⑆ 2075216 4⑈

Introducing LG Chem

LG Chem at a Glance

Energy Solutions

LG Chem

Foundation	1947
Headquarters	Seoul, Korea
Employees	26,000
Sales Revenue	USD 18B (2015)

Basic Materials & Chemicals

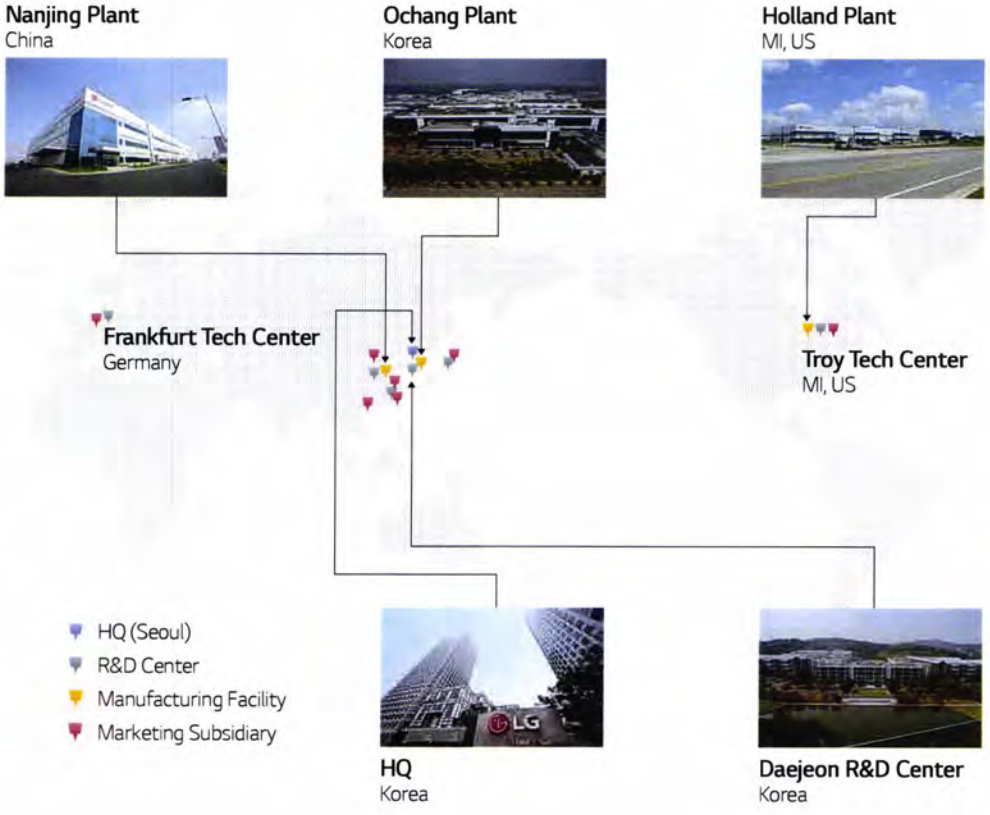
IT & Electronics Materials

Energy Solutions

With 22 years of experience in successfully delivering products and solutions to customers in the global energy sector, LG Chem is recognized as the industry leader in Lithium-ion battery manufacturing.

Global Operation of Energy Solutions

LG Chem is successfully implementing rapid go-to-market strategies across its wide range of global networks. By locating manufacturing plants in the three strategic locations of Korea, China, and the U.S., LG Chem can supply batteries to meet the needs of local customers in the most efficient and timely manner.

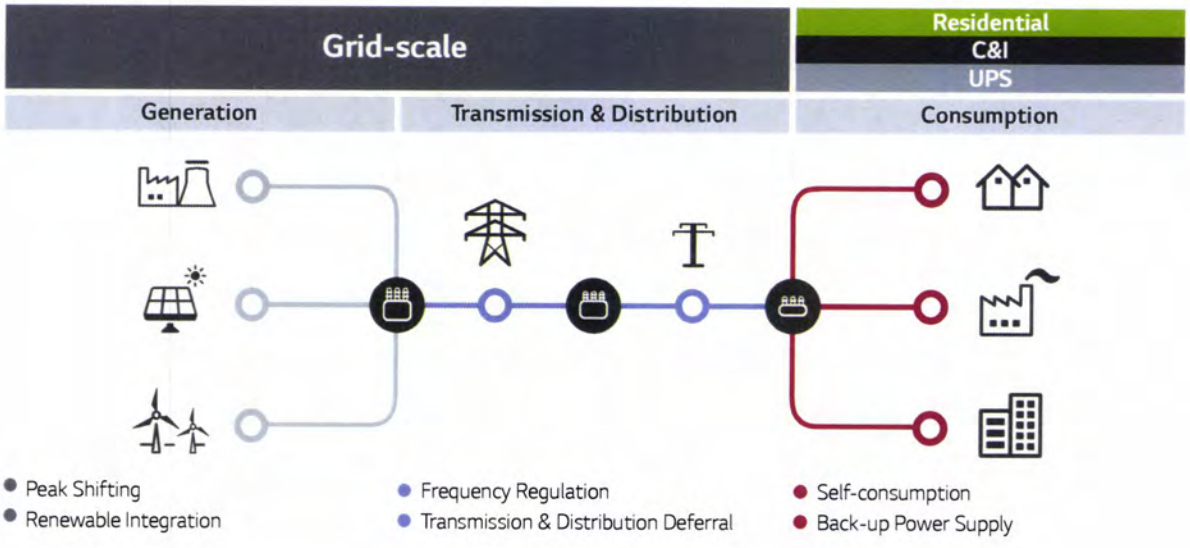


Business History of Energy Solutions

Total Solutions for ESS (Energy Storage System)

Applications of ESS

ESS (Energy Storage System) provides solutions for applications throughout power supply systems including Grid-scale, Residential, C&I (Commercial and Industrial), and UPS (Uninterruptible Power Supply).



Product Portfolio

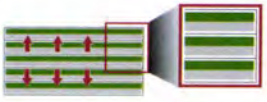
LG Chem offers a wide variety of products, such as Battery Cells, Modules, Packs, Racks, and Containers that allow our customers to source total solutions.

Technical Strengths

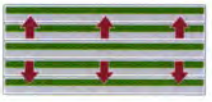
Lithium-ion Battery Cell

Compactness & Long Lifespan

LG Chem's L&S (Lamination & Stacking) process minimizes dead space, enables higher energy density, and enhances the sustainability of cell structures.



LG Chem : L&S
Less dead space

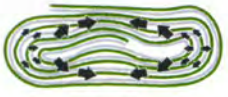


LG Chem : L&S
Stable cell structure after cycles

VS

Others : Winding

VS



Others : Winding

Safety

LG Chem's SRS® (Safety Reinforced Separator) increases the mechanical and thermal stability of battery cells.

Nano scale ceramic particles

Micro porous poly olefin film

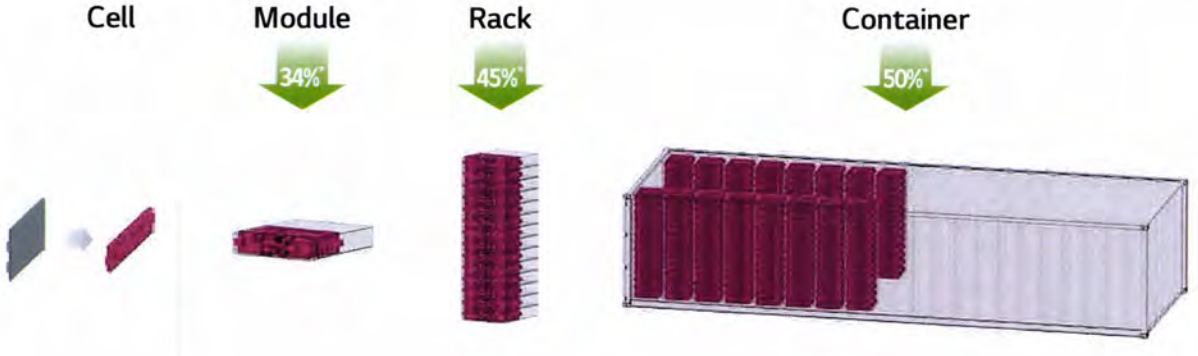
SRS®
(Safety Reinforced Separator)

Separator technology with nano-coating of ceramic particles

Battery System

System Optimization

The high energy density and optimal dimensions of our new generation of Energy Cell (JH3) and Power Cell (JP3) have allowed us to radically improve the efficiency of pack design. In 2016, LG Chem is introducing this enhanced space efficiency in its Modules, Racks, and Containers.

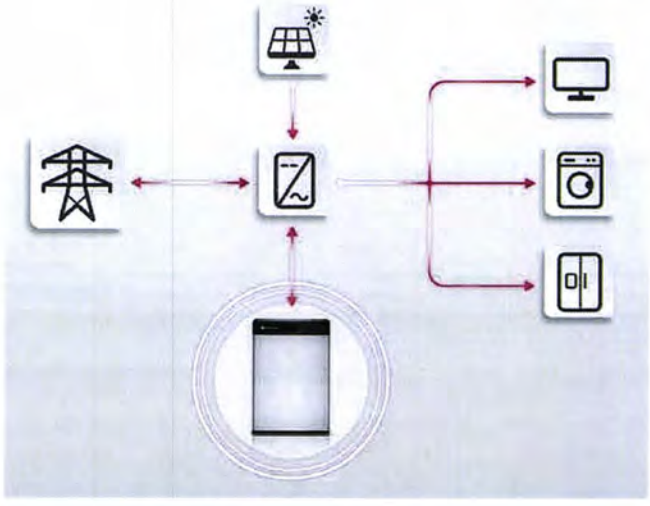


- High Energy Density 355Wh/ℓ → 410Wh/ℓ (15% ↑)
- Optimized Dimension for 19-inch Standard Racks

*** % of Space Reduction**
(Comparison with former models)

LG Chem ESS Solutions
Residential ESS

An ESS can store surplus energy generated from rooftop photovoltaic panels for use when needed. When the sun has set, energy demand is high, or there is a black-out, you can use the energy stored in your ESS to meet your energy needs at no extra cost. In addition, an ESS helps you pursue the goal of energy self-consumption and ultimately energy-independence.



Electricity Bill Saving

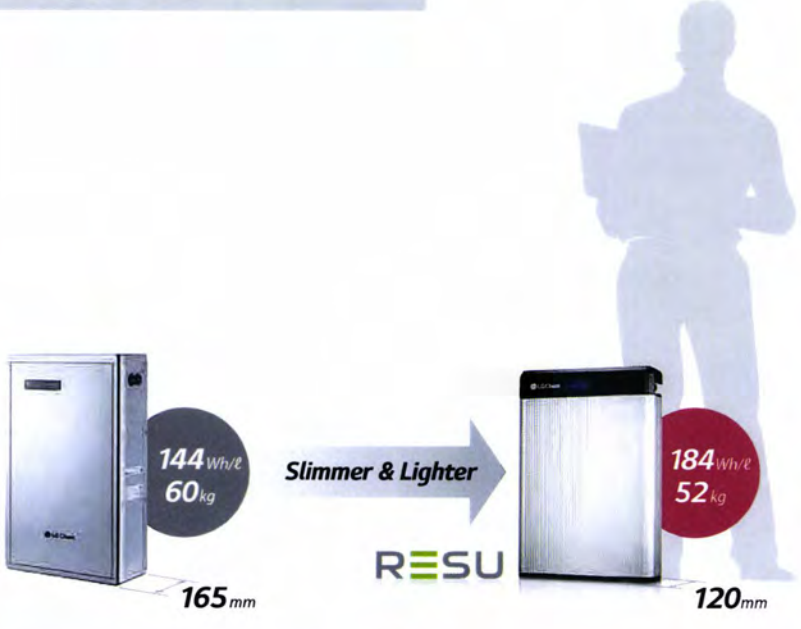
- Charge during off-peak times
- Discharge during peak times

Self-consumption

- Store solar energy generated from photovoltaic panels for the future use.

Emergency Power Back-up

- Discharge during a black-out, functioning as back-up power



RESU6.4EX (Former model)

RESU6.5

Key Features of New RESU Series

Compact Size & Easy Installation

The compact and lightweight nature of the RESU is world-class. It is designed to allow easy wall-mounted or floor-standing installation for both indoor and outdoor applications. The inverter connections have also been simplified, reducing installation time and costs.

Powerful Performance

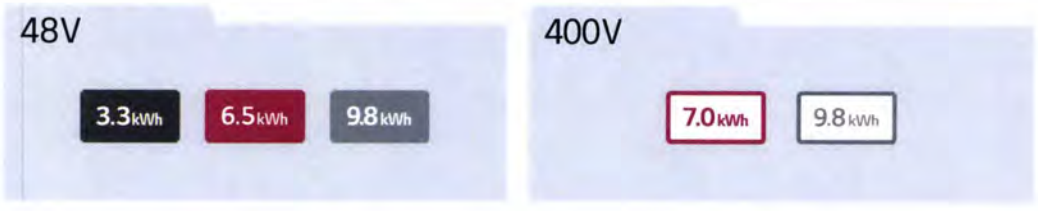
The new RESU series features industry-leading continuous power (4.2kW for RESU6.5) and DC round-trip efficiency (95%). LG Chem's L&S (Lamination & Stacking) technology provides durability ensuring 80% of capacity retention after 10 years.

Proven Safety

LG Chem places the highest priority on safety and utilizes the same technology for its ESS products that has a proven safety record in its automotive battery. All products are fully certified in relevant global standards.

Diversity in Product & Capacity Options

A total of five different models are available to meet customers varying needs with respect to voltage and capacity. With the RESU Plus, all 48V models can be "cross-connected" with one other 48V unit of any capacity. This allows the RESU range to offer energy storage capacities from 3.3kWh to 19.6 kWh.

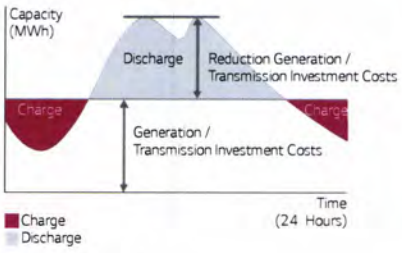


RESU PLUS

RESU Plus is an expansion kit specially designed for 48V models of new RESU series.
Number of expandable battery units: Up to 2EA

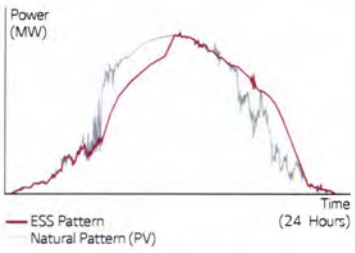
LG Chem ESS Solutions
Grid-scale ESS

For stabilizing the grid, an ESS provides capabilities such as peak shifting, renewable integration, and frequency regulation. With our world-leading Lithium-ion battery technology, LG Chem can offer an entire battery system for grid-scale ESS applications.



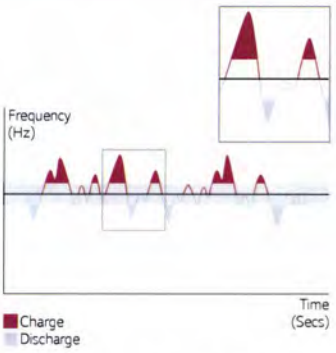
Peak Shifting

- Charge during off-peak times
- Discharge during peak times



Renewable Integration

- Stabilize the intermittent renewable power by alternately charging and discharging

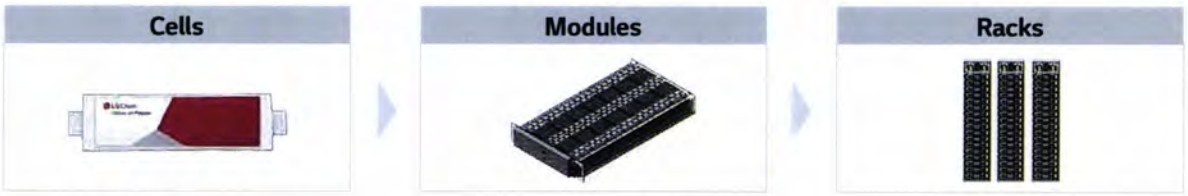


Frequency Regulation

- Charge when grid frequency increases
- Discharge when grid frequency decreases

Advanced Battery System of LG Chem

LG Chem focuses on supplying advanced battery systems, including Cells, Modules, Racks, and Containers.



High Energy Density | Space Efficiency | Container-optimized

- World's Biggest Loading Capacity (4.8MWh, 40ft HC ISO Container)
- Optimized System Configuration

Global Reference

LG Chem has installed or been awarded approximately 1.6GWh of grid-scale projects since the launch of our ESS business.

1.6GWh
(As of May, 2016)

World-leading Grid-scale ESS supplier with extensive experience and proven reference projects

* Cumulative amount of installed/awarded projects

* Consisting of two or more grid-scale applications

Specifications

Grid-scale ESS

Energy

Long-duration applications with continuous power supply (> 1 hour)

Energy Module

Models	M4863P3B	M48126P3B	M48189P3B
Energy [kWh]	3.3	6.5	9.8
Capacity [Ah]	63	126	189
Nominal Voltage [V]	51.8	51.8	51.8
Voltage Range [V]	42.0~58.8	42.0~58.8	42.0~58.8
Dimension [W x H x D, mm]	445 x 110 x 339	445 x 110 x 587	445 x 110 x 846
Weight [kg]	25	44	68

Energy Rack

Models	R800 (14 Modules)		
	M4863P3B	M48126P3B	M48189P3B
Energy [kWh]	45.7	91.3	137.0
Capacity [Ah]	63	126	189
Nominal Voltage [V]	725	725	725
Voltage Range [V]	588~823	588~823	588~823
Dimension [W x H x D, mm]	520 x 1,880 x 425	520 x 1,880 x 670	520 x 1,880 x 930
Weight [kg]	435	707	1,075

Models	R1000 (17 Modules)		
	M4863P3B	M48126P3B	M48189P3B
Energy [kWh]	55.5	110.9	166.4
Capacity [Ah]	63	126	189
Nominal Voltage [V]	881	881	881
Voltage Range [V]	714~1,000	714~1,000	714~1,000
Dimension [W x H x D, mm]	520 x 2,200 x 425	520 x 2,200 x 670	520 x 2,200 x 930
Weight [kg]	517	848	1,292

Energy Container

Models	40ft HC ISO Container
	M48126P3B
Energy [MWh]	4.8
System Voltage [V dc]	714~1,000
Dimension [W x H x D, m]	12.2 x 2.9 x 2.5
Weight [ton] (with battery)	50
Ambient Temperature [°C]	-20~50
Communication	CAN 2.0 B, Modbus TCP/IP

(System design can be changed according to customer requirements)

Power

Short-duration applications with fast response, high power supply (< 1 hour)

Power Module

Models	M4864P6B	M48128P6B
Energy [kWh]	3.3	6.6
Capacity [Ah]	64	128
Nominal Voltage [V]	51.5	51.5
Voltage Range [V]	42.0~58.8	42.0~58.8
Dimension [W x H x D, mm]	445 x 110 x 344	445 x 110 x 592
Weight [kg]	28	47

Power Rack

Models	R800 (14 Modules)	
	M4864P6B	M48128P6B
Energy [kWh]	46.2	92.3
Capacity [Ah]	64	128
Nominal Voltage [V]	721	721
Voltage Range [V]	588~823	588~823
Dimension [W x H x D, mm]	520 x 1,880 x 425	520 x 1,880 x 670
Weight [kg]	472	758

Models	R1000 (17 Modules)	
	M4864P6B	M48128P6B
Energy [kWh]	56.0	112.1
Capacity [Ah]	64	128
Nominal Voltage [V]	876	876
Voltage Range [V]	714~1,000	714~1,000
Dimension [W x H x D, mm]	520 x 2,200 x 425	520 x 2,200 x 670
Weight [kg]	562	909

Power Container

Models	40ft HC ISO Container
	M48128P6B
Energy [MWh]	4.0
System Voltage [V dc]	714~1,000
Dimension [W x H x D, m]	12.2 x 2.9 x 2.5
Weight [ton] (with battery)	50
Ambient Temperature [°C]	-20~50
Communication	CAN 2.0 B, Modbus TCP/IP

(System design can be changed according to customer requirements)

Residential ESS

RESU

ees AWARD 2016 WINNER

48V

Models		RESU3.3	RESU6.5	RESU10
Total Energy [kWh]		3.3	6.5	9.8
Usable Energy [kWh]		2.9	5.9	8.8
Capacity [Ah]		63	126	189
Nominal Voltage [V]		51.8	51.8	51.8
Voltage Range [V]		42.0~58.8	42.0~58.8	42.0~58.8
Dimension [W x H x D, mm]		452 x 401 x 120	452 x 654 x 120	452 x 483 x 227
Weight [kg]		31	52	75
Enclosure Protection Rating		IP55		
Communication		CAN 2.0 B		
Certificates	Cell	UL1642		
	Product	CE / RCM / TUV (IEC 62619) / UL1973		

Compatible Inverter Brands : SMA, SolaX, Sungrow, Schneider, Ingeteam, GoodWe, Redback, Victron Energy
(As of 3Q. 2016, More brands to be added)

400V

Models		RESU7H	RESU10H	
Total Energy [kWh]		7.0	9.8	
Usable Energy [kWh]		6.6	9.3	
Capacity [Ah]		63	63	
Voltage Range [V]		350~450	350~450	385~550
Dimension [W x H x D, mm]		744 x 692 x 206	744 x 907 x 206	
Weight [kg]		76	97	99.8
Enclosure Protection Rating		IP55		
Communication		RS485	RS485	CAN 2.0 B
Certificates	Cell	UL 1642		
	Product	TUV (ICE 62619) / CE	TUV (IEC 62619) / UL1973 / CE	

Compatible Inverter Brands : SMA , SolarEdge, Delta (As of 3Q. 2016, More brands to be added)

C&I ESS

Models	R400	R600	R800 Bi Polar	R800		R1000	
Energy [kWh]	45.7	65.2	91.3	91.3	131.0	110.9	166.4
Capacity [Ah]	126	126	126	126	189	126	189
Nominal Voltage [V]	363	518	±363	725	725	880	880
Voltage Range [V]	294~412	420~588	294~412 -294~-412	588~823	588~823	714~1,000	714~1,000
Dimension [W x H x D, mm]	520 x 1,200 x 670	520 x 1,880 x 670	520 x 2,200 x 670	520 x 1,880 x 670	520 x 1,880 x 930	520 x 2,200 x 670	520 x 2,200 x 930
Weight [kg]	400	570	760	740	1,160	890	1,350
Certificates	UL 1973 (Listed), IEC 61000-6-2 / 61000-6-3, FCC Part15 Class A						

IDC UPS

Models	UPS Rack (10 Modules, 600V)	
	M4850P1B	M4860P2B
Energy [kWh]	27.4	32.1
Continous Power [kW]	123	96
Capacity [Ah]	54	63
Nominal Voltage [V]	511	518
Voltage Range [V]	420~588	420~588
Dimension [W x H x D, mm]	600 x 600 x 2,000	600 x 600 x 1,800
Weight [kg]	440	435

Telecom. UPS




Models	M4860P2S	M4863P3S	M48126P3S	M4830P2S1
Energy [kWh]	3.2	3.3	6.5	1.6
Capacity [Ah]	63	63	126	31.5
Nominal Voltage [V]	51.8	51.8	51.8	51.8
Voltage Range [V]	42.0~58.8	42.0~58.8	42.0~58.8	42.0~58.8
Dimension [W x H x D, mm]	445 x 122 x 600	455 x 110 x 339	455 x 110 x 587	182 x 212 x 278
Weight [kg]	35	26	44	14

LG Chem

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LG Chem ESS Partner Portal

http://www.lgesspartner.com

V1.2 (30/06/2016)

Attachment G

Building Rendering

Figure D-1: Property Line Receptor Location (same receptor locations as Figure 4)

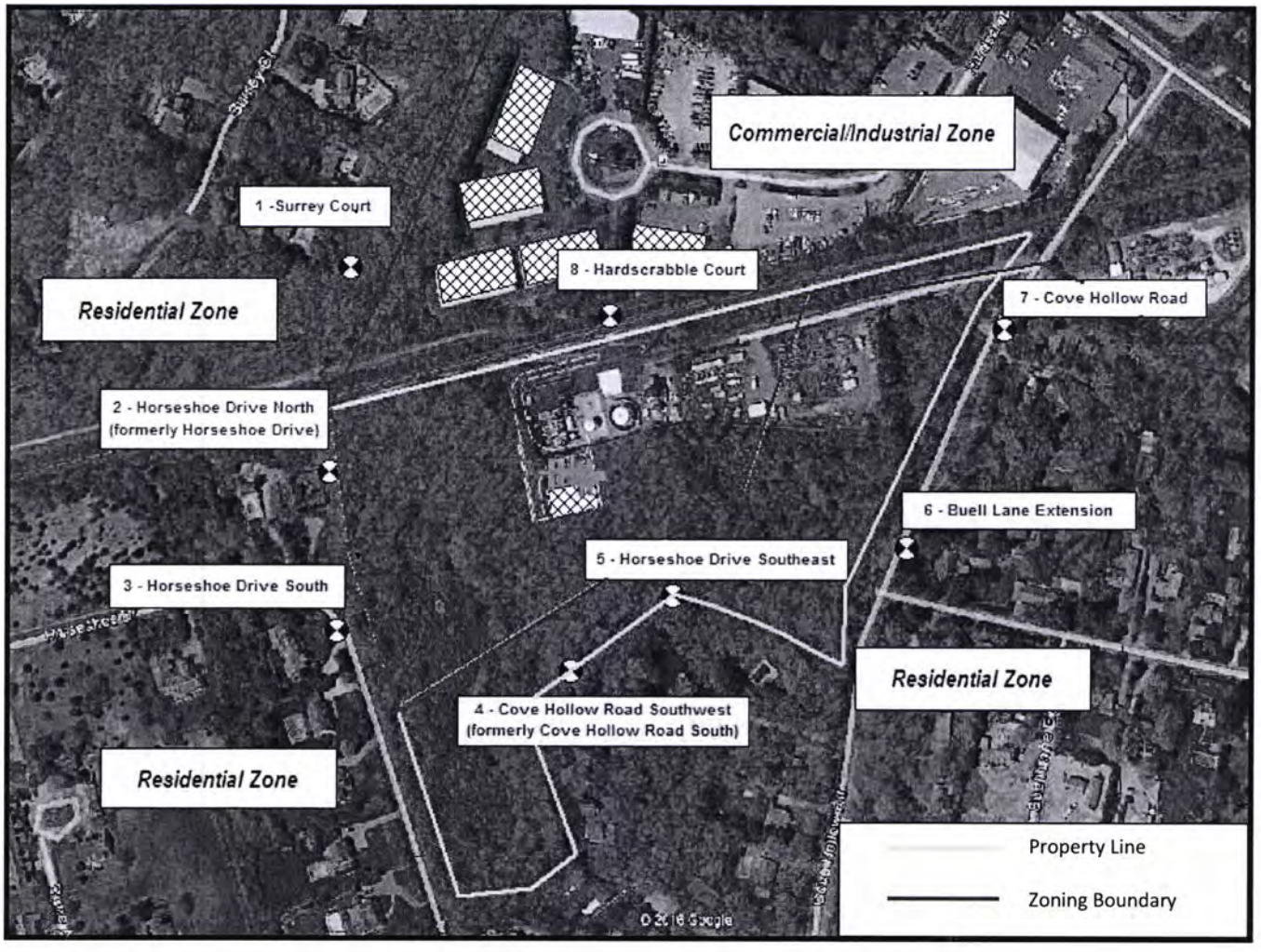
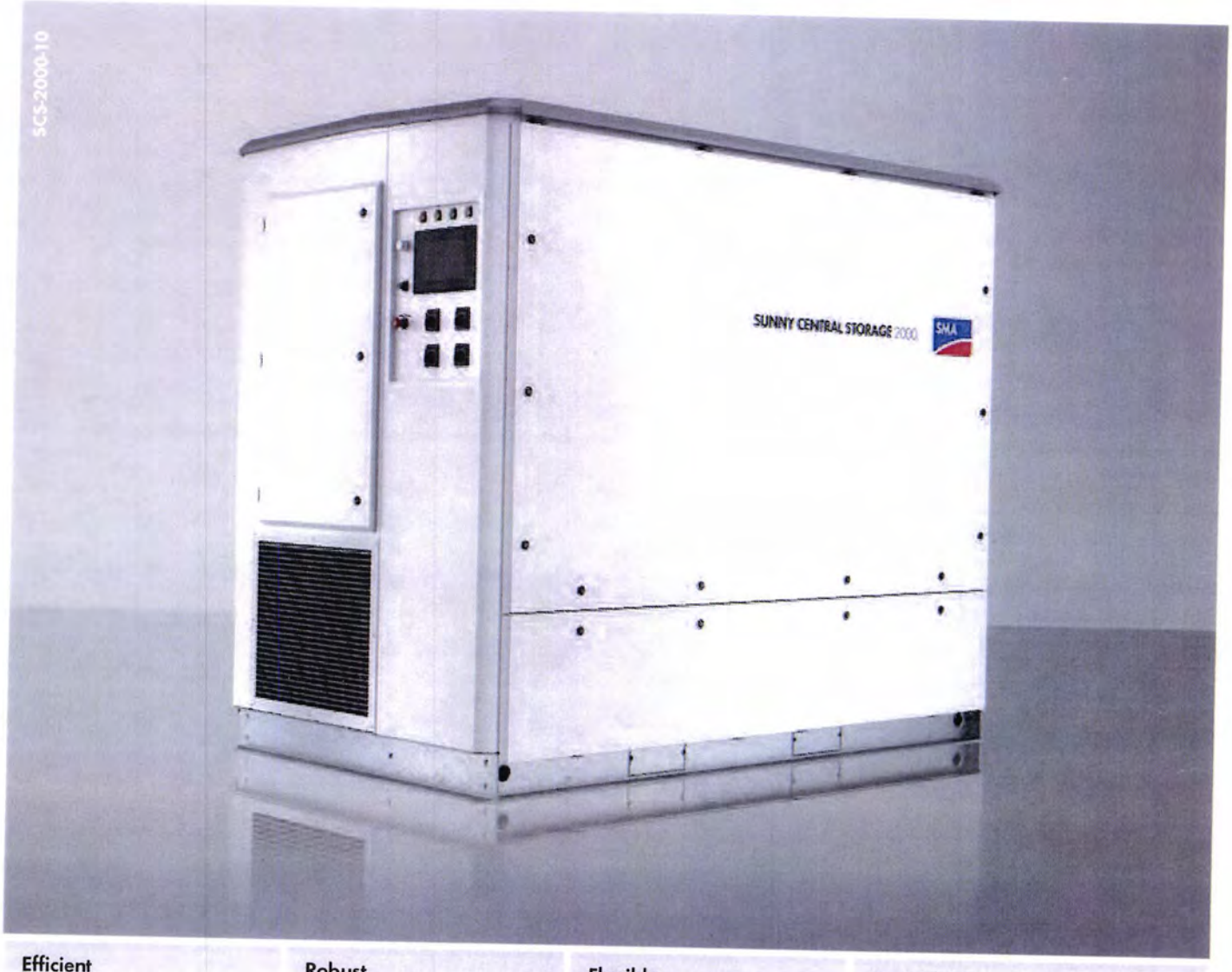


Figure 4 of Project Narrative – Updated:

Note: Receptor locations numbered and moved to the property line for analysis to Town Code.

SUNNY CENTRAL STORAGE
2000 / 2000-EV



Efficient

- More power per cubic meter
- Up to 4 inverters can be transported in one standard shipping container
- Max. efficiency is 98.6%

Robust

- Proven high-precision air-cooling system for intelligent, effective cooling
- Can be installed outdoors anywhere in the world in any ambient condition

Flexible

- Conforms to all known grid requirements worldwide
- Provides Q on demand
- Available as a stand-alone or turnkey solution with medium-voltage block

Versatile

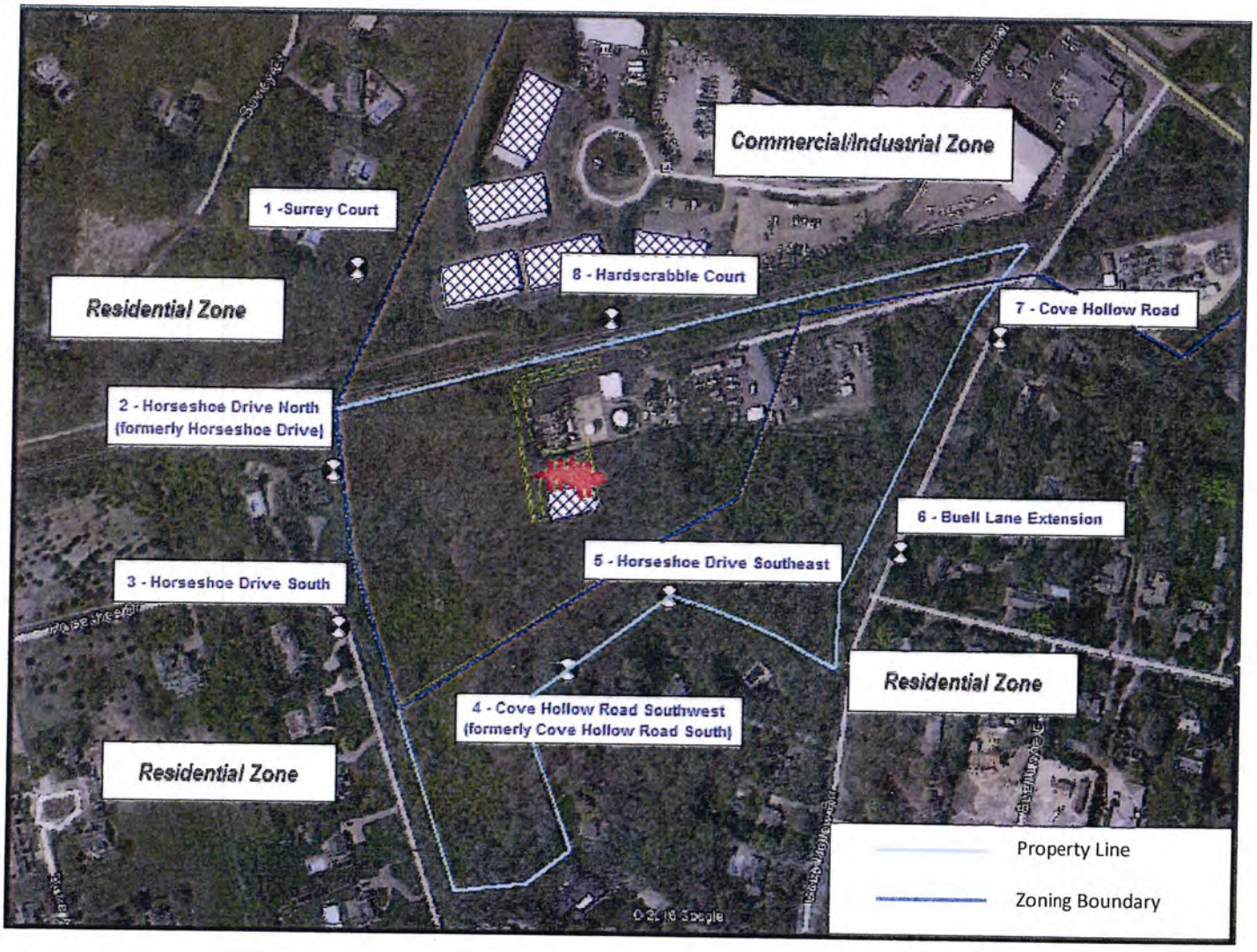
- Integrated Battery System Controller with communication to the Battery
- Customized computer plattform for optimal monitoring and control of inverters
- Grid management functions for dynamic grid support
- Integrated voltage supply for internal consumption and external loads

SUNNY CENTRAL STORAGE 2000 / 2000-EV

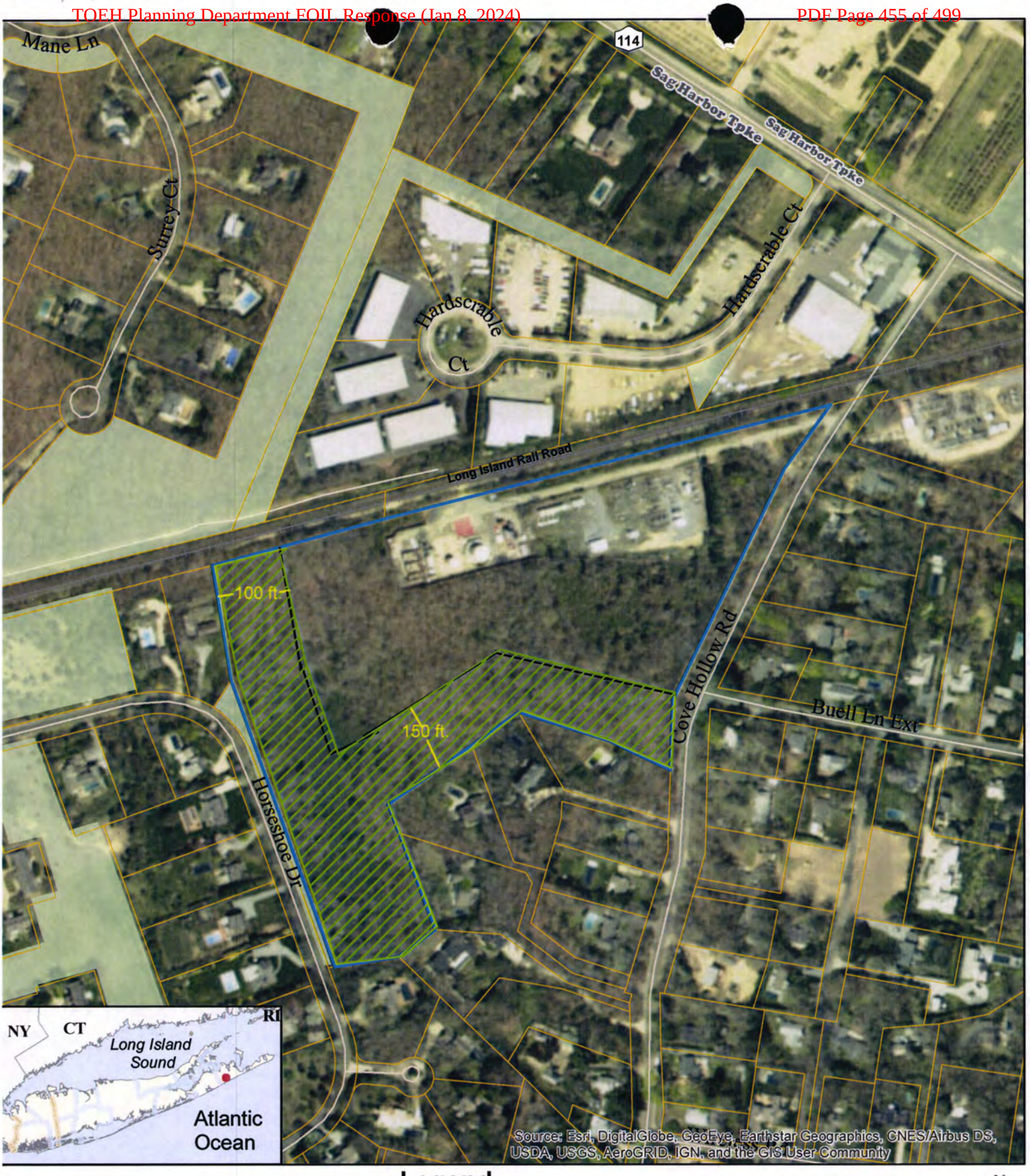
Inverter for Large-Scale Battery Storage Systems

The grid-connected storage system enables the integration of large storage amounts of intermittent renewable energy into the utility grid while ensuring maximum grid stability. The Sunny Central Storage is the central component of the SMA system solution for integration of large-scale storage systems. It is designed to compensate for fluctuations in solar energy generation and offers comprehensive grid management services. The battery inverter is optimized for the continuous operation at nominal load and temperature of −25 °C to +50 °C, operation down to -40 °C with the option „extended operation range" and is compatible with different types of battery technologies. It is also available as compact platform solution and designed to work with the SMA Fuel Save Controller.

Figure D-1: Property Line Receptor Location (same receptor locations as Figure 4)



East Hampton Energy Storage - Proposed Easement Area



Legend

Protected Lands

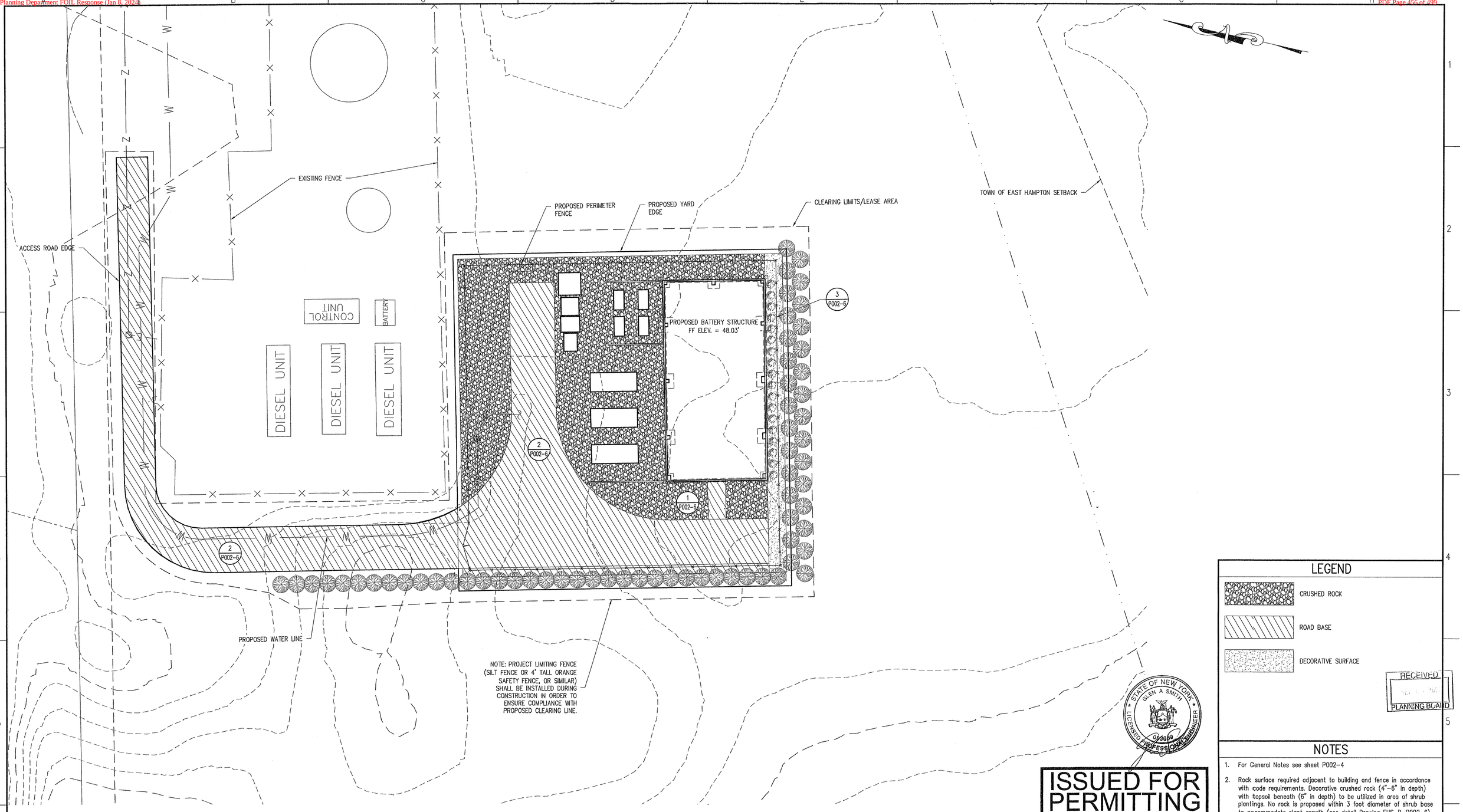
OWNER:

SCTM:

AREA:

0 62.5 125 250 Feet

N W S



LEGEND

- CRUSHED ROCK
- ROAD BASE
- DECORATIVE SURFACE

RECEIVED
PLANNING BOARD

STATE OF NEW YORK
GLEN A SMITH
LICENSED PROFESSIONAL ENGINEER
090669

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

NOTES

1. For General Notes see sheet P002-4
2. Rock surface required adjacent to building and fence in accordance with code requirements. Decorative crushed rock (4"-6" in depth) with topsoil beneath (6" in depth) to be utilized in area of shrub plantings. No rock is proposed within 3 foot diameter of shrub base to accommodate plant growth (see detail Drawing EHS-D-P002-6).
3. All areas not receiving rock surfacing or road mix shall be filled with topsoil and re-seeded with a native grass seed mix.

FILE LOCATION: L:\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\CIVIL\EHS-D-P002 SERIES C3D-2017-08-31 PERMITTING.DWG LAST SAVED BY: dljohnson 9/1/2017 2:38 PM PLOTTED BY: David L. Johnson 9/1/2017 2:38 PM Tab: Surface Plan

"Engineering with Distinction"
ECI ENGINEERING SERVICES, P.C.

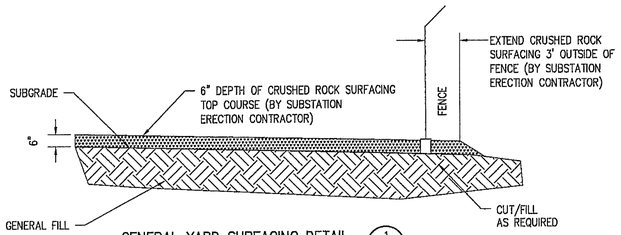
OK	ISSUED FOR PERMITTING	09/01/17	DLW	RRR
OJ	ISSUED FOR PERMITTING	08/31/17	DLW	RRR
OH	ISSUED FOR PERMITTING	08/08/17	DLW	RRR
OG	ISSUED FOR PERMITTING	07/31/17	DLW	RRR
OF	ISSUED FOR PERMITTING	06/13/17	DLW	RRR
NO	REVISION	DATE	BY	APR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

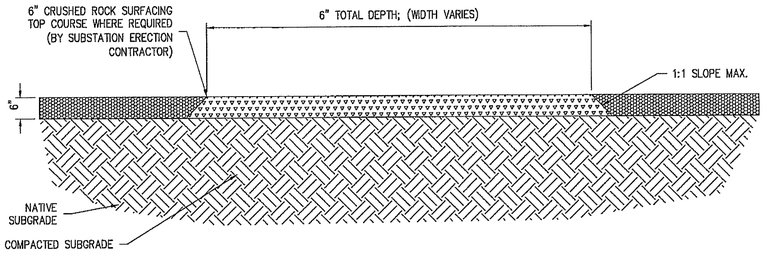
ENGINEERING RECORD		DATE
DRAWN	JOHNSON	09/16/16
DESIGNED	JOHNSON	09/16/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: 1" = 20'	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE SURFACE PLAN

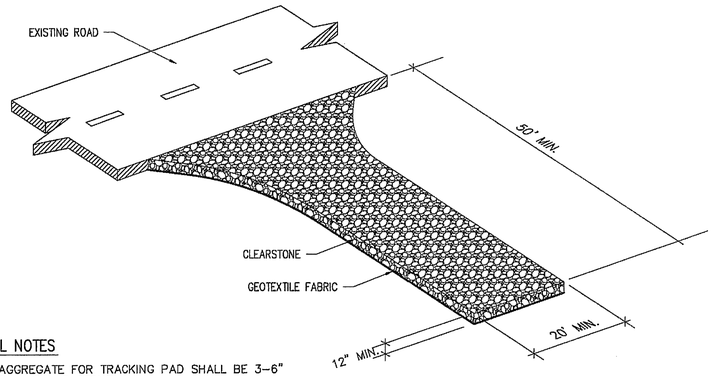
DWG. NAME: EHS-D-P002-5 REVISION NO : OK



GENERAL YARD SURFACING DETAIL (1 / P002-5)
SCALE: NONE



HEAVY HAUL ROAD DETAIL (2 / P002-5)
SCALE: NONE



MATERIAL NOTES

1. THE AGGREGATE FOR TRACKING PAD SHALL BE 3–6" CLEAR, ANGULAR STONE.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A GEOTEXTILE FABRIC.

INSTALLATION NOTES

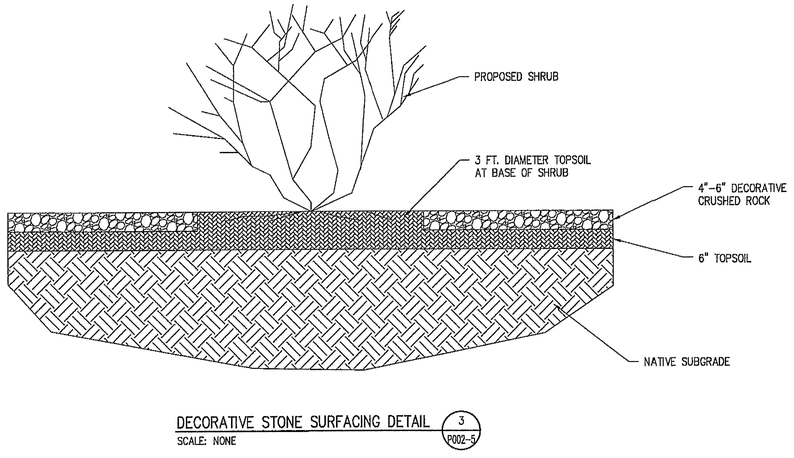
INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF THE TOWN OF EAST HAMPTON

1. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. STONE TRACKING PAD SHALL BE USED AT ALL POINTS OF CONSTRUCTION EGRESS.
2. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
3. SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM USING CULVERTS OR OTHER PRACTICES.
4. TRACKING PAD SHALL BE REMOVED FROM THE SITE ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
3. A MINIMUM 12–INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES.
4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGRATE.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

CONSTRUCTION ENTRANCE (TRACKING PAD) (– / P002-4)
SCALE: NONE



DECORATIVE STONE SURFACING DETAIL (3 / P002-5)
SCALE: NONE

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\CIVIL\EHS-D-P002 SERIES C3D-2017-08-03 PERMITTING.DWG LAST SAVED BY: smswanke 8/28/2017 2:04 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:04 PM Tab:Erosion Control Details

"Engineering with Distinction"
ECI ENGINEERING SERVICES, P.C.

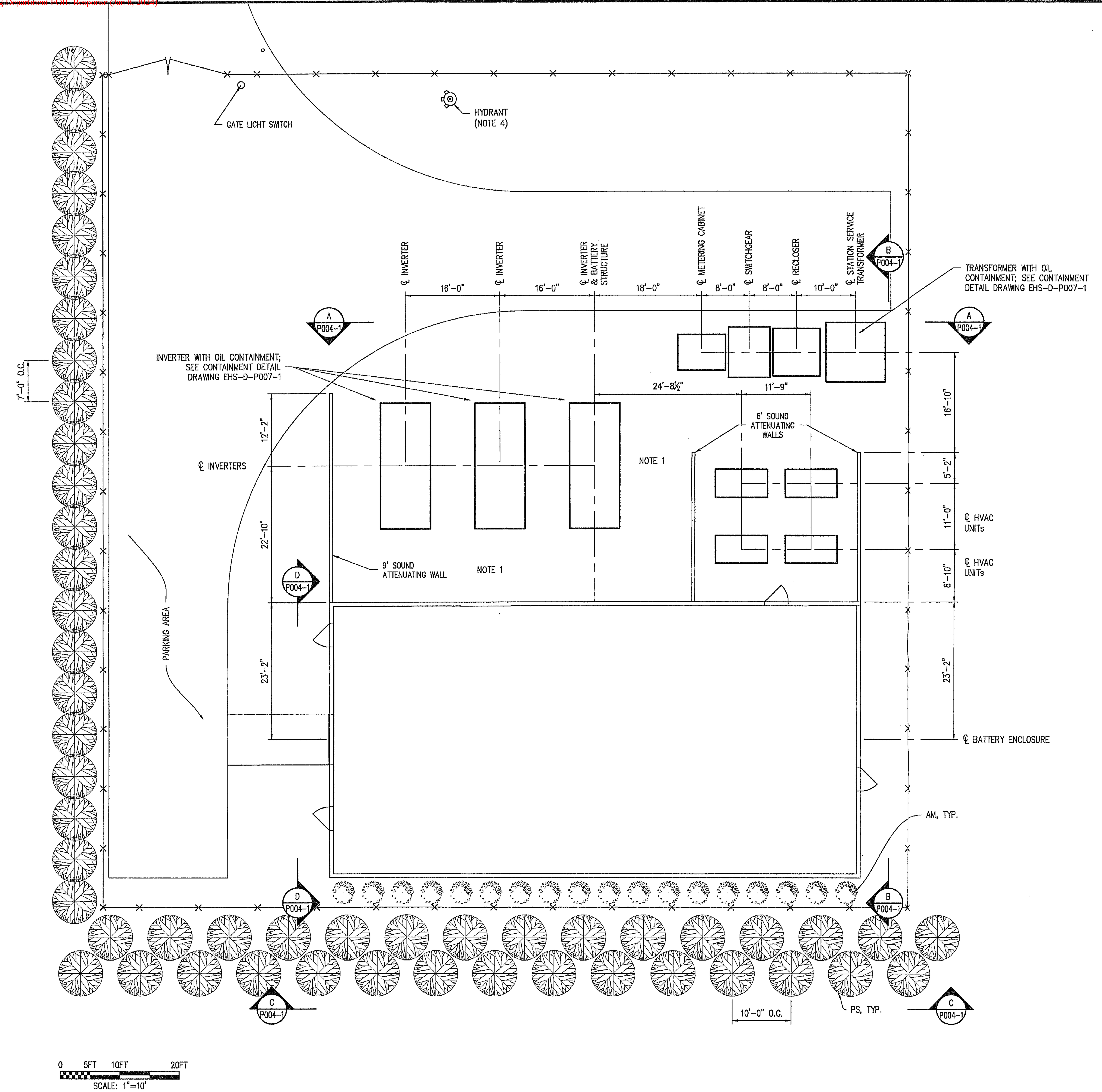
NO	REVISION	DATE	BY	APR
0G	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
0F	ISSUED FOR PERMITTING	06/13/17	DLW	RRR
0E	ISSUED FOR PERMITTING	05/01/17	DLW	RRR
0D	ISSUED FOR PERMITTING	03/17/17	DLW	RRR
0C	ISSUED FOR PERMITTING	01/27/17	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

ENGINEERING RECORD		DATE
DRAWN	JOHNSON	09/16/16
DESIGNED	JOHNSON	09/16/16
CHECKED	RODDELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: NONE	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
EROSION CONTROL DETAILS

DWG. NAME: EHS-D-P002-6 | REVISION NO : 0G



ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

SAFETY DESIGN FEATURES

1. BATTERY MANAGEMENT SYSTEM – AUTOMATICALLY TAKES ACTION TO PROTECT BATTERY CELLS AND PREVENT OVER CHARGING, OVER CURRENT OR OVER TEMPERATURE OPERATION.
2. OVERCURRENT FUSES – EACH BATTERY MODULE AND BATTERY RACK ARE INDIVIDUALLY PROTECTED BY FUSES TO INTERRUPT FLOW OF CURRENT IF TOO MUCH FLOWS TO A BATTERY CELL, THEREBY MITIGATING ANY POTENTIAL ADVERSE IMPACTS TO THE BATTERY CELL.
3. AUTOMATIC FIRE SUPPRESSION DUAL SYSTEM – SYSTEM WILL CONSIST OF A GASEOUS FIRE SUPPRESSANT SYSTEM BACKED UP BY A WATER SUPPRESSANT (SPRINKLER) SYSTEM.
4. FIRE HYDRANT – ADDITIONAL HYDRANT PROPOSED AT SITE FOR USE BY FIRE DEPARTMENT.
5. EMERGENCY COMMUNICATIONS – IN THE EVENT OF A FIRE INCIDENT, BOTH REMOTE MONITORING OPERATOR AND FACILITY MANAGER WILL HAVE ACCESS TO NOTIFY FIRE DEPARTMENT AND TOWN IMMEDIATELY.
6. SPILL CONTAINMENT – THE ELECTROLYTE WITHIN THE BATTERY IS A NON-AQUEOUS ORGANIC SOLVENT AND, THEREFORE, NO LIQUID IS WITHIN EACH BATTERY CELL THAT COULD SPILL. THE TRANSFORMER AND INVERTERS WILL CONTAIN DIELECTRIC FLUID (TYPICALLY A MINERAL OIL) AND A CONTAINMENT STRUCTURE HAS BEEN INCLUDED TO PREVENT THE RELEASE OF OIL IN THE EVENT OF A SPILL.
7. EMERGENCY ACTION & SAFETY PLAN – DESIGNED TO AID FACILITY PERSONNEL, RESPONSE CONTRACTORS AND EMERGENCY RESPONDERS IN TAKING APPROPRIATE, TIMELY AND EFFECTIVE ACTION TO RESPOND TO EMERGENCIES.

NOTES

1. SPILL CONTAINMENT TO BE PROVIDED AT ALL TRANSFORMERS IN ACCORDANCE WITH 40 CFR 112 SPCC. SEE DETAIL DRAWING EHS-D-P007-1.

LANDSCAPE LEGEND

IDENTIFICATION	TOTAL QUANTITY	DESCRIPTION	SIZE
AM	18	ARONIA MELANOCARPA (BLACK CHOKECHERRY)	3'-6' MATURE HEIGHT 24"-36" PLANTED HEIGHT 3'-6' SPREAD
PS	51	PINUS STROBUS (EASTERN WHITE PINE)	50'-80' MATURE HEIGHT 8' PLANTED HEIGHT 20'-40' SPREAD

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P003-1P.DWG LAST SAVED BY: smswanke 8/28/2017 1:52 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:09 PM Tab:EHS-D-P003-1

"Engineering with Distinction"
ECI ENGINEERING SERVICES, P.C.

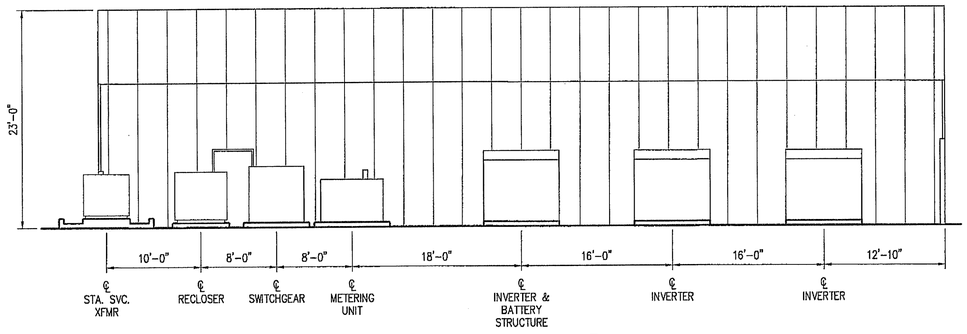
NO	REVISION	DATE	BY	APR
OK	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
OJ	ISSUED FOR PERMITTING	08/08/17	DLW	RRR
OH	ISSUED FOR PERMITTING	07/31/17	DLW	RRR
OG	ISSUED FOR PERMITTING	06/14/17	DLW	RRR
OF	ISSUED FOR PERMITTING	05/01/17	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

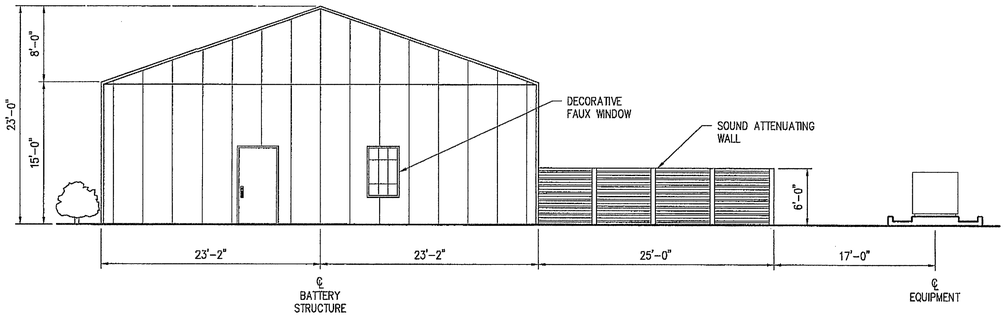
ENGINEERING RECORD		DATE
DRAWN	SWANKE	09/07/16
DESIGNED	WERNER	09/07/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: 1"=10'-0"	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
GENERAL ARRANGEMENT & LANDSCAPE PLAN

DWG. NAME: EHS-D-P003-1 REVISION NO : OK

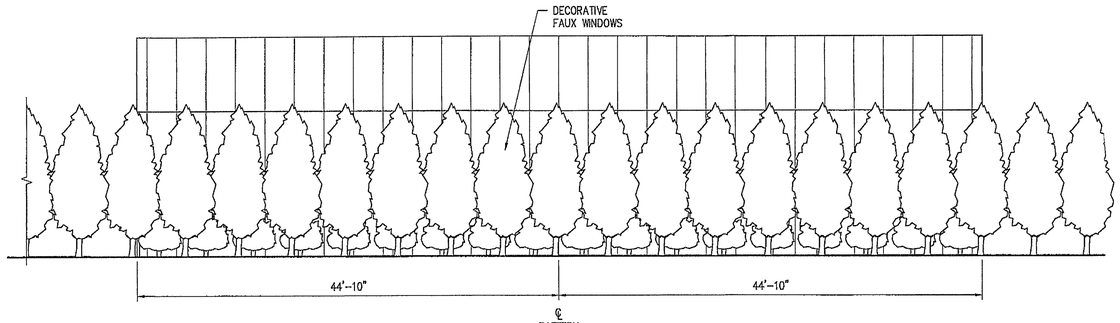


ELEVATION A
SCALE: 1/8"=1'-0" P003-1

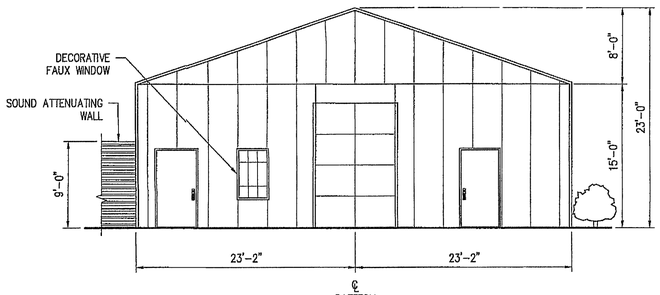


ELEVATION B
SCALE: 1/8"=1'-0" P003-1

NOTE: PROPOSED STRUCTURE WILL HAVE A METAL CONSTRUCTION FACADE WITH CORRUGATED PANEL SIDING APPLIED VERTICALLY. IT WILL HAVE A GABLE (PITCHED) ROOF ALSO MADE OF METAL PANELS. THE COLOR OF THE SIDING WILL BE A PALE GREEN SHADE AND THE COLOR OF THE ROOF A WARM WHITE SHADE CONSISTENT WITH THE BUILDING RENDERING INCLUDED IN THE APPLICANT'S SITE PLAN APPLICATION. A METAL ROLLUP DOOR WILL BE PROVIDED ON THE WESTERN END OF THE BUILDING AND STANDARD ENTRY DOORWAYS WILL BE PROVIDED ON THE WESTERN, NORTHERN AND EASTERN SIDES OF THE BUILDING.



ELEVATION C
SCALE: 1/8"=1'-0" P003-1



ELEVATION D
SCALE: 1/8"=1'-0" P003-1

RECEIVED
PLANNING BOARD

STATE OF NEW YORK * GLEN A SMITH * LICENSED PROFESSIONAL ENGINEER 075659

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P004-1P.DWG LAST SAVED BY: smswanke 8/28/2017 1:53 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:09 PM Tab:EHS-D-P004-1

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NO	REVISION	DATE	BY	APR
0H	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
0G	ISSUED FOR PERMITTING	06/30/17	DLW	RRR
0F	ISSUED FOR PERMITTING	06/14/17	DLW	RRR
0E	ISSUED FOR PERMITTING	03/17/17	DLW	RRR
0D	REVISED DRAWING-ISSUED FOR REVIEW	03/15/17	DLW	RRR

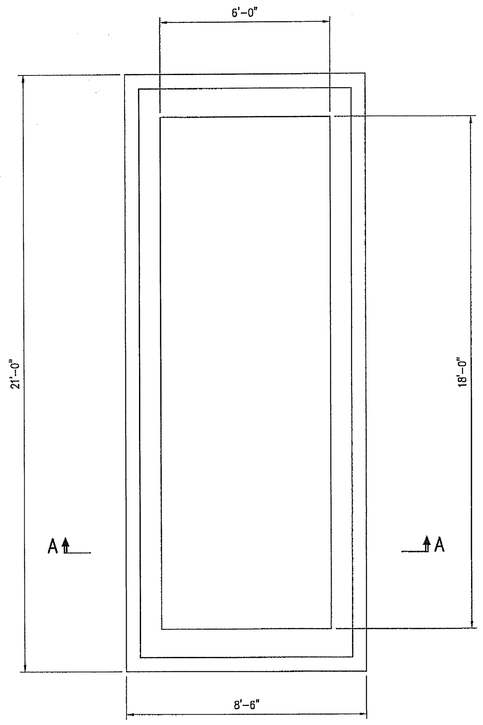
EAST HAMPTON ENERGY STORAGE CENTER, LLC

ENGINEERING RECORD		DATE
DRAWN	SWANKE	09/07/16
DESIGNED	WERNER	09/07/16
CHECKED	RODDELL	08/24/17
APPROVED	SMITH	08/24/17

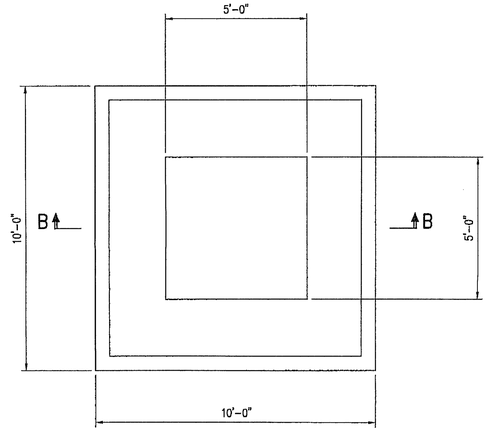
DWG SCALE: 1/8"=1'-0" | PLT SCALE: 1:1

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
ELEVATIONS A, B, C & D

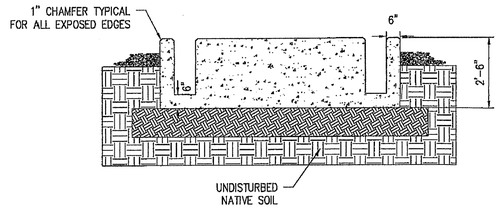
DWG. NAME: EHS-D-P004-1 | REVISION NO : 0H



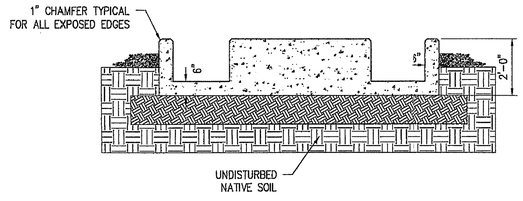
PLAN VIEW
SCALE: ⅜"=1'-0"



PLAN VIEW
SCALE: ⅜"=1'-0"



SECTION A–A
SCALE: ⅜"=1'-0"



SECTION B–B
SCALE: ⅜"=1'-0"

IN1 – INVERTER OIL CONTAINMENT

2500 KVA STATION SERVICE TRANSFORMER
500 GAL X 1.1 = 550 GAL
550 GAL X 0.13368 FT^3/GAL = 73.5 FT^3
8.5 FT X 21 FT OIL CONTAINMENT (6 IN WALLS & FLOOR, 2.5 FT FOUNDATION HEIGHT)
18 FT X 6 FT EQUIPMENT PAD
V_{NET} = (7.5 X 20 – 6 X 18)(2.5 – 0.5)
V_{NET} = 84 FT^3

TRANSFORMER AND INVERTER FINAL MANUFACTURER AND SPECIFICATION SUBJECT TO FINAL PROCUREMENT.

ALL CONTAINMENT TO BE COATED TO MAINTAIN WATER TIGHTNESS. SEE NOTE 2.

CONTAINMENT VOLUME IS GREATER THAN 110% OF TOTAL OIL VOLUME.

SS1 – TRANSFORMER OIL CONTAINMENT

300 KVA STATION SERVICE TRANSFORMER
160 GAL X 1.1 = 176 GAL
176 GAL X 0.13368 FT^3/GAL = 23.5 FT^3
10 FT X 10 FT OIL CONTAINMENT (6 IN WALLS & FLOOR, 2 FT FOUNDATION HEIGHT)
5 FT X 5 FT EQUIPMENT PAD
V_{NET} = (2 – 0.5)(9^2 – 5^2)
V_{NET} = 84 FT^3

TRANSFORMER AND INVERTER FINAL MANUFACTURER AND SPECIFICATION SUBJECT TO FINAL PROCUREMENT.

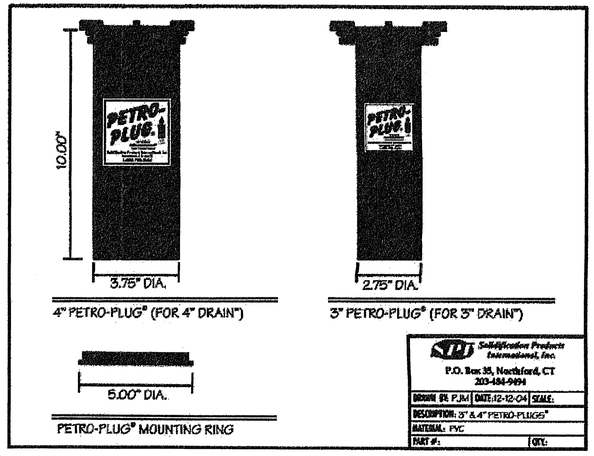
ALL CONTAINMENT TO BE COATED TO MAINTAIN WATER TIGHTNESS. SEE NOTE 2.

CONTAINMENT VOLUME IS GREATER THAN 110% OF TOTAL OIL VOLUME.

NOTES

1. CONTAINMENT STRUCTURE DESIGNED TO HOLD 110% OF THE TOTAL VOLUME OF THE OIL FILLED EQUIPMENT. CONCRETE SURFACE IMPERVIOUS TO LIQUIDS. CONTAINMENT STRUCTURE TO INCLUDE PETRO PLUG FOR DRAINAGE. THERE SHALL BE NO PROVISION TO DRAIN ANY OIL CONTAINMENT.

2. THE CONTRACTOR SHALL PROVIDE FIELD MOLDED JOINT SEALANTS, PREMOLDED JOINT SEALANTS AND SURFACE SEALANTS TO PROVIDE A LIQUID TIGHT CONTAINMENT BASIN. ALL JOINT AND SURFACE SEALANTS SHALL BE SIKA PRODUCTS AS FOLLOWS:
   BONDING AGENT = SIKA DUR 32
   JOINT SEALANT = DUOFLEX NS/DUOFLEX SL
   CONCRETE SEALANT = SIKAGARD 62 (200 ATS)
   CONCRETE UV PROTECTION = SIKALASTIC (TINTED) 748 PA



Petro-Plugs® are disposable oil barriers that are more effective and less expensive than oil/water separators. Designed to fit standard piped floor drains in boiler rooms, garages, warehouses, oil storage areas and underground vaults, the Petro-Plug® removes low levels of diesel, gasoline and oils while allowing water to flow through as usual. Depending on the drain diameter, Petro-Plugs® installed in vertical drains have a flow rate of 1–3 gallons per minute. Uncontaminated water drains at approximately 5 quarts per minute with standard-sized floor drains.

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

EQUIPMENT SLAB & OIL CONTAINMENT

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P007-1P.DWG LAST SAVED BY: srnswanke 8/28/2017 2:08 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:09 PM Tab:EHS-D-P007-1

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ECI ENGINEERING SERVICES, P.C.

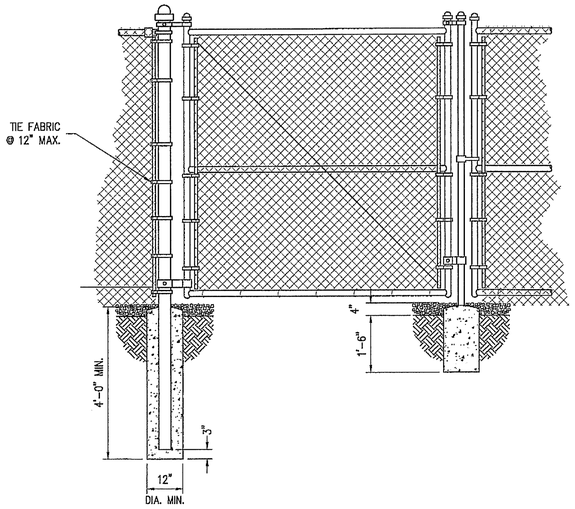
NO	REVISION	DATE	BY	APR
0D	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
0C	IFP – CORRECTED TYPOGRAPHICAL ERRORS	05/15/17	DLW	RRR
0B	ISSUED FOR PERMITTING	05/01/17	DLW	RRR
0A	ISSUED FOR PERMITTING	03/17/17	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

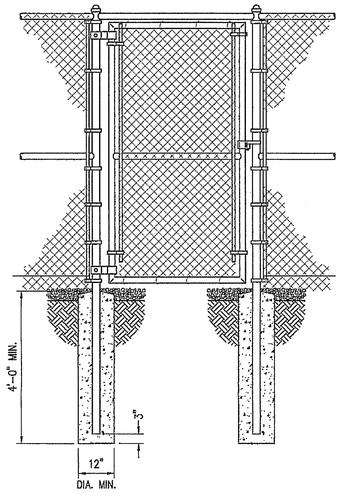
ENGINEERING RECORD		DATE
DRAWN	SWANKE	11/28/16
DESIGNED	WERNER	11/28/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: NONE	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
FOUNDATION DETAILS – IN1 & SS1

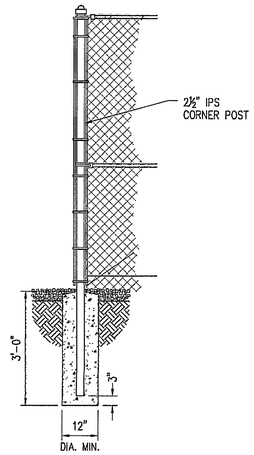
DWG. NAME: EHS-D-P007-1 | REVISION NO : 0D



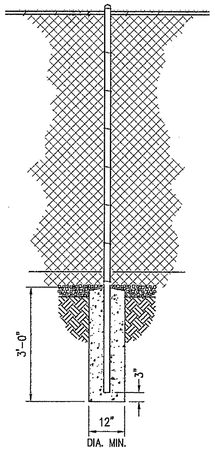
TYPICAL 10'-0" GATE DETAIL (EXTERIOR ELEVATION)
(SHOWN WITHOUT WALK-IN PANEL)



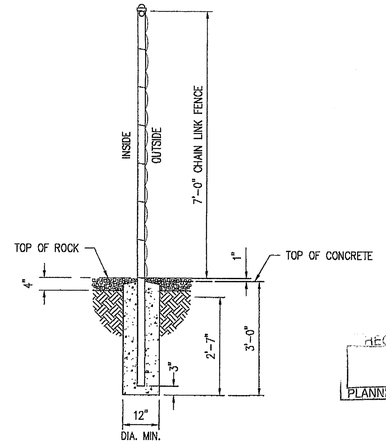
TYPICAL MAN GATE (EXTERIOR ELEVATION)



TYPICAL CORNER POST (EXTERIOR ELEVATION)



TYPICAL LINE POST (EXTERIOR ELEVATION)



TYPICAL LINE POST SECTION

FABRIC & HARDWARE SPECIFICATIONS		
ITEM	DESCRIPTION	COLOR
FABRIC	2" MESH, 9 GAUGE GALV. STEEL	GALV.
POSTS	2 1/2"" IPS GALV. STEEL ZINC, METALLIC	GALV.

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

CONSTRUCTION NOTES & DETAILS

1. ALL JOINTS BETWEEN TUBULAR GATE FRAME MEMBERS SHALL BE WELDED.
2. LATCHES, STOPS AND KEEPERS TO BE PROVIDED FOR ALL GATES UNLESS OTHERWISE SPECIFIED. LATCHES FOR TRUCK GATES SHALL BE PLUNGER TYPE AND OF FULL GATE HEIGHT. A FORKED LATCH SHALL BE PROVIDED FOR ALL WALK GATES. ALL LATCHES SHALL HAVE PROVISIONS FOR PADLOCKS ACCESSIBLE FROM BOTH SIDES OF GATE.
3. GATE HINGES SHALL BE SOCKET TYPE WITH LARGE BEARING SURFACES FOR CLAMPING IN POSITION, AND SHALL PERMIT 150° SWING.

STATE OF NEW YORK
GLEN A SMITH
092684
LICENSED PROFESSIONAL ENGINEER

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P008-1P.DWG LAST SAVED BY: smswanke 8/28/2017 2:08 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:09 PM Tab:EHS-D-P008-1

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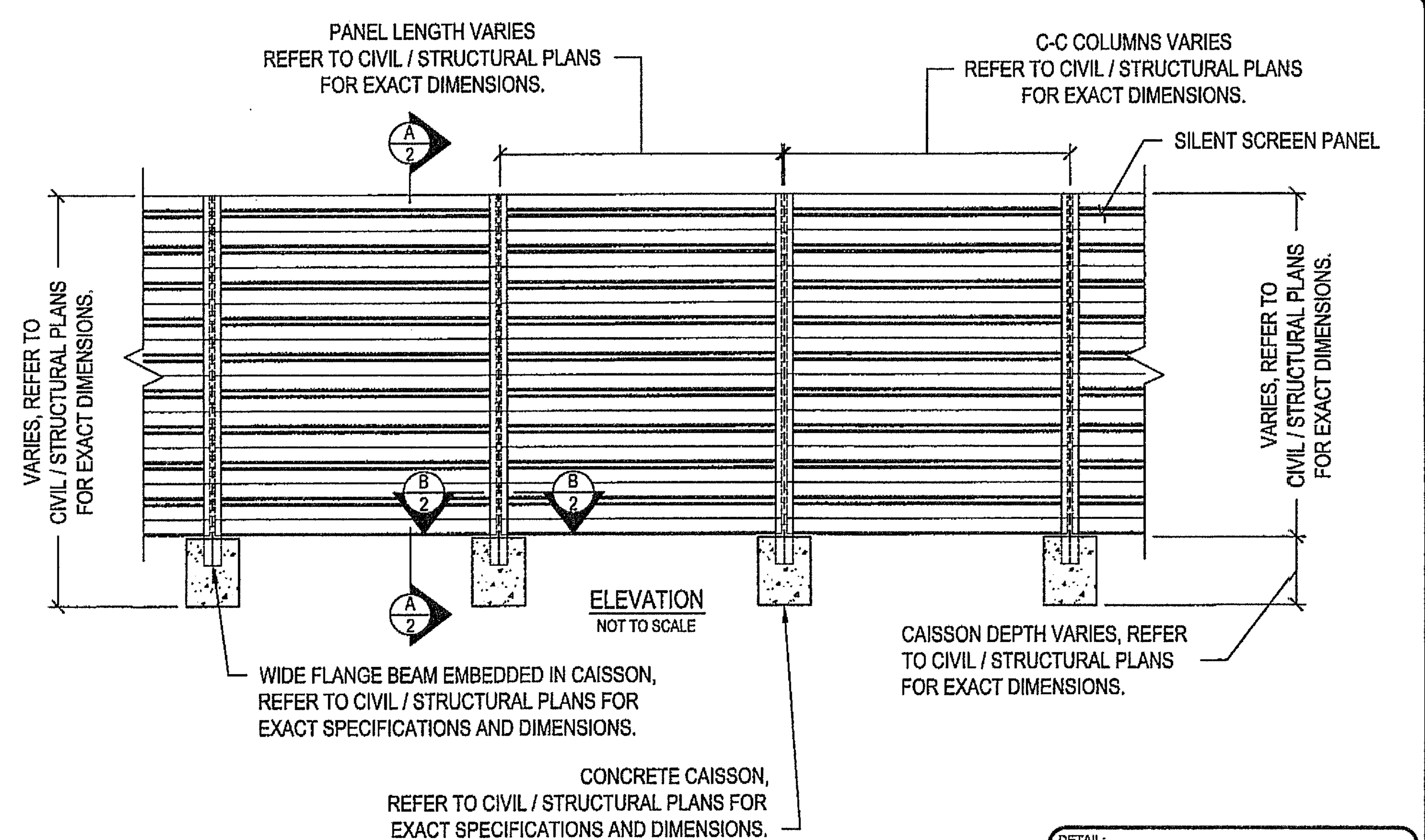
0D	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
0C	ISSUED FOR PERMITTING	06/14/17	DLW	RRR
0B	ISSUED FOR PERMITTING	01/27/17	DLW	RRR
0A	ISSUED FOR REVIEW	01/26/17	DLW	DRM

EAST HAMPTON ENERGY STORAGE CENTER, LLC

ENGINEERING RECORD		DATE
DRAWN	SWANKE	11/28/16
DESIGNED	WERNER	11/28/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: NONE	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
FENCE DETAILS

DWG. NAME: EHS-D-P008-1 | REVISION NO : 0D



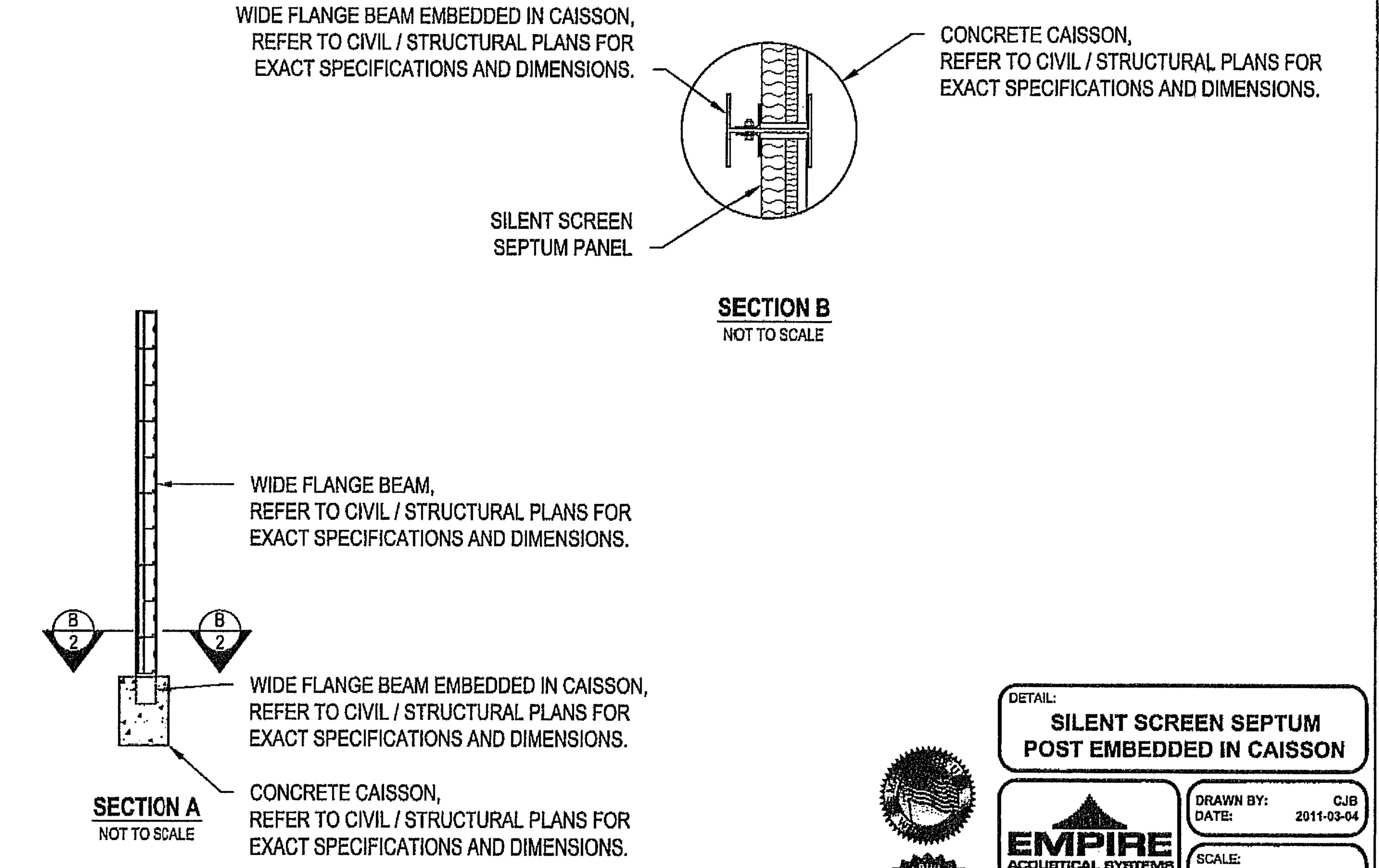
NOTES:

1. MATERIAL USED: STRUCTURAL STEEL IS ASTM A-36 STEEL. PANELS ARE 16 AND 22 GAUGE GALVANIZED (G-90) STEEL MEETING THE REQUIREMENTS OF ASTM A-653 STEEL.
2. FINISH: STRUCTURAL STEEL WILL BE GALVANIZED PER ASTM A-123. THE PANELS WILL HAVE A GALVANIZED FINISH AND MAY BE PAINTED WITH AN EXTERIOR GRADE BAKED ON POWDER COAT PAINT SYSTEM PER THE OWNERS REQUIREMENT. COLOR SELECTION SHALL BE FROM THE EMPIRE ACOUSTICAL SYSTEMS STANDARD COLOR GUIDE. IN CASE OF SPECIAL COLOR AND COATING REQUIREMENTS, ADDITIONAL CHARGES WILL APPLY.

DETAIL: SILENT SCREEN SEPTUM POST EMBEDDED IN CAISSON

EMPIRE ACOUSTICAL SYSTEMS
1106 South Mays Ste. 240
Round Rock, Texas 78664
PHONE: (512) 828-3138
FAX: (512) 233-1757
www.empireacoustical.com

DRAWN BY: CJB
DATE: 2011-03-04
SCALE: NO SCALE
SHEET: 1 OF 3



DETAIL: SILENT SCREEN SEPTUM POST EMBEDDED IN CAISSON

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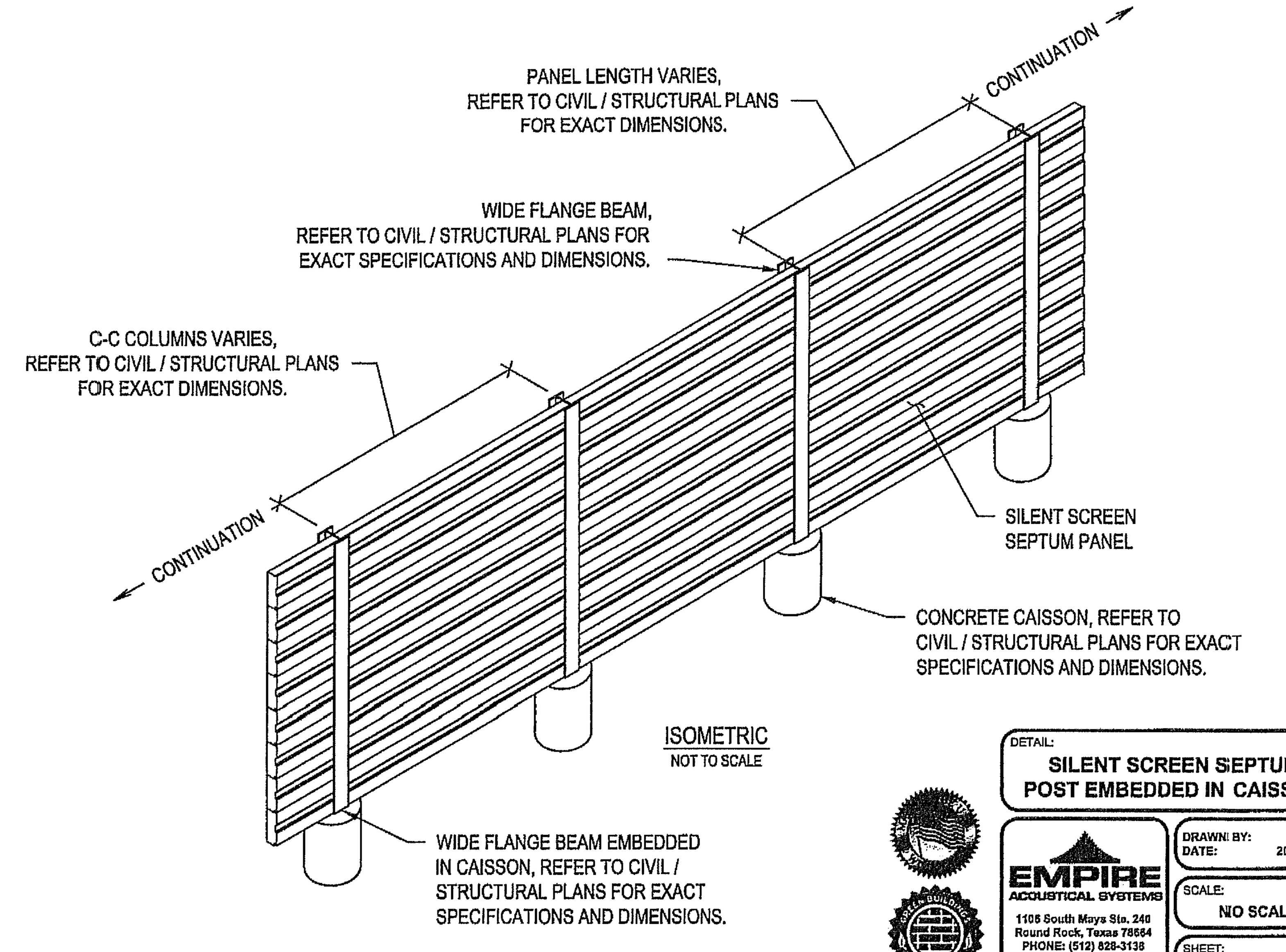
PHONE: (512) 828-3138
FAX: (512) 233-1757
www.empireacoustical.com

DRAWN BY: CJB
DATE: 2011-03-04
SCALE: NO SCALE
SHEET: 2 OF 3



DETAIL: SILENT SCREEN SEPTUM POST EMBEDDED IN CAISSON

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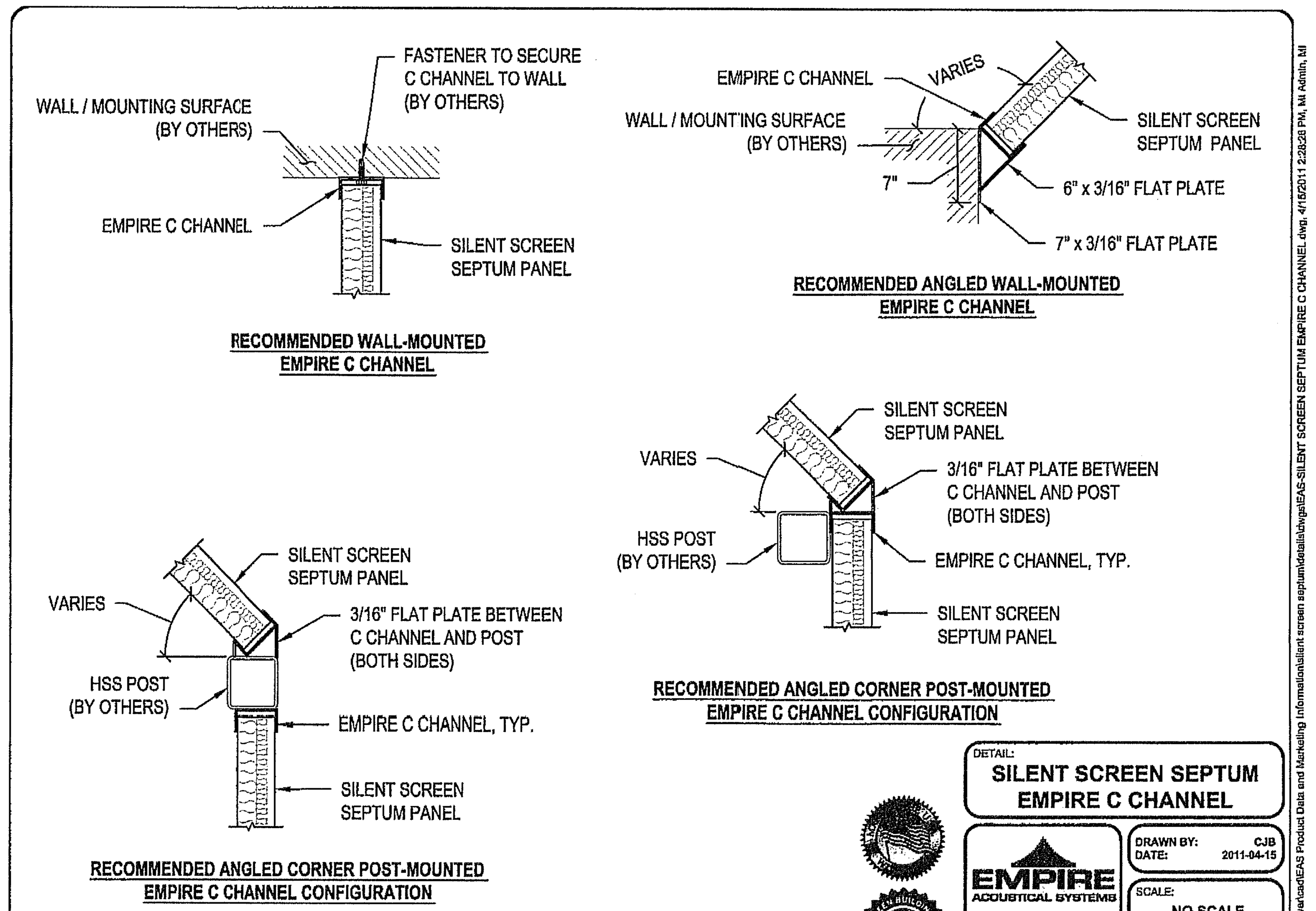
1106 South Mays Ste. 240
Round Rock, Texas 78664
PHONE: (512) 828-3138
FAX: (512) 233-1757
www.empireacoustical.com

DRAWN BY: CJB
DATE: 2011-03-04
SCALE: NO SCALE
SHEET: 3 OF 3



DETAIL: SILENT SCREEN SEPTUM EMPIRE C CHANNEL

EMPIRE ACOUSTICAL SYSTEMS
1106 South Mays Ste. 240
Round Rock, Texas 78664
PHONE: (512) 828-3138
FAX: (512) 233-1757
www.empireacoustical.com

DRAWN BY: CJB
DATE: 2011-04-15
SCALE: NO SCALE
SHEET: 3 OF 3

NOTE: SOUND WALL SHALL BE WARM WHITE COLOR.

ISSUED FOR PERMITTING

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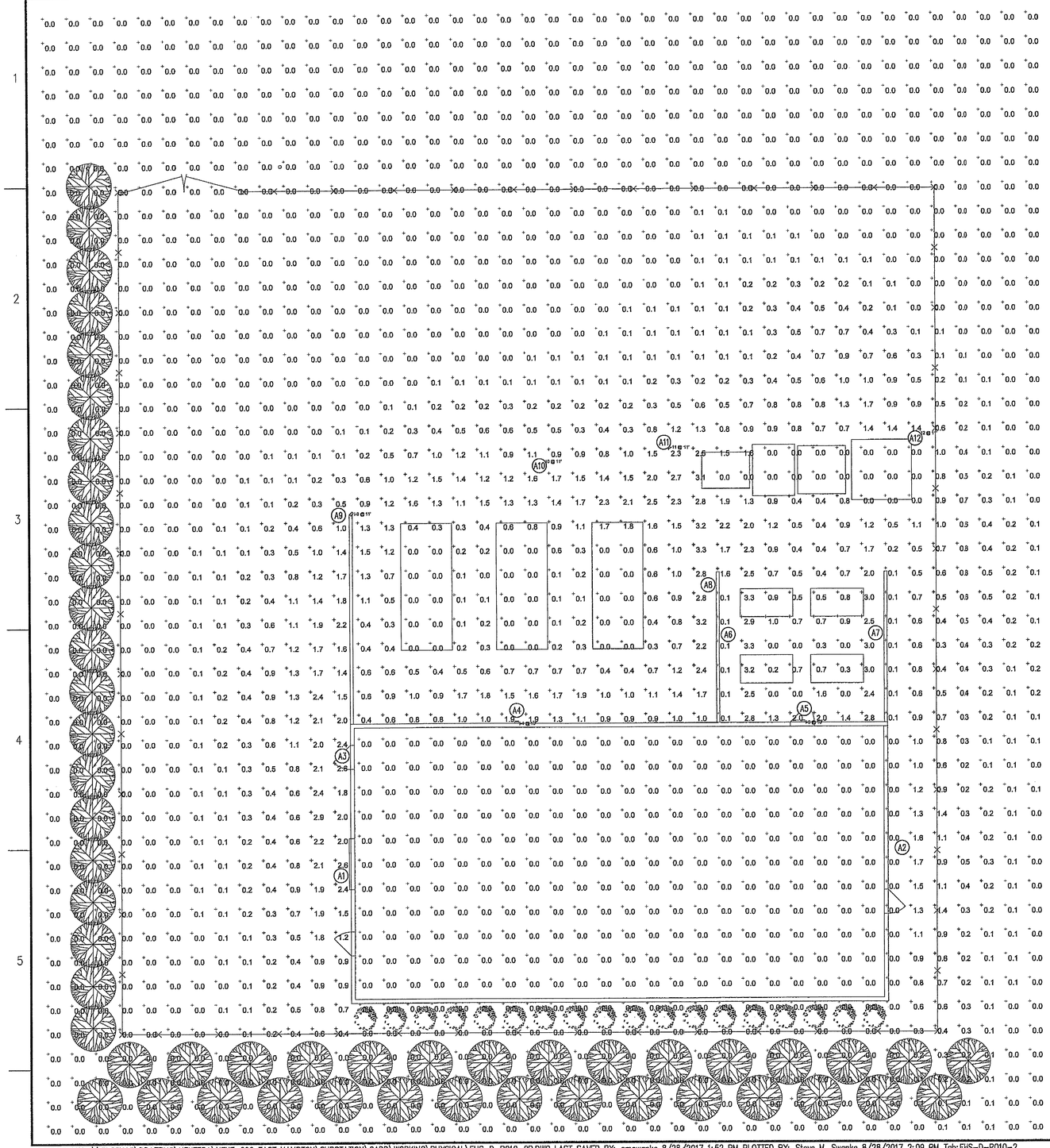
NO	REVISION	DATE	BY	APR
0C	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
0B	ISSUED FOR PERMITTING	06/14/17	DLW	RRR
0A	ISSUED FOR PERMITTING	03/17/17	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

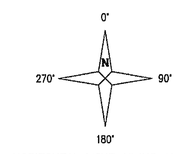
ENGINEERING RECORD		DATE
DRAWN	SWANKE	11/28/16
DESIGNED	WERNER	11/28/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: NONE	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
SOUND WALL DETAILS

DWG. NAME: EHS-D-P008-2
REVISION NO : 0C



LUMINAIRE SCHEDULE		
Fixture	Angle	Mounting Ht
A1	270°	10'
A2	90°	10'
A3	270°	10'
A4	0°	10'
A5	0°	10'
A6	90°	8'
A7	270°	8'
A8	270°	8'
A9	129°	11'
A10	182°	11'
A11	150°	11'
A12	240°	11'

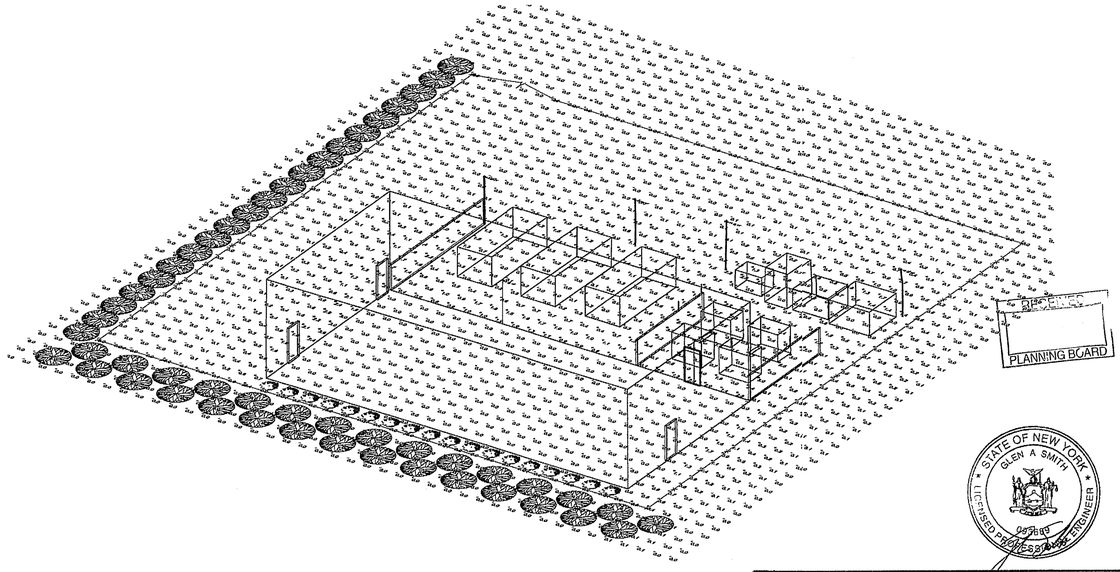


HORIZONTAL LIGHT AIMING ANGLE

LUMINAIRE SCHEDULE *								
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
●	A	12	LNC-5LU-3K-2	LNC-5LU-3K-2-TYPE 2 LENS	5 NICHIA 3000K LEDs	–	883.497	1.00	12.9

* LIGHTING MANUALLY ACTIVATED BY SWITCH LOCATED AT YARD ENTRANCE INSIDE GATE.

STATISTICS (Calc Zone #2)					
Symbol	Avg	Max	Min	Max/Min	Avg/Min
+	0.2 fc	3.3 fc	0.0 fc	N/A	N/A



EAST HAMPTON PLANNING BOARD

STATE OF NEW YORK · GLEN A SMITH · 065189 · LICENSED PROFESSIONAL ENGINEER

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

NOTES

1. YARD DESIGN USES TWELVE (12) 883.497 LUMEN (12.9W) WIDE AINGLE LED AREA LIGHTS MOUNTED AT 8–11 FOOT HEIGHT. THESE FIIXTURES ARE SHIELDED AT OFF–ANGLE AND ARE FULL CUTOFF.
2. THIS PLAN COMPLIES WITH THE GENERAL LIGHTING STANDARDS SET FIORTH IN §255–1–83, INCLUDING LOCATIONS OF ALL PROPOSED LIIGHT FIXTURES, MANUFACTURERS DETAILS FOR LIGHT FIXTURES AND PIHOTOMETRIC DATA.
   - BIULB TYPE: LED
   - FIXTURE HEIGHT: 8'–11' AGL
   - FIOOT–CANDLE DISTRIBUTION IS SHOWN IN THE LIGHTING STUDY A:CCOMPANYING THIS DRAWING.
3. LIGHTING MANUALLY ACTIVATED BY SWITCH LOCATED AT YARD EINTRANCE INSIDE GATE.

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P010-2P.DWG LAST SAVED BY: smswanke 8/28/2017 1:52 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:09 PM Tab:EHS-D-P010-2

"Engineering with Distinction"

ECI ENGINEERING SERVICES, P.C.

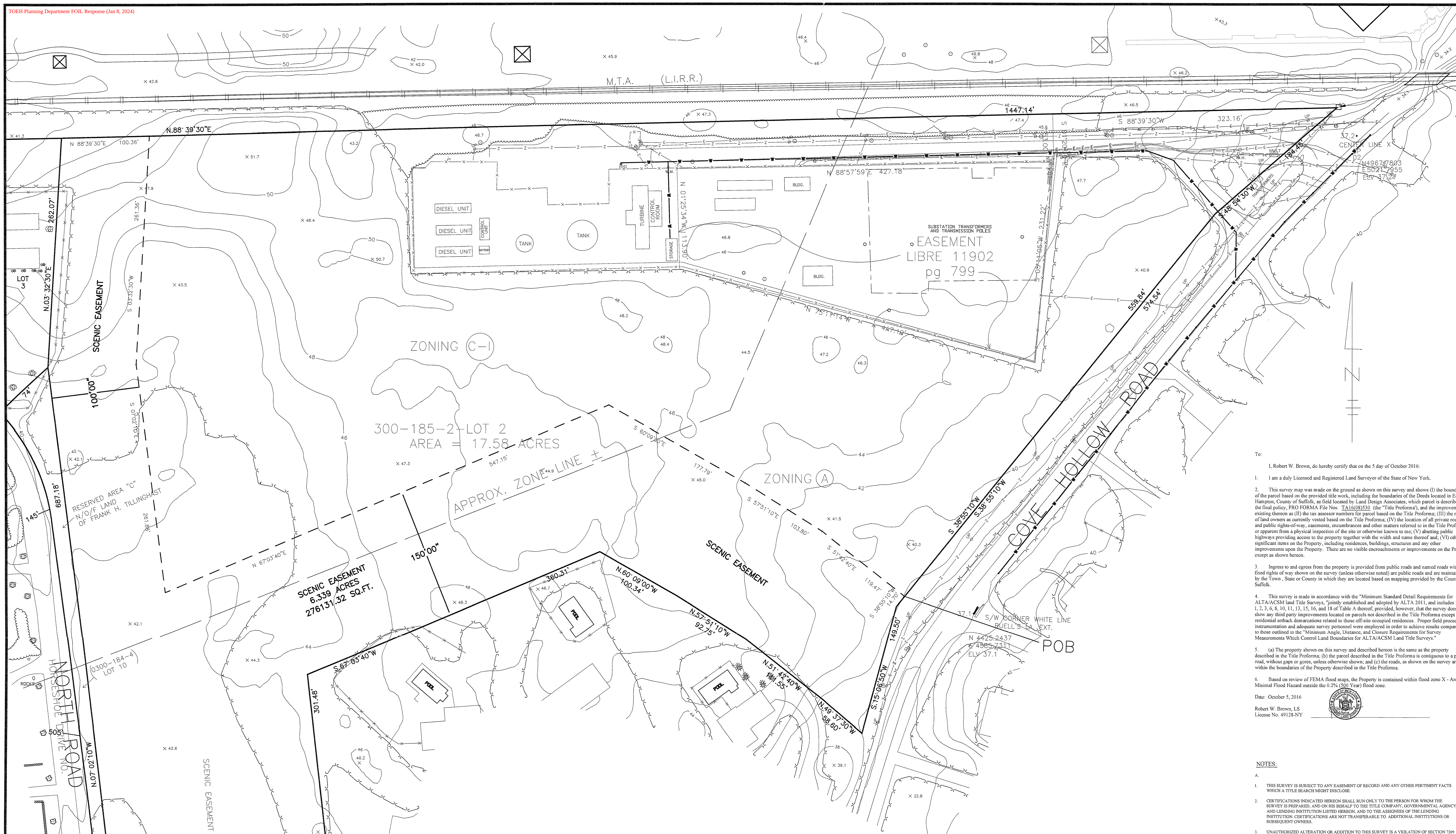
NO	REVISION	DATE	BY	APR
OJ	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
OH	ISSUED FOR PERMITTING	07/31/17	DLW	RRR
OG	ISSUED FOR PERMITTING	06/14/17	DLW	RRR
OF	ISSUED FOR PERMITTING	03/17/17	DLW	RRR
OE	REVISED DRAWING–ISSUED FOR REVIEW	03/15/17	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

ENGINEERING RECORD		DATE
DRAWN	SWANKE	09/07/16
DESIGNED	WERNER	09/07/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: 1"=10'–0"	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BIATTERY STRUCTURE
LIGHTTING PLAN

DWG. NAME: EHS–D–P010–2 | REVISION NO : 0J



SITE

KEY MAP
NOT TO SCALE

NOTES:

1. COORDINATES AND MERIDIAN USED HEREON ARE BASED ON RANDOM AND ELEVATIONS ARE NAVD 88
2. SUBSURFACE CONDITIONS NOT SHOWN.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER ENCUMBERANCES WHICH A FULL TITLE SEARCH MIGHT DISCLOSE.
4. WETLANDS ARE NOT INVOLVED.

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY MADE AND COMPLETED OCT 5, 2016.

ROBERT W. BROWN, L.S. NY NO. 49128

MAP OF PROPERTY SITUATED AT EAST HAMPTON
TOWN OF EAST HAMPTON SUFFOLK COUNTY, N.Y.

OCTOBER 5, 2016
SUFFOLK COUNTY TAX MAP
0300 - 185 - 2 - 2
SCALE: 1" = 40'

CERTIFIED TO:

BOULEVARD ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LI ENERGY STORAGE SYSTEM, LLC, A DELAWARE LIMITED LIABILITY COMPANY
EAST HAMPTON ENERGY STORAGE CENTER, LLC
MONTAUK ENERGY STORAGE CENTER, LLC
STEWART TITLE INSURANCE COMPANY

Land Design Associates
engineering, surveying & landscape architecture D.P.C.
91 GREEN STREET
HUNTINGTON, NY. 11743
PHONE: (631) 549-4744
FAX: (631) 385-3385
EMAIL - LDACG@OPTONLINE.NET

To:

I, Robert W. Brown, do hereby certify that on the 5 day of October 2016:

1. I am a duly Licensed and Registered Land Surveyor of the State of New York.

2. This survey map was made on the ground as shown on this survey and shows (I) the boundaries of the parcel based on the provided title work, including the boundaries of the Deeds located in East Hampton, County of Suffolk, as field located by Land Design Associates, which parcel is described in the final policy, PRO FORMA File Nos. TA16(08)530 (the "Title Proforma'), and the improvements existing thereon as (II) the tax assessor numbers for parcel based on the Title Proforma; (III) the names of land owners as currently vested based on the Title Proforma; (IV) the location of all private roads and public rights-of-way, easements, encumbrances and other matters referred to in the Title Proforma or apparent from a physical inspection of the site or otherwise known to me; (V) abutting public highways providing access to the property together with the width and name thereof and; (VI) other significant items on the Property, including residences, buildings, structures and any other improvements upon the Property. There are no visible encroachments or improvements on the Property except as shown hereon.

3. Ingress to and egress from the property is provided from public roads and named roads with fixed rights of way shown on the survey (unless otherwise noted) are public roads and are maintained by the Town , State or County in which they are located based on mapping provided by the County of Suffolk.

4. This survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM land Title Surveys, "jointly established and adopted by ALTA 2011, and includes Items 1, 2, 3, 6, 8, 10, 11, 13, 15, 16, and 18 of Table A thereof; provided, however, that the survey does not show any third party improvements located on parcels not described in the Title Proforma except for residential setback demarcations related to those off-site occupied residences. Proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

5. (a) The property shown on this survey and described hereon is the same as the property described in the Title Proforma; (b) the parcel described in the Title Proforma is contiguous to a public road, without gaps or gores, unless otherwise shown; and (c) the roads, as shown on the survey are within the boundaries of the Property described in the Title Proforma.

6. Based on review of FEMA flood maps, the Property is contained within flood zone X - Area of Minimal Flood Hazard outside the 0.2% (500 Year) flood zone.

Date: October 5, 2016

Robert W. Brown, LS
License No. 49128-NY

NOTES:

A.

1. THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

2. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

4. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

5. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE, THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.

6. HEDGE, FENCE AND WALL OFFSETS SHOWN ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

7. LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES, NOT RECORDED, READILY VISIBLE OR ELECTRONICALLY DETECTABLE ARE NOT CERTIFIED.

8. UTILITIES, UNDERGROUND CABLES, DRAIN PIPES ON SITE HAVE BEEN IDENTIFIED BY RECORD DRAWING AND ELECTRONIC DETECTION METHODS AND FLAGGED IN THE FIELD AS OF SEPTEMBER 2016.

B. OVERALL AREA OF SITE = 765,912.01 SQ. FT. OR 17.58 ± ACRES.

C. CERTIFIED TO:

BOULEVARD ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LI ENERGY STORAGE SYSTEM, LLC, A DELAWARE LIMITED LIABILITY COMPANY
EAST HAMPTON ENERGY STORAGE CENTER, LLC
MONTAUK ENERGY STORAGE CENTER, LLC
STEWART TITLE INSURANCE COMPANY

D. CONSOLIDATED METES & BOUNDS LEGAL DESCRIPTION (SEE PARCEL)

E. ZONING: PART C-I COMMERCIAL INDUSTRIAL AND A RESIDENCE (SEE ABOVE PLAN)

F. SURVEYORS CERTIFICATE
I, ROBERT W BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF NEW YORK, DO HEREBY CERTIFY TO:

BOULEVARD ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LI ENERGY STORAGE SYSTEM, LLC, A DELAWARE LIMITED LIABILITY COMPANY
EAST HAMPTON ENERGY STORAGE CENTER, LLC
MONTAUK ENERGY STORAGE CENTER, LLC
STEWART TITLE INSURANCE COMPANY

THAT (1) THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY AN ON-GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY PLAT, THE IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE PROPERTY SET BACK FROM THE PROPERTY LINES THE DISTANCE AS INDICATED AND THERE ARE NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS EXCEPT AS SHOWN ON THE PLAT: (2) THE SUBJECT PROPERTY ABUTS A PRIVATE STREET AND DEDICATED PUBLIC STREET OR ROAD AS INDICATED: (3) SUBJECT PROPERTY LIES IN ZONE X, AS DETERMINED BY OR IN ACCORDANCE WITH CRITERIA ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION OR AS DETERMINED BY OR IN ACCORDANCE WITH CRITERIA ESTABLISHED BY ANY CITY OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION: AND (4)THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ALTA/ACSM MINIMUM DETAIL REQUIREMENTS.

R.L.P.S. NO. 49128 - ROBERT W. BROWN NY LAND SURVEYOR

SIGNATURE ________________ DATE OCTOBER 5, 2016

40 30 20 10 0 20 40 80
SCALE: 1" = 40'

LEGEND

SPOT ELEVATION
EXISTING CONTOURS
STRUCTURES
WOOD LIMIT
TREE
LOT LINE
HYDRANT
ZONE LINE
TRANSMISSION TOWER
CHAIN LINK FENCE
POLE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
WATER
RAIL ROAD TRACKS
UTILITY POLE

Lot 2
SCTM #0300-185-2-2

ALL that certain plot, piece or parcel of land, situate, lying and being at East Hampton, Town of East Hampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point being the southwest corner of the intersection of the west side of Cove Hollow Road and the south side of the Long Island Railroad Montauk Line. Running Thence in the westerly direction of the following fourteen (14) courses and distances:

RUNNING THENCE South 48 degrees 54 minutes 30 seconds West 184.45 feet;

THENCE South 38 degrees 55 minutes 10 seconds West 574.54 feet;

THENCE South 15 degrees 06 minutes 50 seconds West 149.50 feet;

THENCE North 49 degrees 37 minutes 30 seconds West 58.60 feet;

THENCE North 51 degrees 42 minutes 40 seconds West 111.55 feet;

THENCE North 57 degrees 51 minutes 10 seconds West 92.75 feet;

THENCE North 60 degrees 09 minutes 00 seconds West 100.34 feet;

THENCE South 67 degrees 03 minutes 40 seconds West 360.31 feet;

THENCE South 06 degrees 36 minutes 20 seconds East 301.48 feet;

THENCE South 66 degrees 45 minutes 20 seconds West 107.29 feet;

THENCE North 85 degrees 42 minutes 20 seconds West 146.77 feet;

THENCE North 07 degrees 02 minutes 10 seconds West 687.18 feet;

THENCE North 03 degrees 32 minutes 30 seconds East 262.07 feet;

THENCE North 88 degrees 39 minutes 30 seconds East 1447.14 feet; to the point or place of BEGINNING.

Said described parcel containing 765,912.01 s.f. or 17.58 acres and is shown on a map that has been prepared for the parcel by LAND DESIGN ASSOCIATES Revised 10/11/16.

EXCEPTIONS

5. Easement dated July 20, 1926 granted by Long Island Lighting Co. recorded August 10, 1926 in Libre 1214 page 43. (Not plotable - easement for poles & guys W/S Cove Hollow Road)

6. Easement/Reservations as set forth in deed dated May 27, 1998 from Long Island Lighting Company to Marketspan Generation LLC recorded July 6, 1998 in Libre 11902 page 799. (Substation Easement Plotted)

LEGAL DESCRIPTION
SCENIC EASEMENT

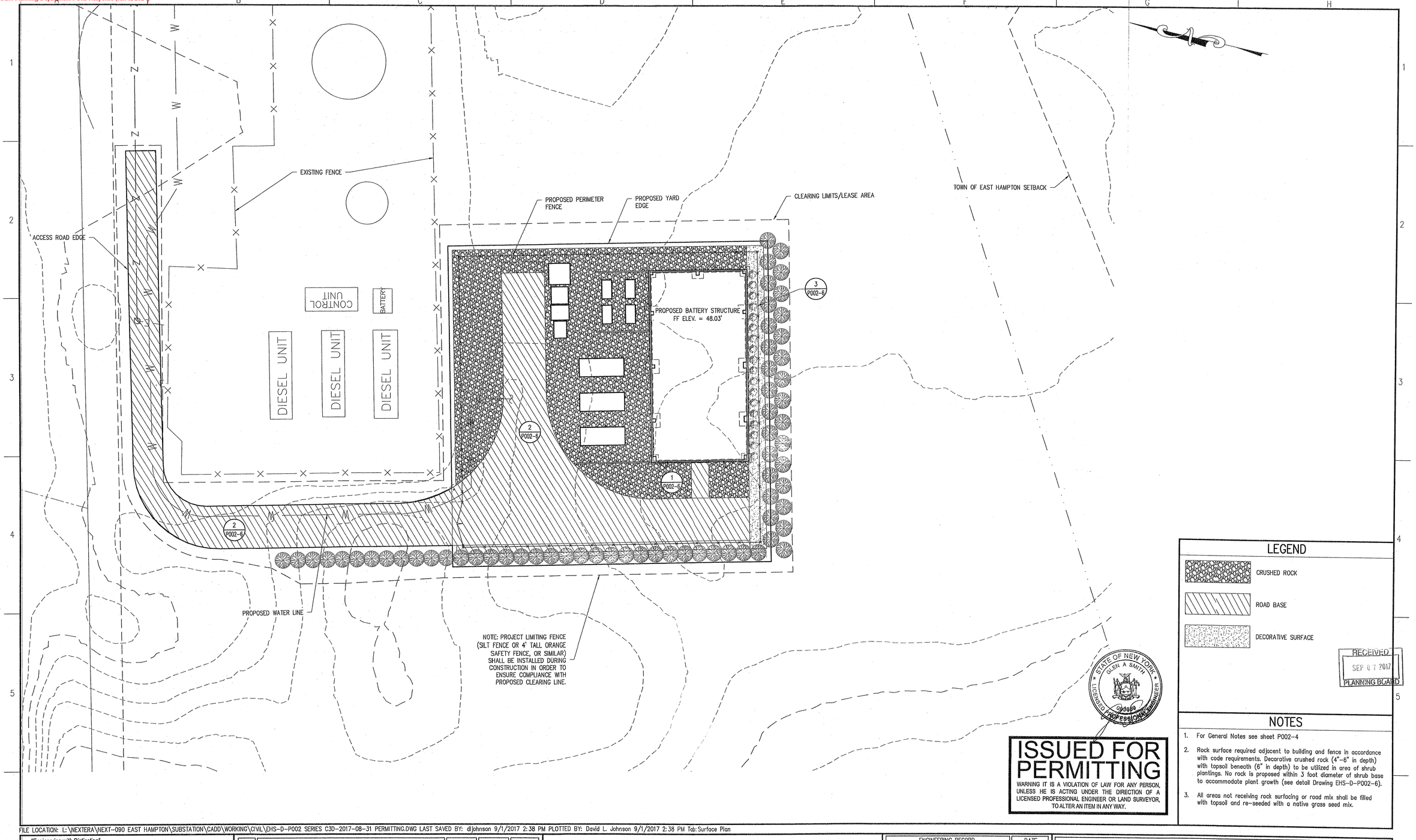
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN EAST HAMPTON, TOWN OF EAST HAMPTON, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BOUND AND DESCRIBED AS FOLLOWS;

OF THE WEST SIDE OF COVE HOLLOW ROAD AND THE SOUTH SIDE OF THE LONG ISLAND RAILROAD MONTAUK LINE. RUNNING THENCE IN THE WESTERLY DIRECTION S48°54'30"W 184.45', THENCE S38°55'10"W 559.84' TO THE POINT OR PLACE OF BEGINNING.

THENCE South 38 degrees 55 minutes 10 seconds West for a distance of 14.70 feet
THENCE South 15 degrees 06 minutes 30 seconds West for a distance of 149.50 feet
THENCE North 49 degrees 37 minutes 30 seconds West for a distance of 58.60 feet
THENCE North 51 degrees 42 minutes 40 seconds West for a distance of 111.55 feet
THENCE North 57 degrees 51 minutes 10 seconds West for a distance of 92.75 feet
THENCE North 60 degrees 09 minutes 00 seconds West for a distance of 100.34 feet
THENCE South 67 degrees 03 minutes 40 seconds West for a distance of 360.31 feet
THENCE South 06 degrees 36 minutes 20 seconds East for a distance of 301.48 feet
THENCE South 66 degrees 45 minutes 20 seconds West for a distance of 107.29 feet
THENCE North 85 degrees 42 minutes 20 seconds West for a distance of 146.77 feet
THENCE North 07 degrees 02 minutes 10 seconds West for a distance of 687.18 feet
THENCE North 03 degrees 32 minutes 30 seconds East for a distance of 262.07 feet
THENCE North 88 degrees 39 minutes 30 seconds East for a distance of 100.36 feet
THENCE South 03 degrees 32 minutes 30 seconds West for a distance of 261.36 feet
THENCE South 07 degrees 02 minutes 10 seconds East for a distance of 261.88 feet
THENCE North 67 degrees 03 minutes 40 seconds East for a distance of 547.15 feet
THENCE South 60 degrees 09 minutes 00 seconds East for a distance of 177.79 feet
THENCE South 57 degrees 51 minutes 10 seconds East for a distance of 103.80 feet
THENCE South 51 degrees 42 minutes 40 seconds East for a distance of 119.47 feet TO THE POINT OR PLACE OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 6.339 acres ,276131.32 SQ.FT.



LEGEND

- CRUSHED ROCK
- ROAD BASE
- DECORATIVE SURFACE

RECEIVED
SEP 07 2017
PLANNING BOARD

STATE OF NEW YORK
GLEN A SMITH
LICENSED PROFESSIONAL ENGINEER
093669

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

NOTES

1. For General Notes see sheet P002-4
2. Rock surface required adjacent to building and fence in accordance with code requirements. Decorative crushed rock (4"-6" in depth) with topsoil beneath (6" in depth) to be utilized in area of shrub plantings. No rock is proposed within 3 foot diameter of shrub base to accommodate plant growth (see detail Drawing EHS-D-P002-6).
3. All areas not receiving rock surfacing or road mix shall be filled with topsoil and re-seeded with a native grass seed mix.

FILE LOCATION: L:\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\CIVIL\EHS-D-P002 SERIES C3D-2017-08-31 PERMITTING.DWG LAST SAVED BY: dljohnson 9/1/2017 2:38 PM PLOTTED BY: David L. Johnson 9/1/2017 2:38 PM Tab:Surface Plan

"Engineering with Distinction"

ECI ENGINEERING SERVICES, P.C.

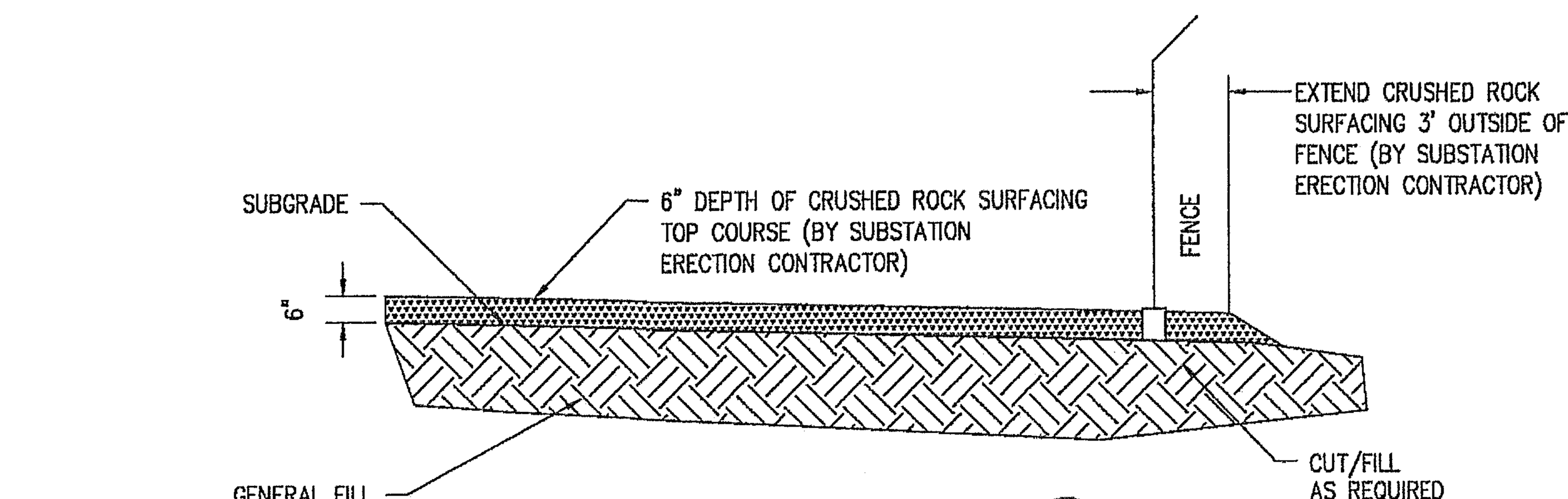
OK	ISSUED FOR PERMITTING	09/01/17	DLW	RRR
OJ	ISSUED FOR PERMITTING	08/31/17	DLW	RRR
OH	ISSUED FOR PERMITTING	08/08/17	DLW	RRR
OG	ISSUED FOR PERMITTING	07/31/17	DLW	RRR
OF	ISSUED FOR PERMITTING	06/13/17	DLW	RRR
NO	REVISION	DATE	BY	APR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

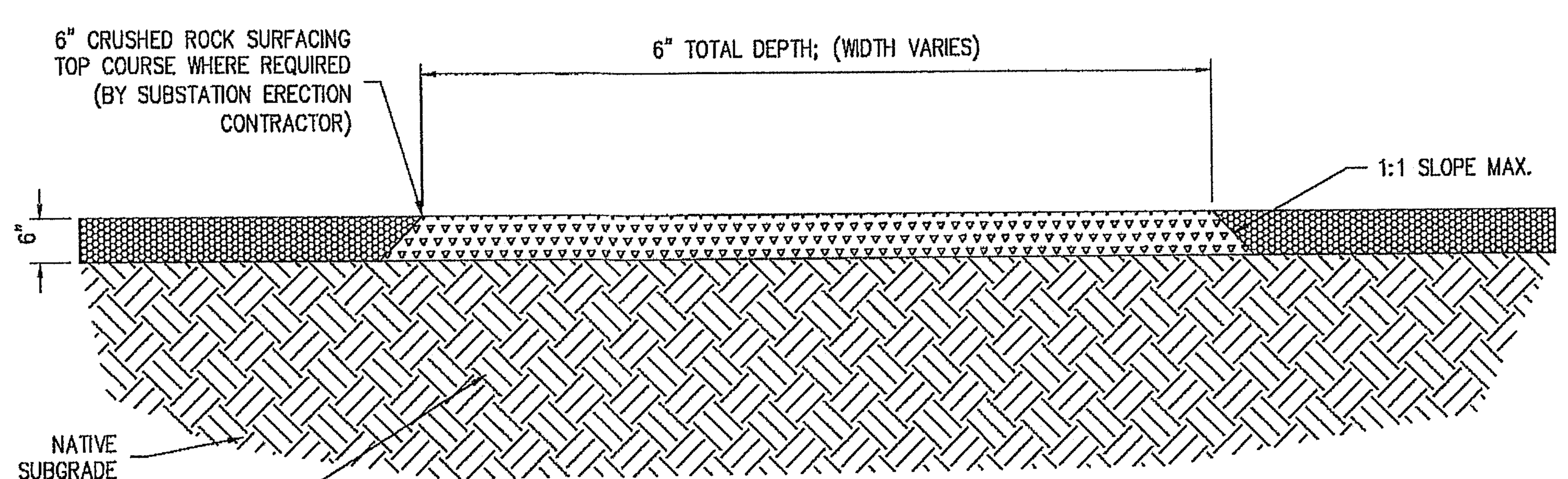
ENGINEERING RECORD		DATE
DRAWN	JOHNSON	09/16/16
DESIGNED	JOHNSON	09/16/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: 1" = 20'	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
SURFACE PLAN

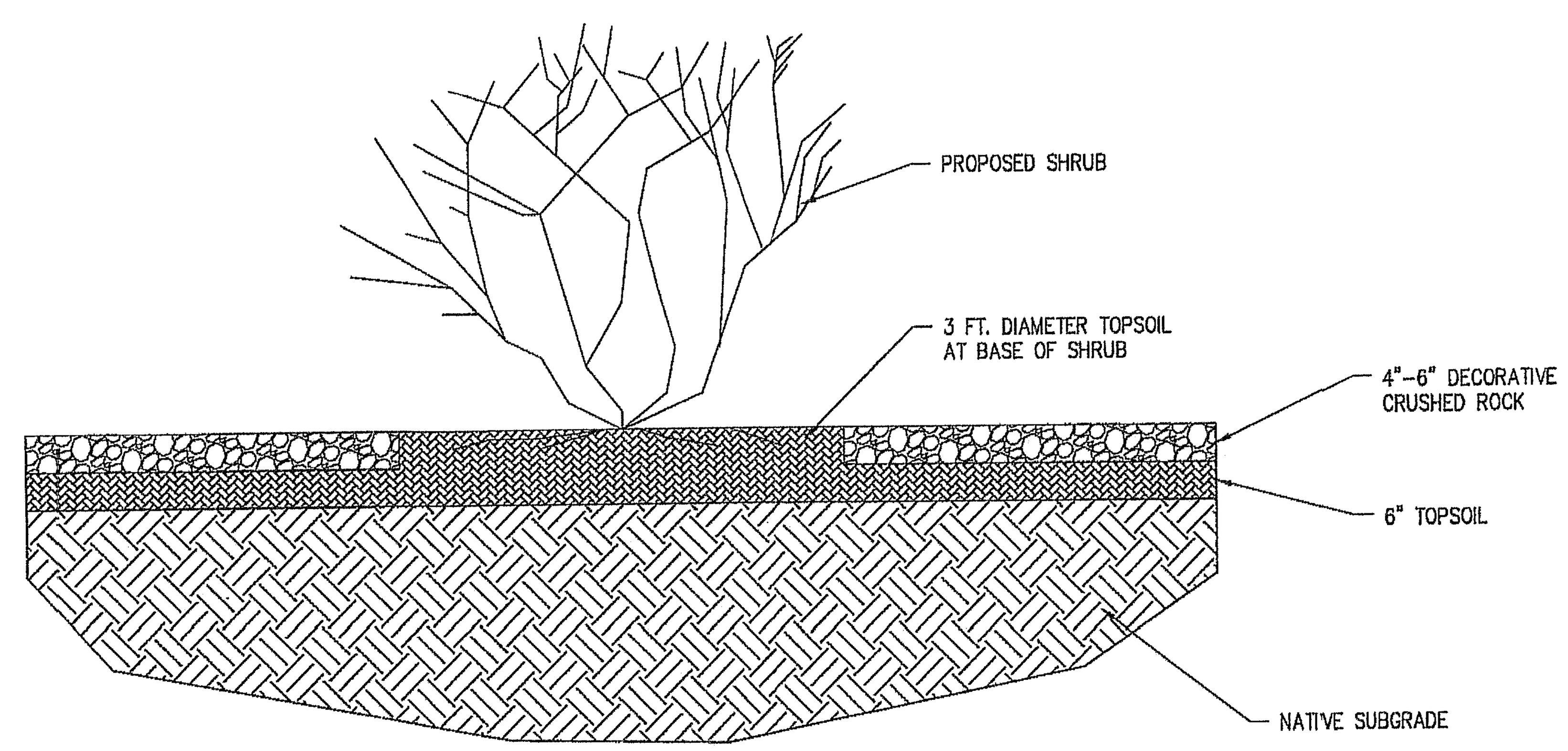
DWG. NAME: EHS-D-P002-5 | REVISION NO : OK



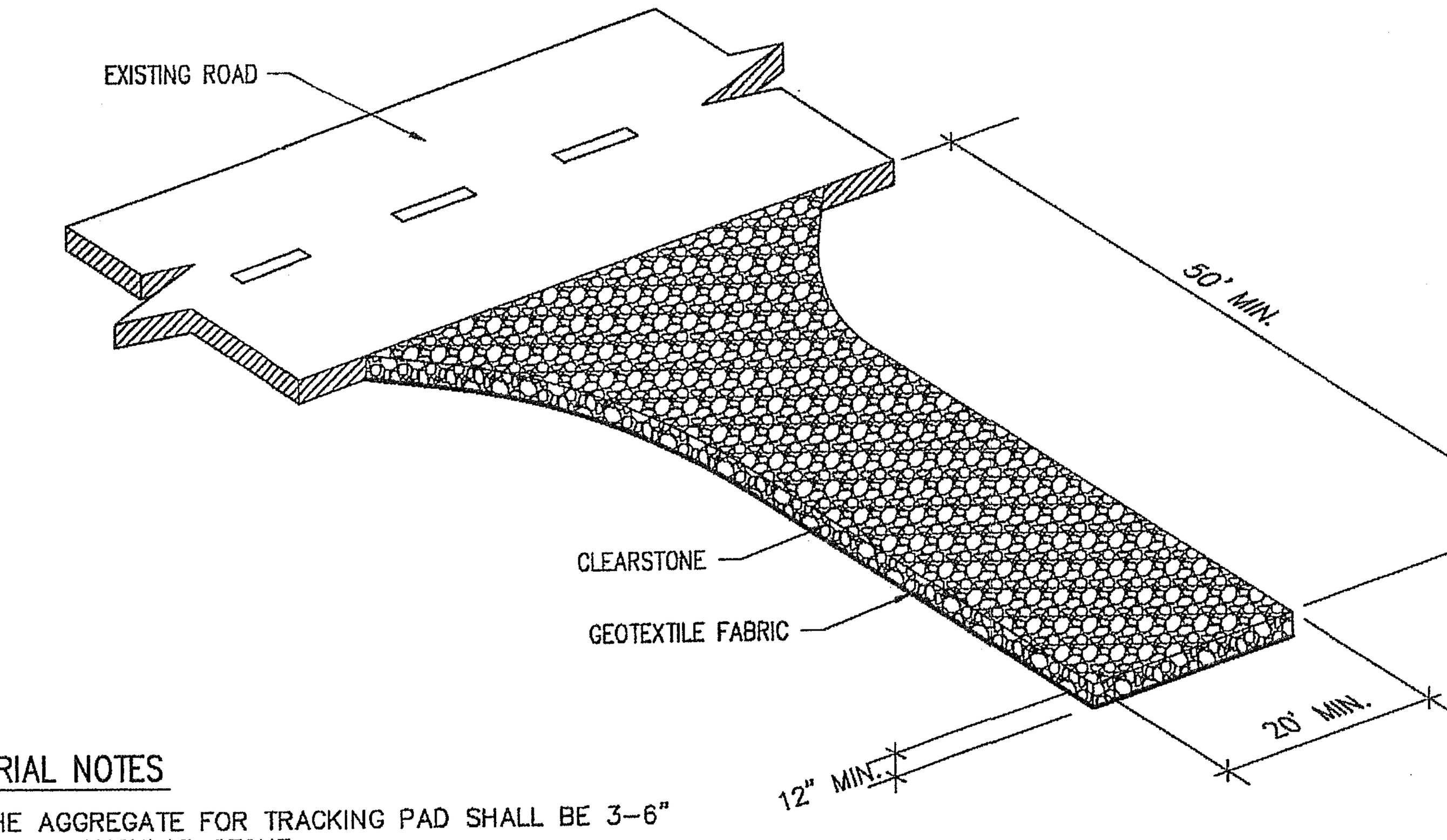
GENERAL YARD SURFACING DETAIL (1 / P002-5)
SCALE: NONE



HEAVY HAUL ROAD DETAIL (2 / P002-5)
SCALE: NONE



DECORATIVE STONE SURFACING DETAIL (3 / P002-5)
SCALE: NONE



MATERIAL NOTES

1. THE AGGREGATE FOR TRACKING PAD SHALL BE 3-6" CLEAR, ANGULAR STONE.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A GEOTEXTILE FABRIC.

INSTALLATION NOTES

INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF THE TOWN OF EAST HAMPTON

1. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. STONE TRACKING PAD SHALL BE USED AT ALL POINTS OF CONSTRUCTION EGRESS.
2. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
3. SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM USING CULVERTS OR OTHER PRACTICES.
4. TRACKING PAD SHALL BE REMOVED FROM THE SITE ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
3. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES.
4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

CONSTRUCTION ENTRANCE (TRACKING PAD) (– / P002-4)
SCALE: NONE

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SEP 07 2017
PLANNING BOARD

STATE OF NEW YORK · GLEN A SMITH · LICENSED PROFESSIONAL ENGINEER

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\CIVIL\EHS-D-P002 SERIES C3D-2017-08-03 PERMITTING.DWG LAST SAVED BY: smswanke 8/28/2017 2:04 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:04 PM Tab:Erosion Control Details

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ECI ENGINEERING SERVICES, P.C.

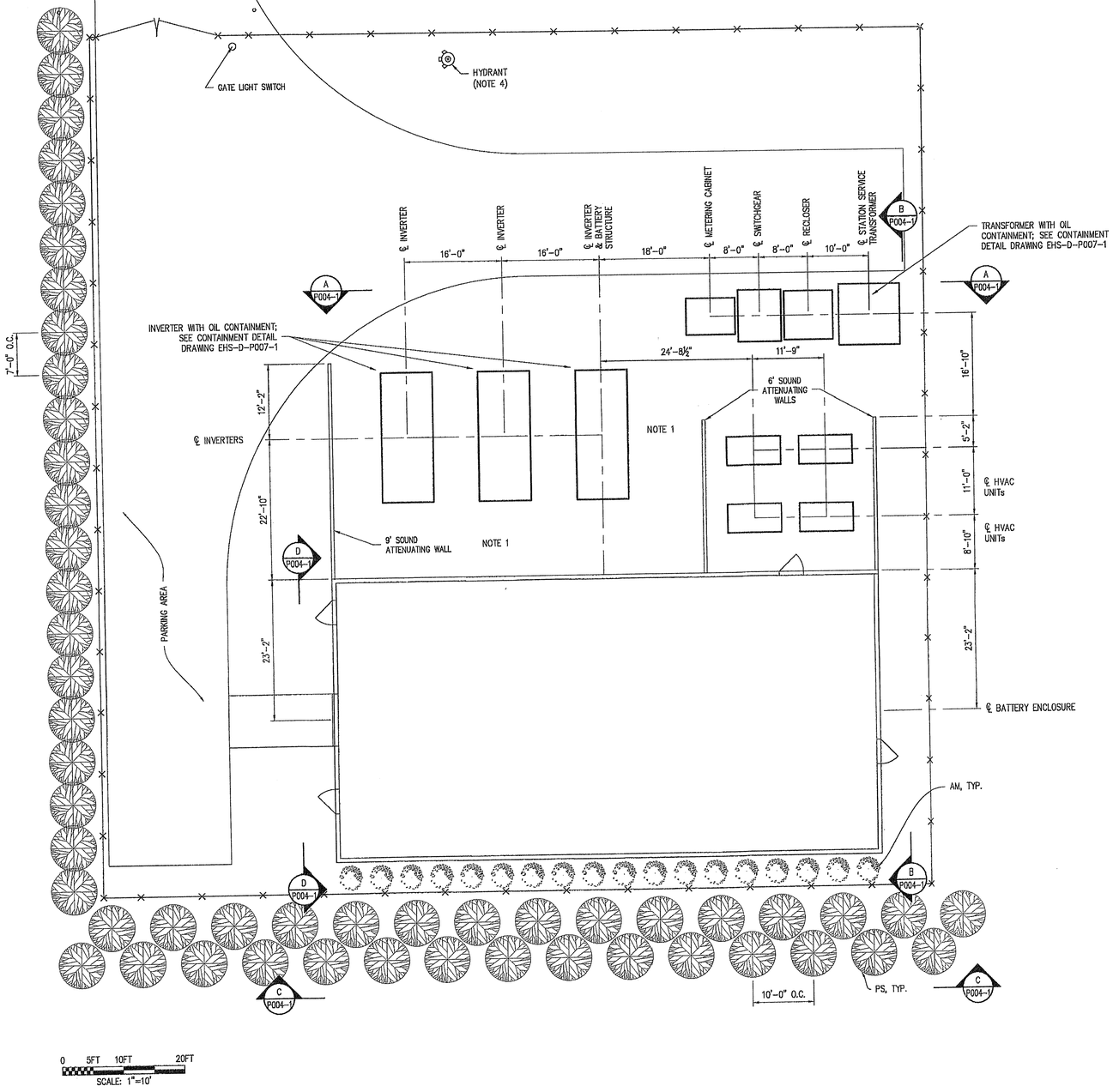
NO	REVISION	DATE	BY	APR
0G	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
0F	ISSUED FOR PERMITTING	06/13/17	DLW	RRR
0E	ISSUED FOR PERMITTING	05/01/17	DLW	RRR
0D	ISSUED FOR PERMITTING	03/17/17	DLW	RRR
0C	ISSUED FOR PERMITTING	01/27/17	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

ENGINEERING RECORD		DATE
DRAWN	JOHNSON	09/16/16
DESIGNED	JOHNSON	09/16/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: NONE	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
EROSION CONTROL DETAILS

DWG. NAME: EHS-D-P002-6 | REVISION NO : 0G



SAFETY DESIGN FEATURES

1. BATTERY MANAGEMENT SYSTEM – AUTOMATICALLY TAKES ACTION TO PROTECT BATTERY CELLS AND PREVENT OVER CHARGING, OVER CURRENT OR OVER TEMPERATURE OPERATION.
2. OVERCURRENT FUSES – EACH BATTERY MODULE AND BATTERY RACK ARE INDIVIDUALLY PROTECTED BY FUSES TO INTERRUPT FLOW OF CURRENT IF TOO MUCH FLOWS TO A BATTERY CELL, THEREBY MITIGATING ANY POTENTIAL ADVERSE IMPACTS TO THE BATTERY CELL.
3. AUTOMATIC FIRE SUPPRESSION DUAL SYSTEM – SYSTEM WILL CONSIST OF A GASEOUS FIRE SUPPRESSANT SYSTEM BACKED UP BY A WATER SUPPRESSANT (SPRINKLER) SYSTEM.
4. FIRE HYDRANT – ADDITIONAL HYDRANT PROPOSED AT SITE FOR USE BY FIRE DEPARTMENT.
5. EMERGENCY COMMUNICATIONS – IN THE EVENT OF A FIRE INCIDENT, BOTH REMOTE MONITORING OPERATOR AND FACILITY MANAGER WILL HAVE ACCESS TO NOTIFY FIRE DEPARTMENT AND TOWN IMMEDIATELY.
6. SPILL CONTAINMENT – THE ELECTROLYTE WITHIN THE BATTERY IS A NON-AQUEOUS ORGANIC SOLVENT AND, THEREFORE, NO LIQUID IS WITHIN EACH BATTERY CELL THAT COULD SPILL. THE TRANSFORMER AND INVERTERS WILL CONTAIN DIELECTRIC FLUID (TYPICALLY A MINERAL OIL) AND A CONTAINMENT STRUCTURE HAS BEEN INCLUDED TO PREVENT THE RELEASE OF OIL IN THE EVENT OF A SPILL.
7. EMERGENCY ACTION & SAFETY PLAN – DESIGNED TO AID FACILITY PERSONNEL, RESPONSE CONTRACTORS AND EMERGENCY RESPONDERS IN TAKING APPROPRIATE, TIMELY AND EFFECTIVE ACTION TO RESPOND TO EMERGENCIES.

NOTES

1. SPILL CONTAINMENT TO BE PROVIDED AT ALL TRANSFORMERS IN ACCORDANCE WITH 40 CFR 112 SPCC. SEE DETAIL DRAWING EHS-D-P007-1.

LANDSCAPE LEGEND

IDENTIFICATION	TOTAL QUANTITY	DESCRIPTION	SIZE
AM	18	ARONIA MELANOCARPA (BLACK CHOKECHERRY)	3'-6' MATURE HEIGHT 24"-36" PLANTED HEIGHT 3'-6' SPREAD
PS	51	PINUS STROBUS (EASTERN WHITE PINE)	50'-80' MATURE HEIGHT 8' PLANTED HEIGHT 20'-40' SPREAD

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P003-1P.DWG LAST SAVED BY: smswanke 8/28/2017 1:52 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:09 PM Tab:EHS-D-P003-1

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OF	ISSUED FOR PERMITTING	05/01/17	DLW	RRR

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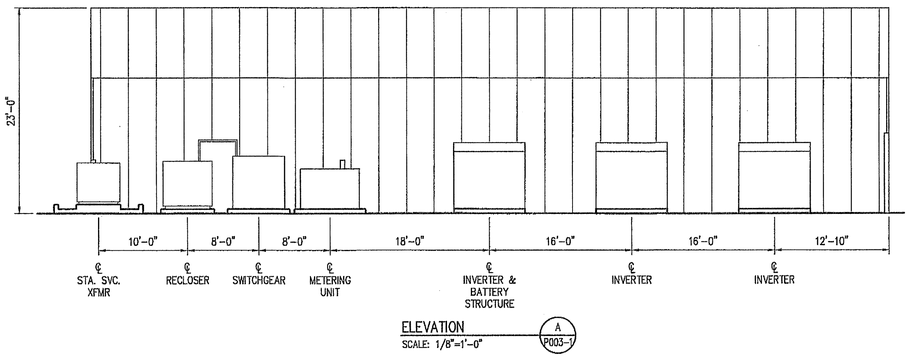
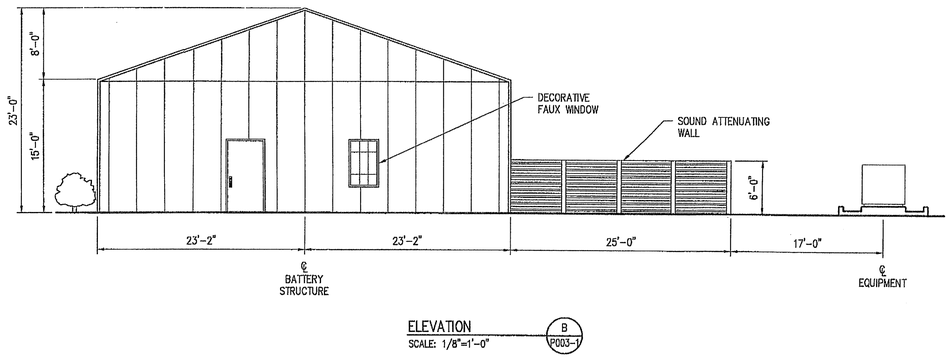
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: 1"=10'-0"	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
GENERAL ARRANGEMENT & LANDSCAPE PLAN

DWG. NAME: EHS-D-P003-1 | REVISION NO : OK

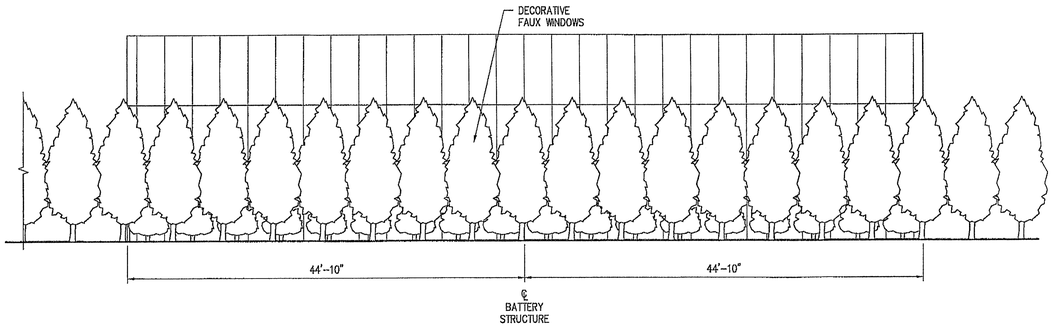


ELEVATION A
SCALE: 1/8"=1'-0" P003-1

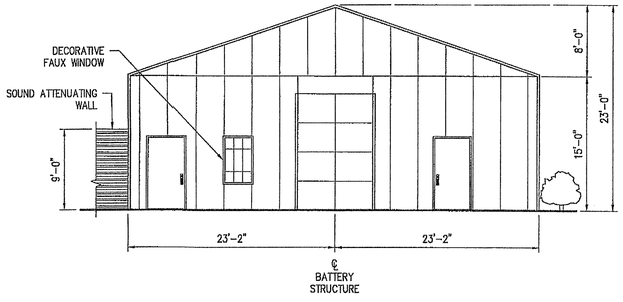


ELEVATION B
SCALE: 1/8"=1'-0" P003-1

NOTE: PROPOSED STRUCTURE WILL HAVE A METAL CONSTRUCTION FACADE WITH CORRUGATED PANEL SIDING APPLIED VERTICALLY. IT WILL HAVE A GABLE (PITCHED) ROOF ALSO MADE OF METAL PANELS. THE COLOR OF THE SIDING WILL BE A PALE GREEN SHADE AND THE COLOR OF THE ROOF A WARM WHITE SHADE CONSISTENT WITH THE BUILDING RENDERING INCLUDED IN THE APPLICANT'S SITE PLAN APPLICATION. A METAL ROLLUP DOOR WILL BE PROVIDED ON THE WESTERN END OF THE BUILDING AND STANDARD ENTRY DOORWAYS WILL BE PROVIDED ON THE WESTERN, NORTHERN AND EASTERN SIDES OF THE BUILDING.



ELEVATION C
SCALE: 1/8"=1'-0" P003-1



ELEVATION D
SCALE: 1/8"=1'-0" P003-1

STATE OF NEW YORK
GLEN A SMITH
LICENSED PROFESSIONAL ENGINEER
093689

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P004-1P.DWG LAST SAVED BY: smswanke 8/28/2017 1:53 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:09 PM Tab:EHS-D-P004-1

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ECI ENGINEERING SERVICES, P.C.

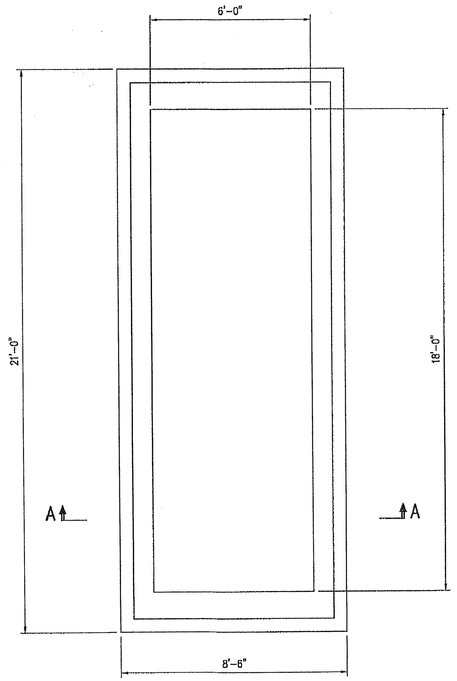
NO	REVISION	DATE	BY	APR
0H	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
0G	ISSUED FOR PERMITTING	06/30/17	DLW	RRR
0F	ISSUED FOR PERMITTING	06/14/17	DLW	RRR
0E	ISSUED FOR PERMITTING	03/17/17	DLW	RRR
0D	REVISED DRAWING-ISSUED FOR REVIEW	03/15/17	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

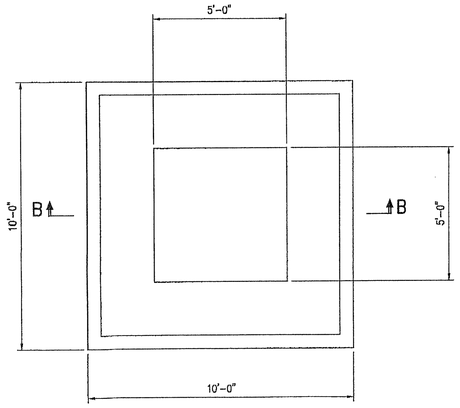
ENGINEERING RECORD		DATE
DRAWN	SWANKE	09/07/16
DESIGNED	WERNER	09/07/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: 1/8"=1'-0"	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
ELEVATIONS A, B, C & D

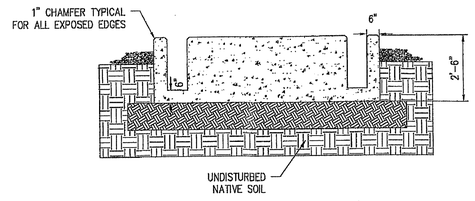
DWG. NAME: EHS-D-P004-1 | REVISION NO : 0H



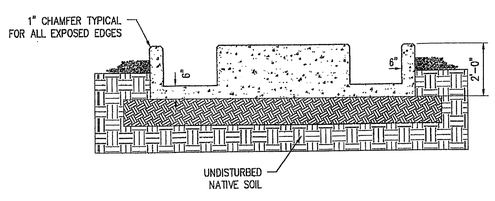
PLAN VIEW
SCALE: 3/8"=1'-0"



PLAN VIEW
SCALE: 3/8"=1'-0"



SECTION A–A
SCALE: 3/8"=1'-0"



SECTION B–B
SCALE: 3/8"=1'-0"

IN1 – INVERTER OIL CONTAINMENT

2500 KVA STATION SERVICE TRANSFORMER
500 GAL X 1.1 = 550 GAL
550 GAL X 0.13368 FT^3/GAL = 73.5 FT^3
8.5 FT X 21 FT OIL CONTAINMENT (6 IN WALLS & FLOOR, 2.5 FT FOUNDATION HEIGHT)
18 FT X 6 FT EQUIPMENT PAD
V_{NET} = (7.5 X 20 – 6 X 18)(2.5 – 0.5)
V_{NET} = 84 FT^3

TRANSFORMER AND INVERTER FINAL MANUFACTURER AND SPECIFICATION SUBJECT TO FINAL PROCUREMENT.

ALL CONTAINMENT TO BE COATED TO MAINTAIN WATER TIGHTNESS. SEE NOTE 2.

CONTAINMENT VOLUME IS GREATER THAN 110% OF TOTAL OIL VOLUME.

SS1 – TRANSFORMER OIL CONTAINMENT

300 KVA STATION SERVICE TRANSFORMER
160 GAL X 1.1 = 176 GAL
176 GAL X 0.13368 FT^3/GAL = 23.5 FT^3
10 FT X 10 FT OIL CONTAINMENT (6 IN WALLS & FLOOR, 2 FT FOUNDATION HEIGHT)
5 FT X 5 FT EQUIPMENT PAD
V_{NET} = (2 – 0.5)(9^2 – 5^2)
V_{NET} = 84 FT^3

TRANSFORMER AND INVERTER FINAL MANUFACTURER AND SPECIFICATION SUBJECT TO FINAL PROCUREMENT.

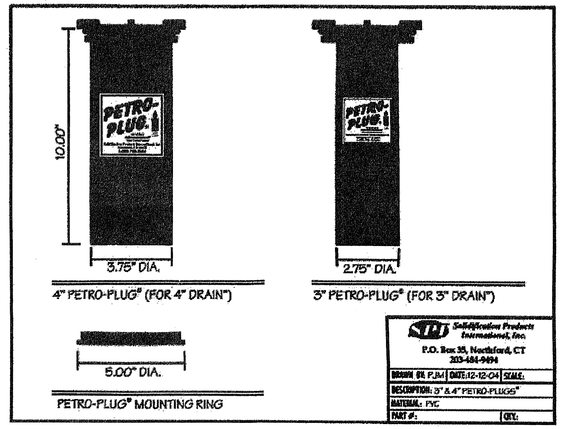
ALL CONTAINMENT TO BE COATED TO MAINTAIN WATER TIGHTNESS. SEE NOTE 2.

CONTAINMENT VOLUME IS GREATER THAN 110% OF TOTAL OIL VOLUME.

NOTES

1. CONTAINMENT STRUCTURE DESIGNED TO HIOLD 110% OF THE TOTAL VOLUME OF THE OIL FILLED EQUIPMENT. CONCRETE SURFACE IMPERVIOUS TO LIQUIDS. CONTAINMENT STIRUCTURE TO INCLUDE PETRO PLUG FOR DRAINAGE. THERE SHALIL BE NO PROVISION TO DRAIN ANY OIL CONTAINMENT.

2. THE CONTRACTOR SHALL PROVIDE FIELD MOLDED JOINT SEALANTS, PREMOLDED JOINT SEALANTS AND SURFACE SEALANTS TO PROVIDE A LIQUID TIGHT CONTAINMENT BASIN. ALL JOINT AND SURFACE SEALANTS SHALL BE SIKA PRODUCTS AS FOLLOWS:
   BONDING AGENT = SIKA DUR 32
   JOINT SEALANT = DUOFLEX NS/DUOFLEX SL
   CONCRETE SEALANT = SIKAGARD 62 (200 ATS)
   CONCRETE UV PROTECTION = SIKALASTIC (TINTED) 748 PA



Petro-Plugs® are disposable oil barriers that are more effective and less expensive than oil/water separators. Designed to fit standard piped floor drains in boiler rooms, garages, warehouses, oil storage areas and underground vaults, the Petro-Plug® removes low levels of diesel, gasoline and oils while allowing water to flow through as usual. Depending on the drain diameter, Petro-Plugs® installed in vertical drains have a flow rate of 1–3 gallons per minute. Uncontaminated water drains at approximately 5 quarts per minute with standard-sized floor drains.

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

EQUIPMENT SLAB & OIL CONTAINMENT

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P007-1P.DWG LAST SAVED BY: smswanke 8/28/2017 2:08 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:09 PM Tab:EHS-D-P007-1

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ECI ENGINEERING SERVICES, P.C.

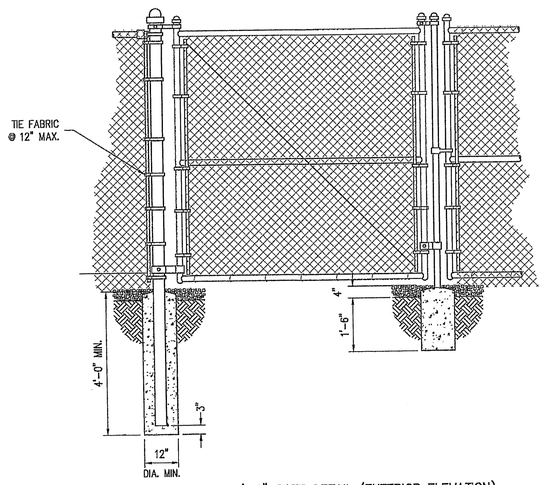
NO	REVISION	DATE	BY	APR
0D	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
0C	IFP – CORRECTED TYPOGRAPHICAL ERRORS	05/15/17	DLW	RRR
0B	ISSUED FOR PERMITTING	05/01/17	DLW	RRR
0A	ISSUED FOR PERMITTING	03/17/17	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

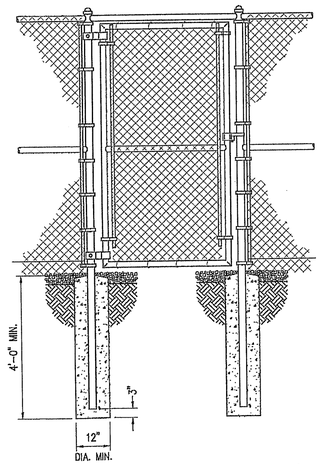
ENGINEERING RECORD		DATE
DRAWN	SWANKE	11/28/16
DESIGNED	WERNER	11/28/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: NONE	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
FOUNDATION DETAILS – IN1 & SS1

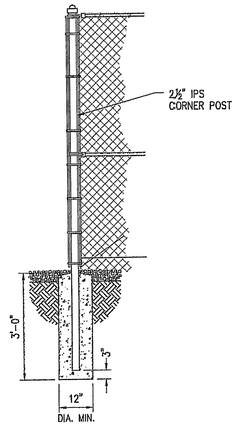
DWG. NAME: EHS-D-P007-1 | REVISION NO : 0D



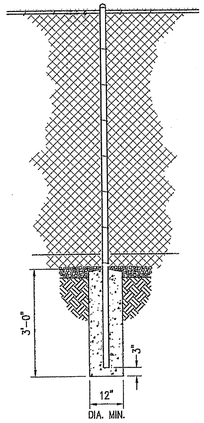
TYPICAL 10'-0" GATE DETAIL (EXTERIOR ELEVATION)
(SHOWN WITHOUT WALK-IN PANEL)



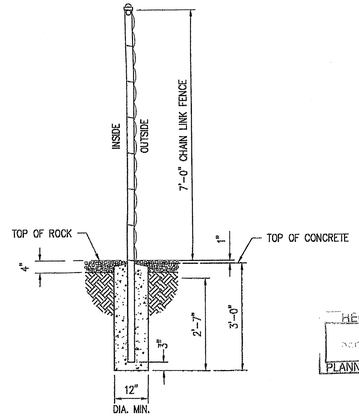
TYPICAL MAN GATE (EXTERIOR ELEVATION)



TYPICAL CORNER POST (EXTERIOR ELEVATION)



TYPICAL LINE POST (EXTERIOR ELEVATION)



TYPICAL LINE POST SECTION

RECEIVED
SEP 07 2017
PLANNING BOARD

FABRIC & HARDWARE SPECIFICATIONS		
ITEM	DESCRIPTION	COLOR
FABRIC	2" MESH, 9 GAUGE GALV. STEEL	GALV.
POSTS	2 1/2" IIPS GALV. STEEL ZINCC, METALLIC	GALV.

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HIE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

CONSTRUCTION NOTES & DETAILS

1. ALL JOINTS BETWEEN TUBULAR GATE FRAME MEMBERS SHALL BE WELDED.
2. LATCHES, STOPS AND KEEPERS TO BE PROVIDED FOR ALL GATES UNLESS OTHERWISE SPECIFIED, LATCHES FOR TRUCK GATES SHALL BE PLUNGER TYPE AND OF FULL GATE HEIGHT. A FORKED LATCH SHALL BE PROVIDED FOR ALL WALK GATES. ALL LATCHES SHALL HAVE PROVISIONS FOR PADLOCKS ACCESSIBLE FROM BOTH SIDES OF GATE.
3. GATE HINGES SHALL BE SOCKET TYPE WITH LARGE BEARING SURFACES FOR CLAMPING IN POSITION, AND SHALL PERMIT 150° SWING.

STATE OF NEW YORK · GLEN A SMITH · 093694 · LICENSED PROFESSIONAL ENGINEER

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P008-1P.DWG LAST SAVED BY: srnswanke 8/28/2017 2:08 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:09 PM Tab:EHS-D-P008-1

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ECI ENGINEERING SERVICES, P.C.

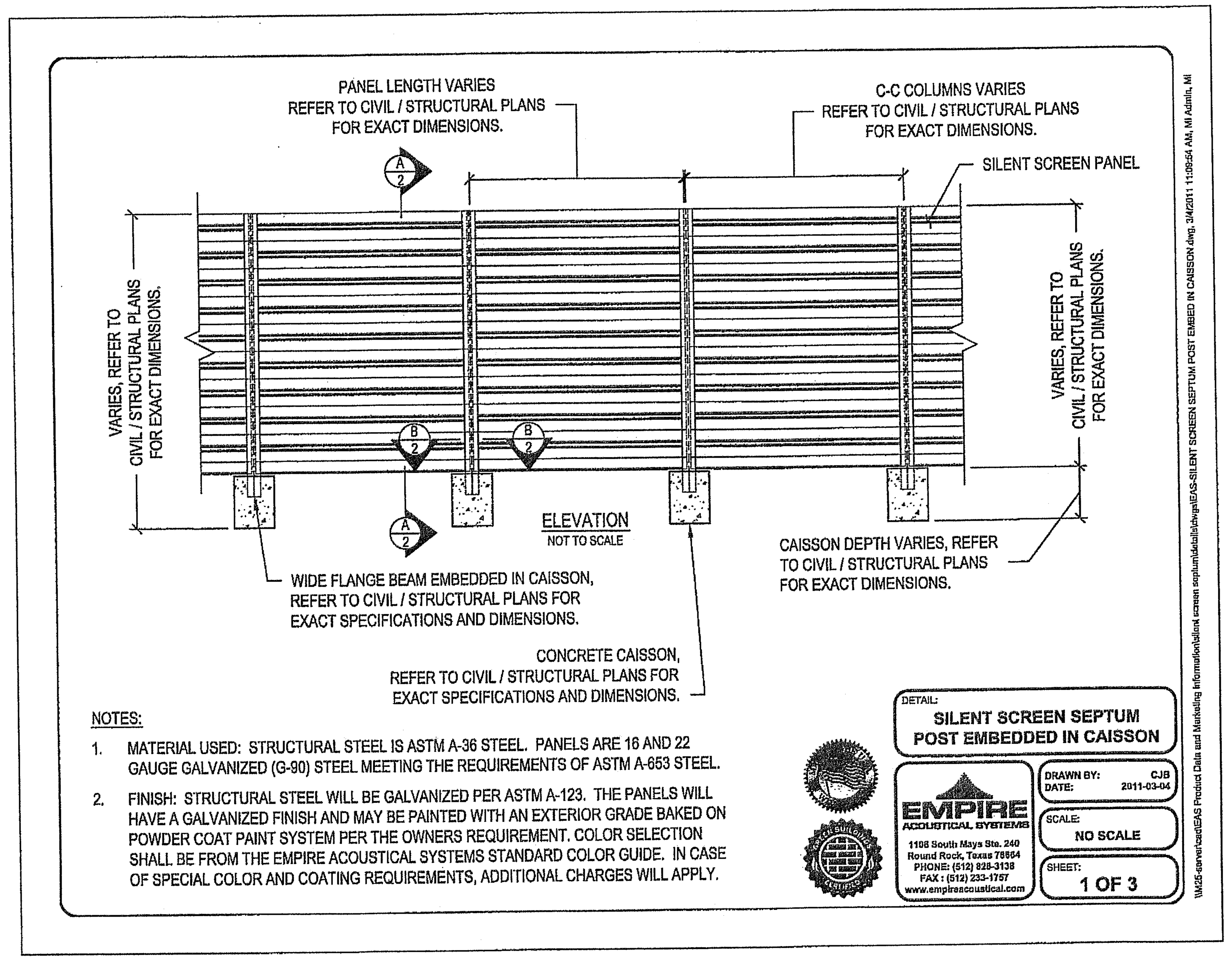
NO	REVISION	DATE	BY	APR
0D	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
0C	ISSUED FOR PERMITTING	06/14/17	DLW	RRR
0B	ISSUED FOR PERMITTING	01/27/17	DLW	RRR
0A	ISSUED FOR REVIEW	01/26/17	DLW	DRM

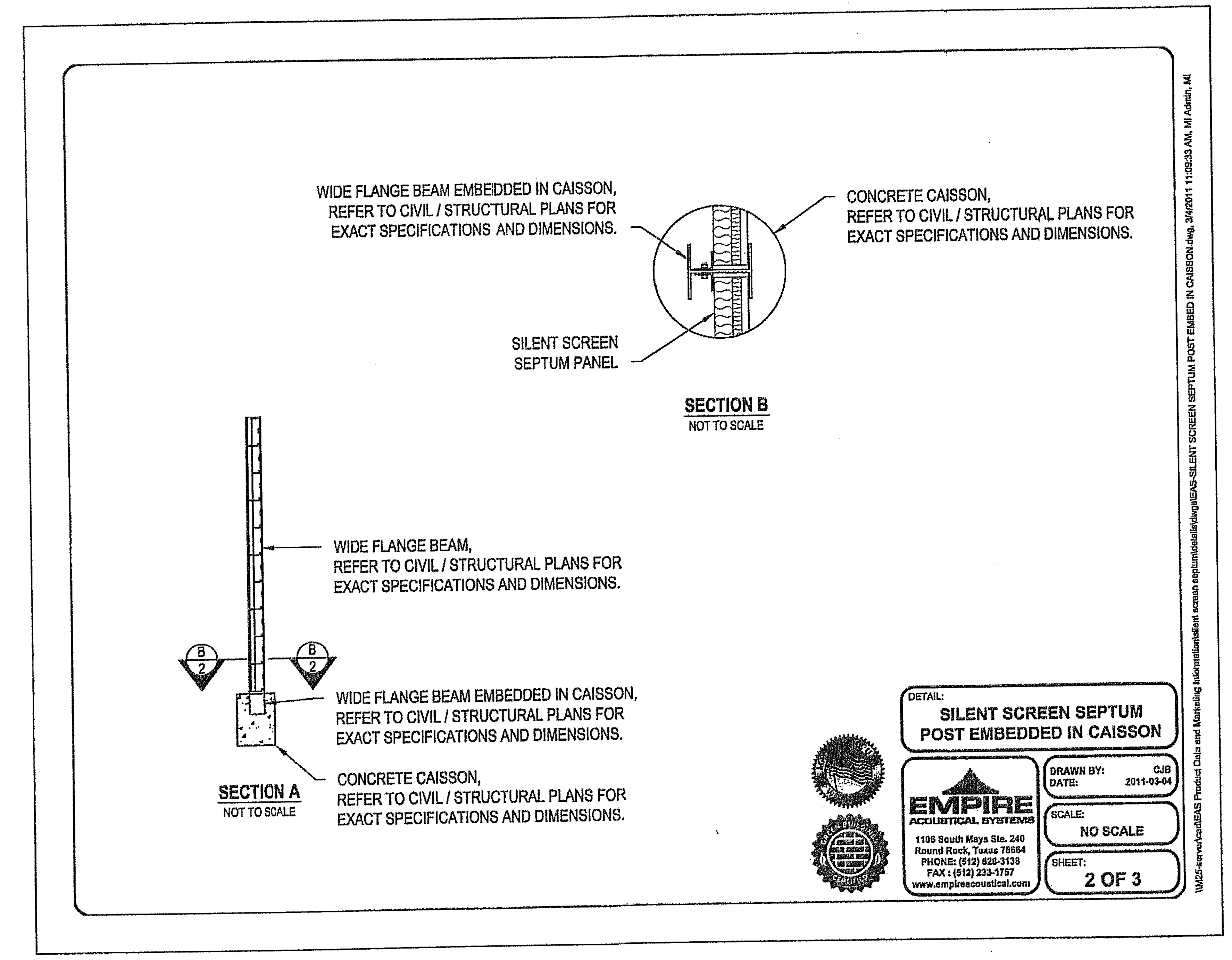
EAST HAMPTON ENERGY STORAGE CENTER, LLC

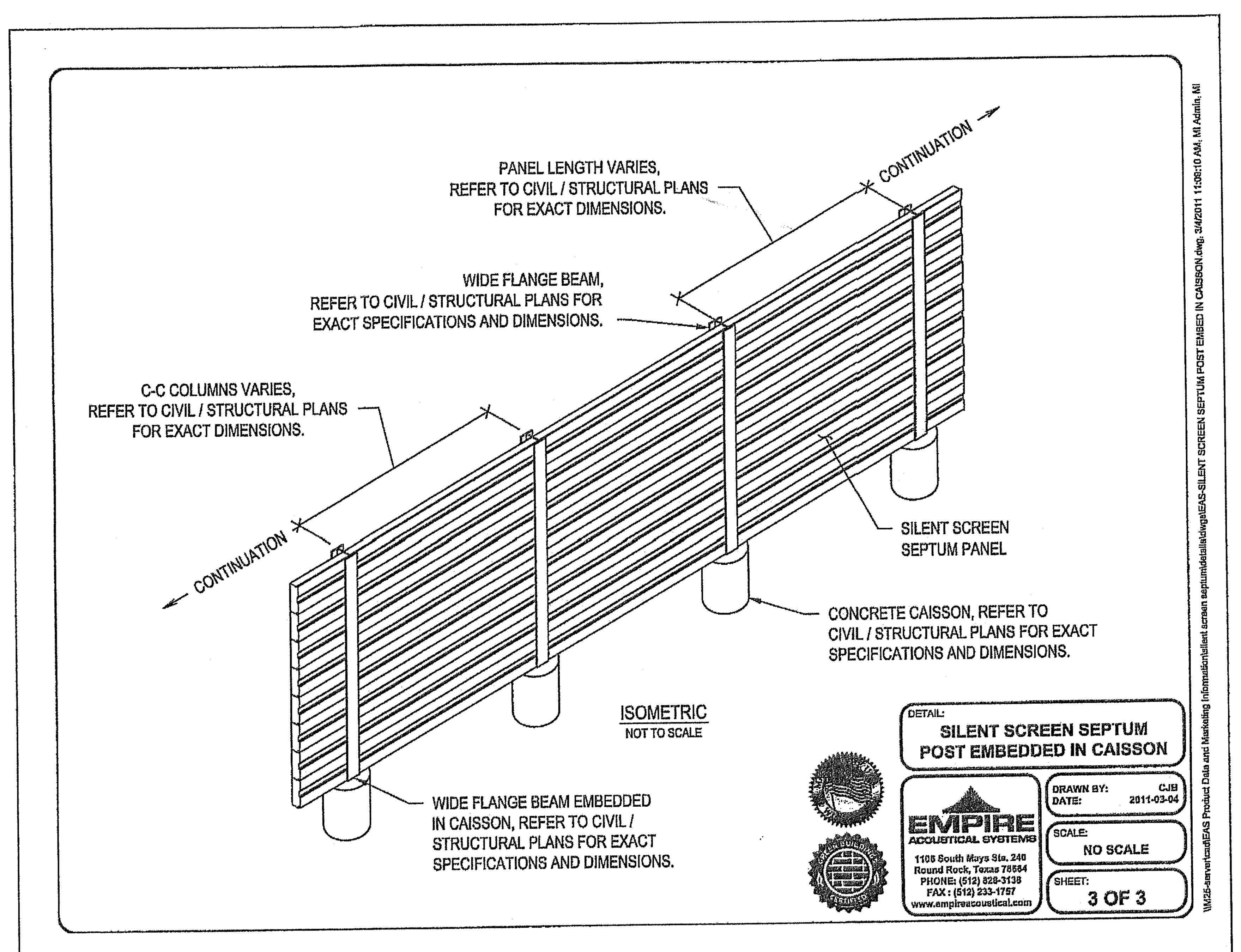
ENGINEERING RECORD		DATE
DRAWN	SWANKE	11/28/16
DESIGNED	WERNER	11/28/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: NONE	PLT SCALE: 1:1	

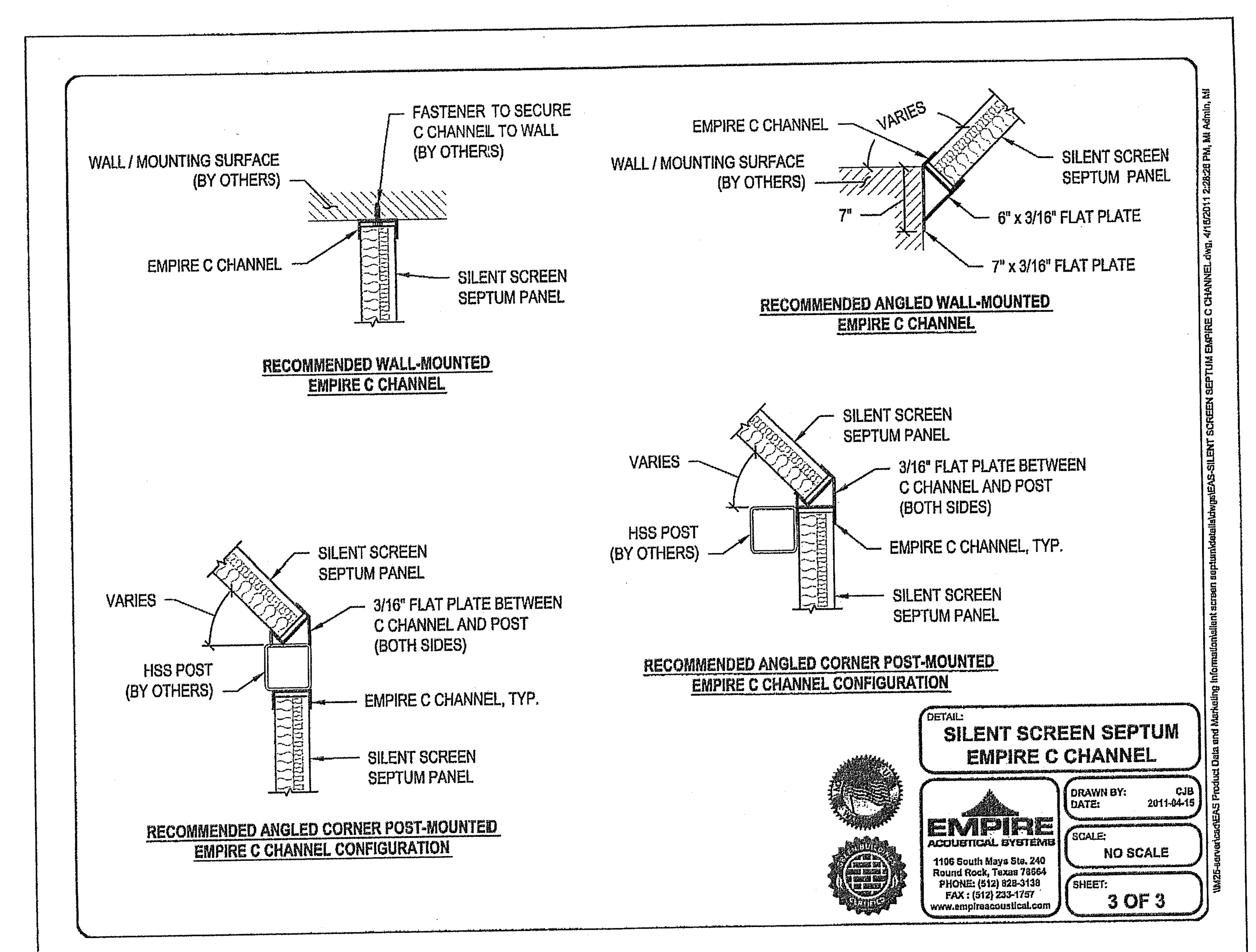
EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
FENCE DETAILS

DWG. NAME: EHS-D-P008-1 | REVISION NO : 0D


PANEL LENGTH VARIES
REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT DIMENSIONS.
C-C COLUMNS VARIES
REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT DIMENSIONS.
SILENT SCREEN PANEL
VARIES, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT DIMENSIONS.
ELEVATION
NOT TO SCALE
WIDE FLANGE BEAM EMBEDDED IN CAISSON, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT SPECIFICATIONS AND DIMENSIONS.
CAISSON DEPTH VARIES, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT DIMENSIONS.
CONCRETE CAISSON, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT SPECIFICATIONS AND DIMENSIONS.
NOTES:
1. MATERIAL USED: STRUCTURAL STEEL IS ASTM A-36 STEEL. PANELS ARE 16 AND 22 GAUGE GALVANIZED (G-90) STEEL MEETING THE REQUIREMENTS OF ASTM A-653 STEEL.
2. FINISH: STRUCTURAL STEEL WILL BE GALVANIZED PER ASTM A-123. THE PANELS WILL HAVE A GALVANIZED FINISH AND MAY BE PAINTED WITH AN EXTERIOR GRADE BAKED ON POWDER COAT PAINT SYSTEM PER THE OWNERS REQUIREMENT. COLOR SELECTION SHALL BE FROM THE EMPIRE ACOUSTICAL SYSTEMS STANDARD COLOR GUIDE. IN CASE OF SPECIAL COLOR AND COATING REQUIREMENTS, ADDITIONAL CHARGES WILL APPLY.
DETAIL: SILENT SCREEN SEPTUM POST EMBEDDED IN CAISSON
EMPIRE ACOUSTICAL SYSTEMS
DRAWN BY: CJB
DATE: 2011-03-04
SCALE: NO SCALE
SHEET: 1 OF 3


WIDE FLANGE BEAM EMBEDDED IN CAISSON, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT SPECIFICATIONS AND DIMENSIONS.
CONCRETE CAISSON, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT SPECIFICATIONS AND DIMENSIONS.
SILENT SCREEN SEPTUM PANEL
SECTION B
NOT TO SCALE
WIDE FLANGE BEAM, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT SPECIFICATIONS AND DIMENSIONS.
WIDE FLANGE BEAM EMBEDDED IN CAISSON, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT SPECIFICATIONS AND DIMENSIONS.
CONCRETE CAISSON, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT SPECIFICATIONS AND DIMENSIONS.
SECTION A
NOT TO SCALE
DETAIL: SILENT SCREEN SEPTUM POST EMBEDDED IN CAISSON
EMPIRE ACOUSTICAL SYSTEMS
DRAWN BY: CJB
DATE: 2011-03-04
SCALE: NO SCALE
SHEET: 2 OF 3


CONTINUATION
PANEL LENGTH VARIES, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT DIMENSIONS.
WIDE FLANGE BEAM, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT SPECIFICATIONS AND DIMENSIONS.
C-C COLUMNS VARIES, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT DIMENSIONS.
CONTINUATION
SILENT SCREEN SEPTUM PANEL
CONCRETE CAISSON, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT SPECIFICATIONS AND DIMENSIONS.
ISOMETRIC
NOT TO SCALE
WIDE FLANGE BEAM EMBEDDED IN CAISSON, REFER TO CIVIL / STRUCTURAL PLANS FOR EXACT SPECIFICATIONS AND DIMENSIONS.
DETAIL: SILENT SCREEN SEPTUM POST EMBEDDED IN CAISSON
EMPIRE ACOUSTICAL SYSTEMS
DRAWN BY: CJB
DATE: 2011-03-04
SCALE: NO SCALE
SHEET: 3 OF 3


FASTENER TO SECURE C CHANNEL TO WALL (BY OTHERS)
WALL / MOUNTING SURFACE (BY OTHERS)
EMPIRE C CHANNEL
SILENT SCREEN SEPTUM PANEL
RECOMMENDED WALL-MOUNTED EMPIRE C CHANNEL
EMPIRE C CHANNEL
VARIES
WALL / MOUNTING SURFACE (BY OTHERS)
SILENT SCREEN SEPTUM PANEL
7"
6" x 3/16" FLAT PLATE
7" x 3/16" FLAT PLATE
RECOMMENDED ANGLED WALL-MOUNTED EMPIRE C CHANNEL
SILENT SCREEN SEPTUM PANEL
VARIES
3/16" FLAT PLATE BETWEEN C CHANNEL AND POST (BOTH SIDES)
HSS POST (BY OTHERS)
EMPIRE C CHANNEL, TYP.
SILENT SCREEN SEPTUM PANEL
RECOMMENDED ANGLED CORNER POST-MOUNTED EMPIRE C CHANNEL CONFIGURATION
DETAIL: SILENT SCREEN SEPTUM EMPIRE C CHANNEL
EMPIRE ACOUSTICAL SYSTEMS
DRAWN BY: CJB
SCALE: NO SCALE
SHEET: 3 OF 3

NOTE: SOUND WALL SHALL BE WARM WHITE COLOR.

RECEIVED SEP 07 2017 PLANNING BOARD

STATE OF NEW YORK — GLEN A SMITH — LICENSED PROFESSIONAL ENGINEER

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

FILE LOCATION: \\BLCSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P008-2P.DWG LAST SAVED BY: smswanke 8/28/2017 2:07 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:09 PM Tab:EHS-D-P008-2

"Engineering with Distinction"
ECI ENGINEERING SERVICES, P.C.

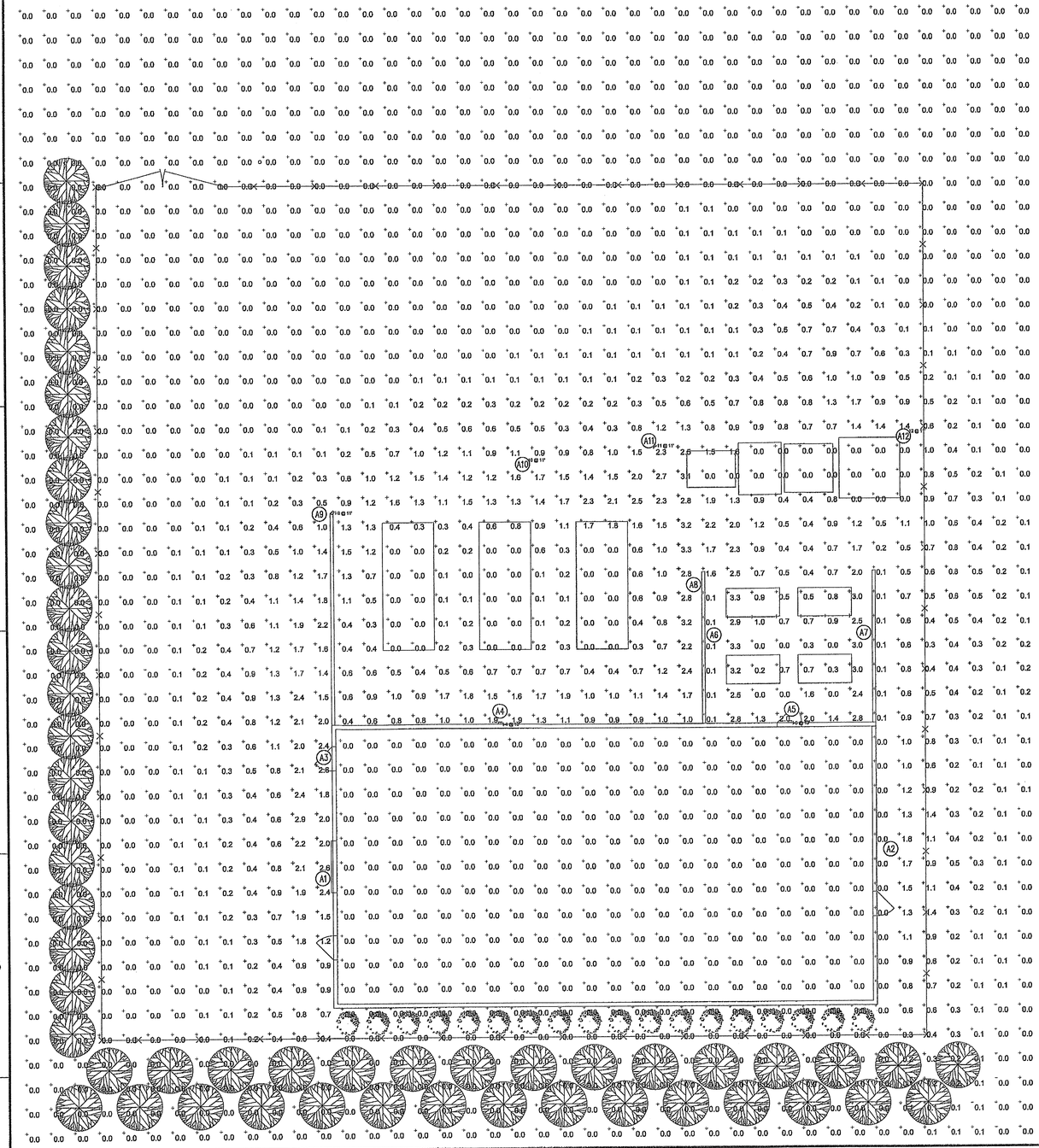
NO	REVISION	DATE	BY	APR
0C	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
0B	ISSUED FOR PERMITTING	06/14/17	DLW	RRR
0A	ISSUED FOR PERMITTING	03/17/17	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

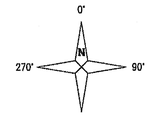
ENGINEERING RECORD		DATE
DRAWN	SWANKE	11/28/16
DESIGNED	WERNER	11/28/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: NONE	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
SOUND WALL DETAILS

DWG. NAME: EHS-D-P008-2 REVISION NO: 0C



LUMINAIRE SCHEDULE		
Fixture	Angle	Mounting Ht
A1	270°	10'
A2	90°	10'
A3	270°	10'
A4	0°	10'
A5	0°	10'
A6	90°	8'
A7	270°	8'
A8	270°	8'
A9	129°	11'
A10	182°	11'
A11	150°	11'
A12	240°	11'

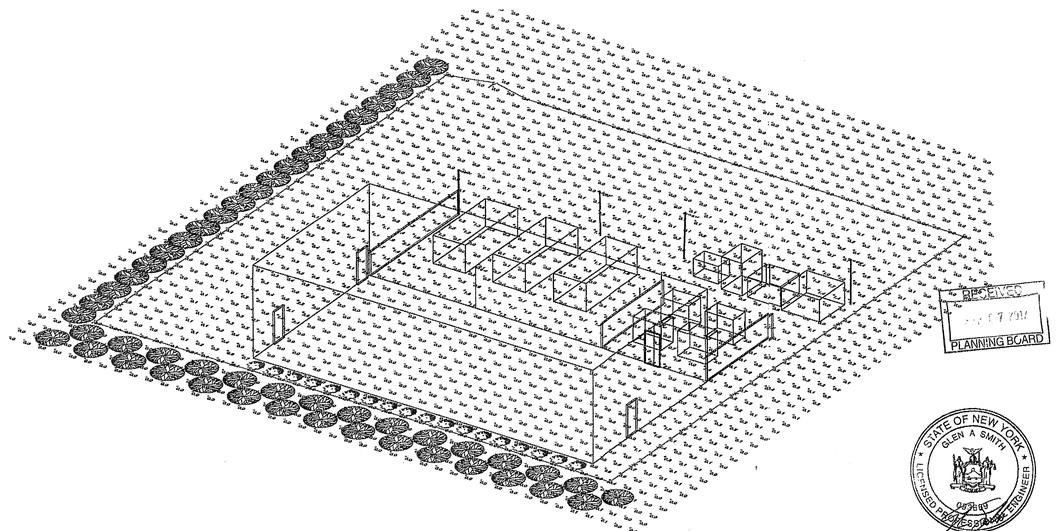


HORIZONTAL LIGHT AIMING ANGLE

LUMINAIRE SCHEDULE *								
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
●	A	12	LNC-5LU-3K-2	LNC-5LU-3K-2-TYPE 2 LENS	5 NICHIA 3000K LEDs	–	883.497	1.00	12.9

* LIGHTING MANUALLY ACTIVATED BY SWITCH LOCATED AT YARD ENTRANCE INSIDE GATE.

STATISTICS (Calc Zone #2)					
Symbol	Avg	Max	Min	Max/Min	Avg/Min
+	0.2 fc	3.3 fc	0.0 fc	N/A	N/A



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GLEN A SMITH
LICENSED PROFESSIONAL ENGINEER
097183

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NOTES

1. YARD DESIGN USES TWELVE (12) 883.497 LUMEN (12.9W) WIDE ANGLE LED AREA LIGHTS MOUNTED AT 8–11 FOOT HEIGHT. THESE FIXTURES ARE SHIELDED AT OFF–ANGLE AND ARE FULL CUTOFF.
2. THIS PLAN COMPLIES WITH THE GENERAL LIGHTING STANDARDS SET FORTH IN §255–1–83, INCLUDING LOCATIONS OF ALL PROPOSED LIGHT FIXTURES, MANUFACTURERS DETAILS FOR LIGHT FIXTURES AND PHOTOMETRIC DATA.
   - BULB TYPE: LED
   - FIXTURE HEIGHT: 8'–11' AGL
   - FOOT–CANDLE DISTRIBUTION IS SHOWN IN THE LIGHTING STUDY ACCOMPANYING THIS DRAWING.
3. LIGHTING MANUALLY ACTIVATED BY SWITCH LOCATED AT YARD ENTRANCE INSIDE GATE.

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P010-2P.DWG LAST SAVED BY: smswanke 8/28/2017 1:52 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:09 PM Tab: EHS-D-P010-2

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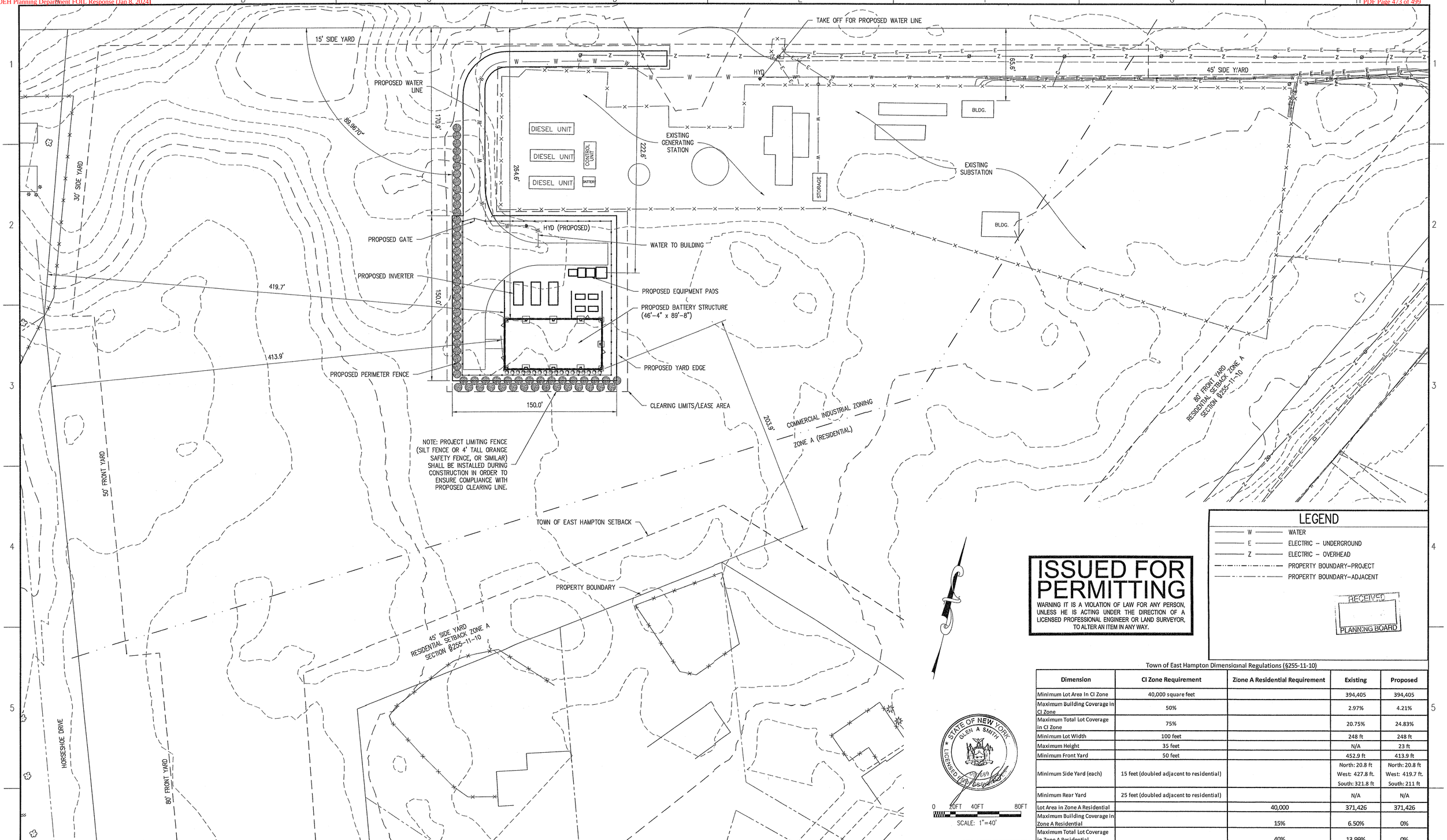
OJ	ISSUED FOR PERMITTING	08/28/17	DLW	RRR
OH	ISSUED FOR PERMITTING	07/31/17	DLW	RRR
OG	ISSUED FOR PERMITTING	06/14/17	DLW	RRR
OF	ISSUED FOR PERMITTING	03/17/17	DLW	RRR
OE	REVISED DRAWING–ISSUED FOR REVIEW	03/15/17	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

ENGINEERING RECORD		DATE
DRAWN	SWANKE	09/07/16
DESIGNED	WERNER	09/07/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: 1"=10'-0"	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
LIGHTING PLAN

DWG. NAME: EHS–D–P010–2 | REVISION NO : OJ



LEGEND

- W — WATER
- E — ELECTRIC – UNDERGROUND
- Z — ELECTRIC – OVERHEAD
- PROPERTY BOUNDARY–PROJECT
- PROPERTY BOUNDARY–ADJACENT

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STATE OF NEW YORK GLEN A SMITH LICENSED PROFESSIONAL ENGINEER 089689

Town of East Hampton Dimensional Regulations (§255-11-10)

Dimension	CI Zone Requirement	Zone A Residential Requirement	Existing	Proposed
Minimum Lot Area In CI Zone	40,000 square feet		394,405	394,405
Maximum Building Coverage in CI Zone	50%		2.97%	4.21%
Maximum Total Lot Coverage in CI Zone	75%		20.75%	24.83%
Minimum Lot Width	100 feet		248 ft	248 ft
Maximum Height	35 feet		N/A	23 ft
Minimum Front Yard	50 feet		452.9 ft	413.9 ft
Minimum Side Yard (each)	15 feet (doubled adjacent to residential)		North: 20.8 ft West: 427.8 ft. South: 321.8 ft	North: 20.8 ft West: 419.7 ft. South: 211 ft
Minimum Rear Yard	25 feet (doubled adjacent to residential)		N/A	N/A
Lot Area in Zone A Residential		40,000	371,426	371,426
Maximum Building Coverage in Zone A Residential		15%	6.50%	0%
Maximum Total Lot Coverage in Zone A Residential		40%	13.99%	0%

FILE LOCATION: L:\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\CIVIL\EHS-D-P002 SERIES C3D-2017-08-31 PERMITTING.DWG LAST SAVED BY: djohnson 9/1/2017 2:38 PM PLOTTED BY: David L. Johnson 9/1/2017 2:38 PM Tab:Layout Plan – Overall

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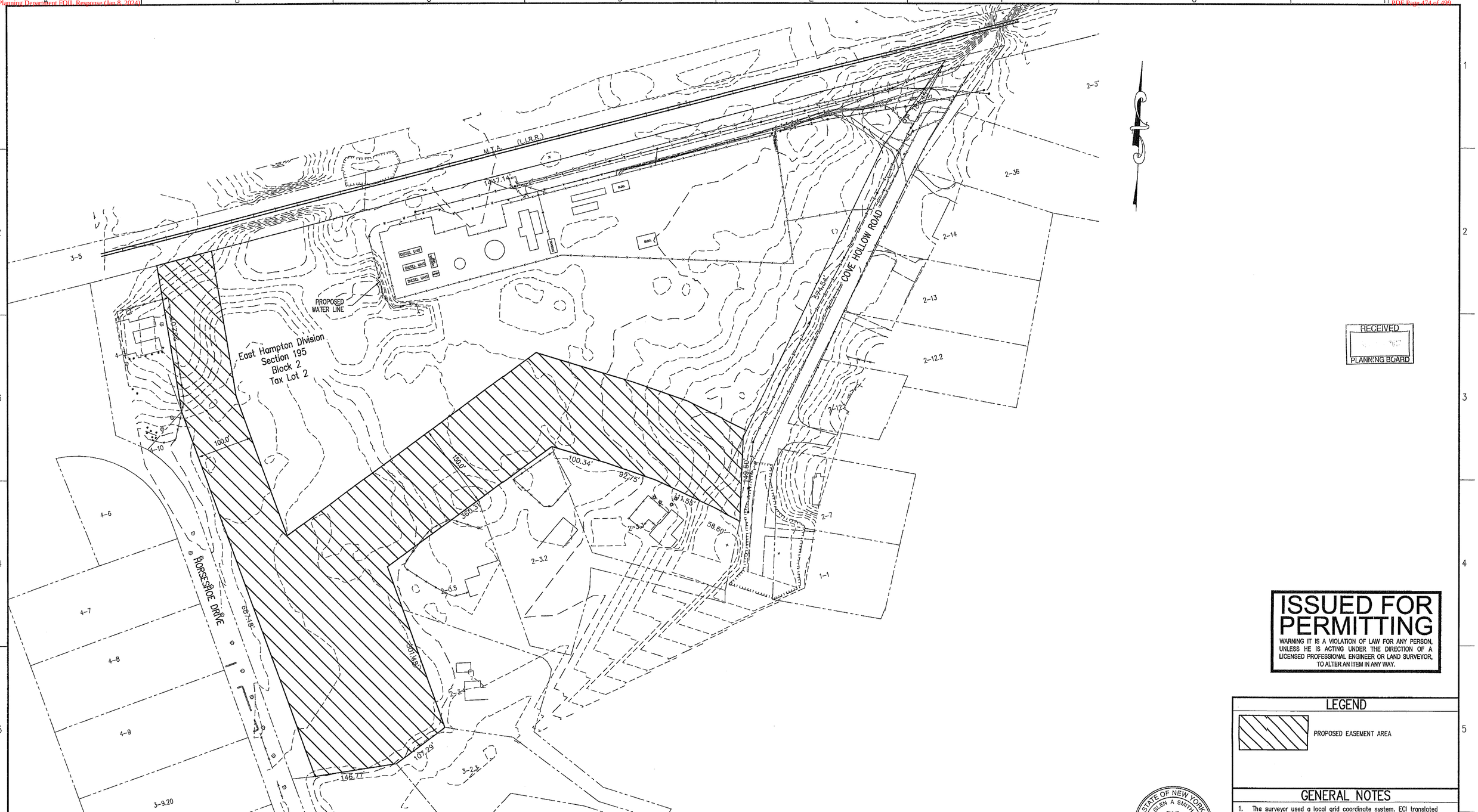
OK	ISSUED FOR PERMITTING	09/01/17	DLW	RRR
OJ	ISSUED FOR PERMITTING	08/31/17	DLW	RRR
OH	ISSUED FOR PERMITTING	08/08/17	DLW	RRR
OG	ISSUED FOR PERMITTING	07/31/17	DLW	RRR
OF	ISSUED FOR PERMITTING	06/13/17	DLW	RRR
NO	REVISION	DATE	BY	APR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

ENGINEERING RECORD		DATE
DRAWN	JOHNSON	09/16/16
DESIGNED	JOHNSON	09/16/16
CHECKED	RODDELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: 1" = 40'	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
LAYOUT PLAN – OVERALL

DWG. NAME: EHS-D-P002-3 REVISION NO : OK



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LEGEND

PROPOSED EASEMENT AREA

GENERAL NOTES

1. The surveyor used a local grid coordinate system. ECI translated the objects to NAD83, New York, Long Island, US foot coordinate system. Bearings were removed due to the translation. See drawing provided by "Land Design Associates, P.C. Consulting Group" for survey map.

STATE OF NEW YORK · GLEN A SMITH · LICENSED PROFESSIONAL ENGINEER · 072993

FILE LOCATION: \\BLGSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\CIVIL\EHS-D-P002 SERIES C3D-2017-08-03 PERMITTING.DWG LAST SAVED BY: smswanke 8/28/2017 2:04 PM PLOTTED BY: Steve M. Swanke 8/28/2017 2:04 PM Tab:Survey Map

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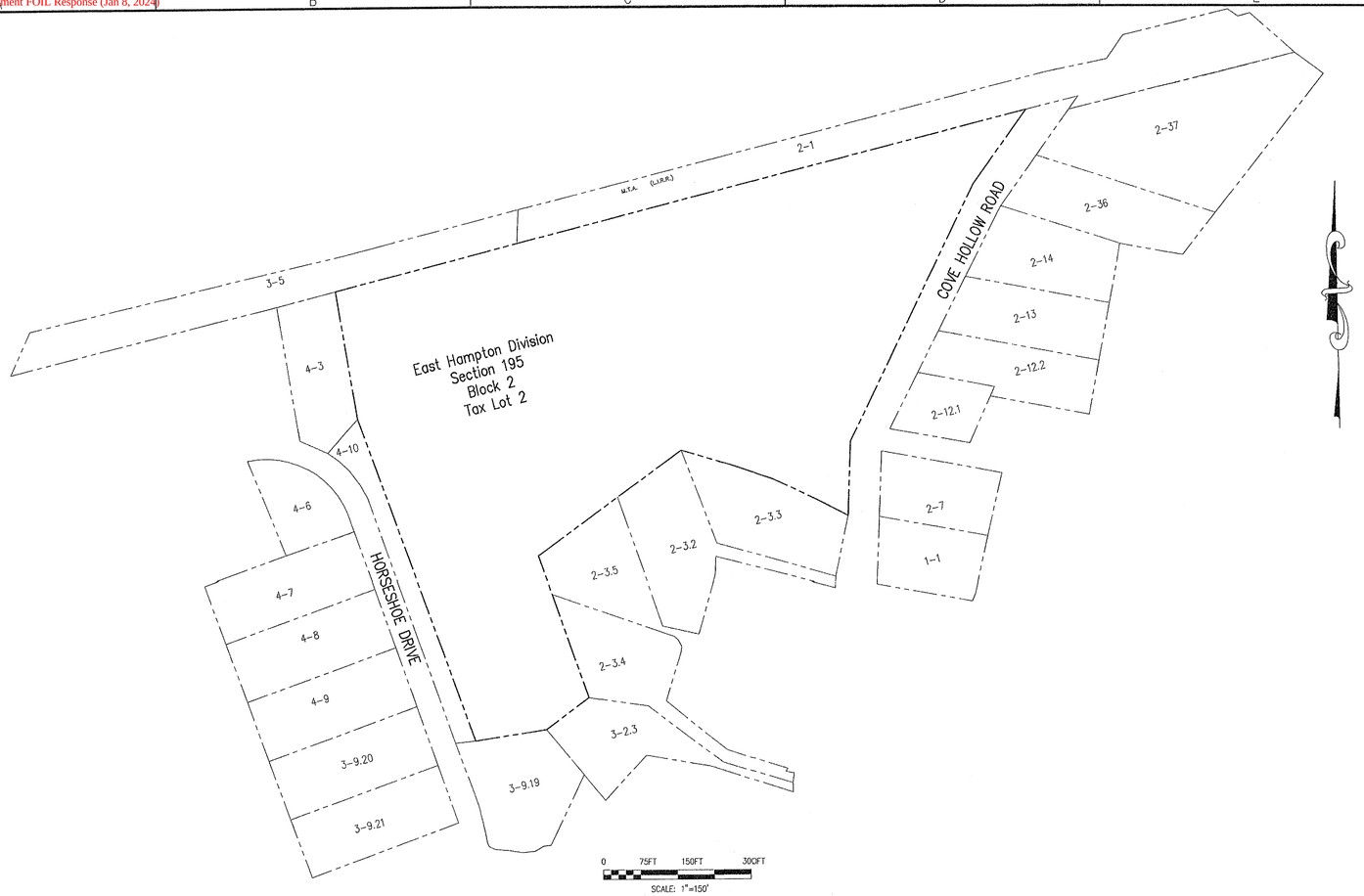
0E	ISSUED FOR PERMITTING	05/01/17	DLW	RRR
0D	ISSUED FOR PERMITTING	03/17/17	DLW	RRR
0C	ISSUED FOR PERMITTING	01/27/17	DLW	RRR
0B	ISSUED FOR REVIEW	01/24/17	DLW	DLW

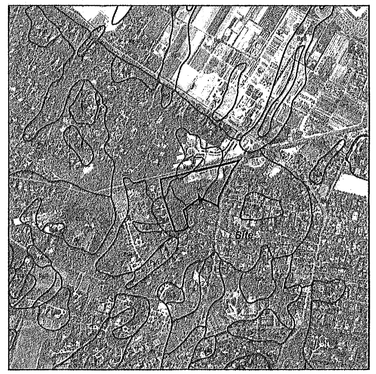
EAST HAMPTON ENERGY STORAGE CENTER, LLC

ENGINEERING RECORD		DATE
DRAWN	JOHNSON	09/22/16
DESIGNED	JOHNSON	09/22/16
CHECKED	RODDELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: 1" = 80'	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
MAP OF SURVEY

DWG. NAME: EHS-D-P002-2 | REVISION NO : 0F



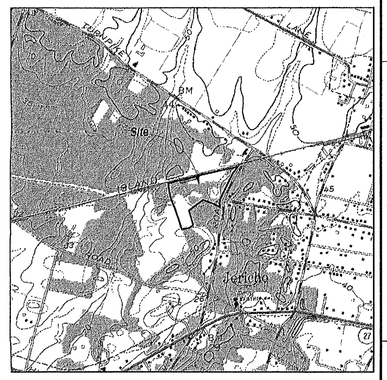


SOILS MAP

LOCATION MAP

General Notes

1. The property is described as part of East Hampton Division, Section 195, Block 2, Lot 2 and is located in the Commercial Industrial and Zone A Residential Zoning Districts. (§255-11-10) Construction will occur entirely in Commercial Industrial Zoning.
* Fire District: East Hampton Fire District
* School District: East Hampton School District
2. A building permit for the proposed structures will be submitted to the Building Inspector. (§255-11-38)
3. The Planning Board is the reviewing authority for the site plan; grading, clearing and construction will not occur until the site plan has been approved. (§255-6-20.A & B)
4. No grading, clearing or construction shall occur until a building permit has been approved. (§255-6-20.B)
5. This submission is subject to State Environmental Quality Review (SEQR) pursuant to §255-9-22.C.
6. These plans will comply with fire protection requirements approved in writing by the Fire Department. (§255-6-25)
7. This application is subject to Architectural Review Board approval per §255-7-30.A.
8. Fences proposed with this project will require a building permit and will be require architectural review prior to construction per §255-7-30.F.
9. These plans comply with the General Lighting Standards set forth in §255-1-83.
10. The proposed disturbance will include approximately 0.80 acres and will be exempt from the requirement of a Stormwater Pollution Prevention Plan (SWPPP) per Article II §216-2.1, definition of Land Development Activity.
*Sections (§) are cited from the Town of East Hampton Code



U.S.G.S. QUADRANGLE MAP

Block	Lot	Address
4	3	Diaz, Felipe C. & Claudia A. Brown-Diaz 12 Sunset Drive Summit, NJ 07901
4	10	Reserve Area C Formerly land owned by Frank H. Tillinghast
3	9.19	Norton, Alexander T. & Ashley 1125 Park Ave Apt 6A New York, NY 10128
3	2.3	Galanes, Philip & Michael Haverland PO Box 4285 East Hampton, NY 11937
2	3.4	Flynn-Makula, Mary Beth 445 Park Ave FL 11 New York, NY 10022
2	3.5	De Amario, Gary J. & Mary U. PO Box 1479 East Hampton, NY 11937
2	3.2	Wainwright, Jonathan 333 E 91st St Apt 7B New York, NY 10128
2	3.3	Sire Cove Hollow LLC 770 Lexington Ave New York, NY 10065
1	1	Thompson, Charles H. Jr. PO Box 1389 Wainscott, NY 11975

Block	Lot	Address
2	7	Buell-Sheet Family, LLC C/O Lewis Lipsey 14 Sutton Pl S New York, NY 10022
2	12.1	Mcvicar, John 42 Cove Hollow Road East Hampton, NY 11937
2	12.2	Murtagh, Colin & Niamh O'Donnell 38 Cove Hollow Road East Hampton, NY 11937
2	13	Murray, Stuart J. & Rebecca L. 126 W 11th St Apt 42 New York, NY 10014
2	14	Esposito, Ralph & Nancy Apt 201 222 Central Park W New York, NY 10024
2	36	Cadger, Jeffrey S. & Michele F. 22 Cove Hollow Road East Hampton, NY 11937
2	37	KeySpan Energy Development Co One MetroTech Center Brooklyn, NY 11201
4	7	Woodby, John 21 Horseshoe Drive East Hampton, NY 11937
4	6	Hakami, Yoram & Nina 100 Riverside Blvd Apt 7E New York, NY 11069

Block	Lot	Address
4	6	Hakami, Yoram & Nina 100 Riverside Blvd Apt 7E New York, NY 11069
4	8	De La Chapelle, Philip & Doria 19 Horseshoe Dive East Hampton, NY 11937
4	9	Roth, David S. 49 E 86th St East Hampton, NY 10028
3	9.2	Elfein, James T. & Hennifer M. 15 Horseshoe Drve East Hampton, NY 11937
3	9.21	Lambert, Steven & Barbara Apt 4G 333 E 69th St New York, NY 11021
3	5	Metropolitan Conmuter Transportation Authority 347 Madison Av New York, NY 11017
2	1	Metropolitan Conmuter Transportation Authority 347 Madison Av New York, NY 11017

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Index of Sheets

Cover Sheet	EHS-D-P002-1
Map of Survey	EHS-D-P002-2
Layout Plan - Overall	EHS-D-P002-3
Site Plan & Grading Plan	EHS-D-P002-4
Surface Plan	EHS-D-P002-5
Erosion Control Details	EHS-D-P002-6
General Arrangement & Landscape Plan	EHS-D-P003-1
Elevations A, B, C & D	EHS-D-P004-1
Equipment Slab and Oil Containment Detail	EHS-D-P007-1
Fence Details	EHS-D-P008-1
Sound Wall Details	EHS-D-P008-2
Lighting Plan	EHS-D-P010-2

STATE OF NEW YORK
GLEN A SMITH
LICENSED PROFESSIONAL ENGINEER
092697

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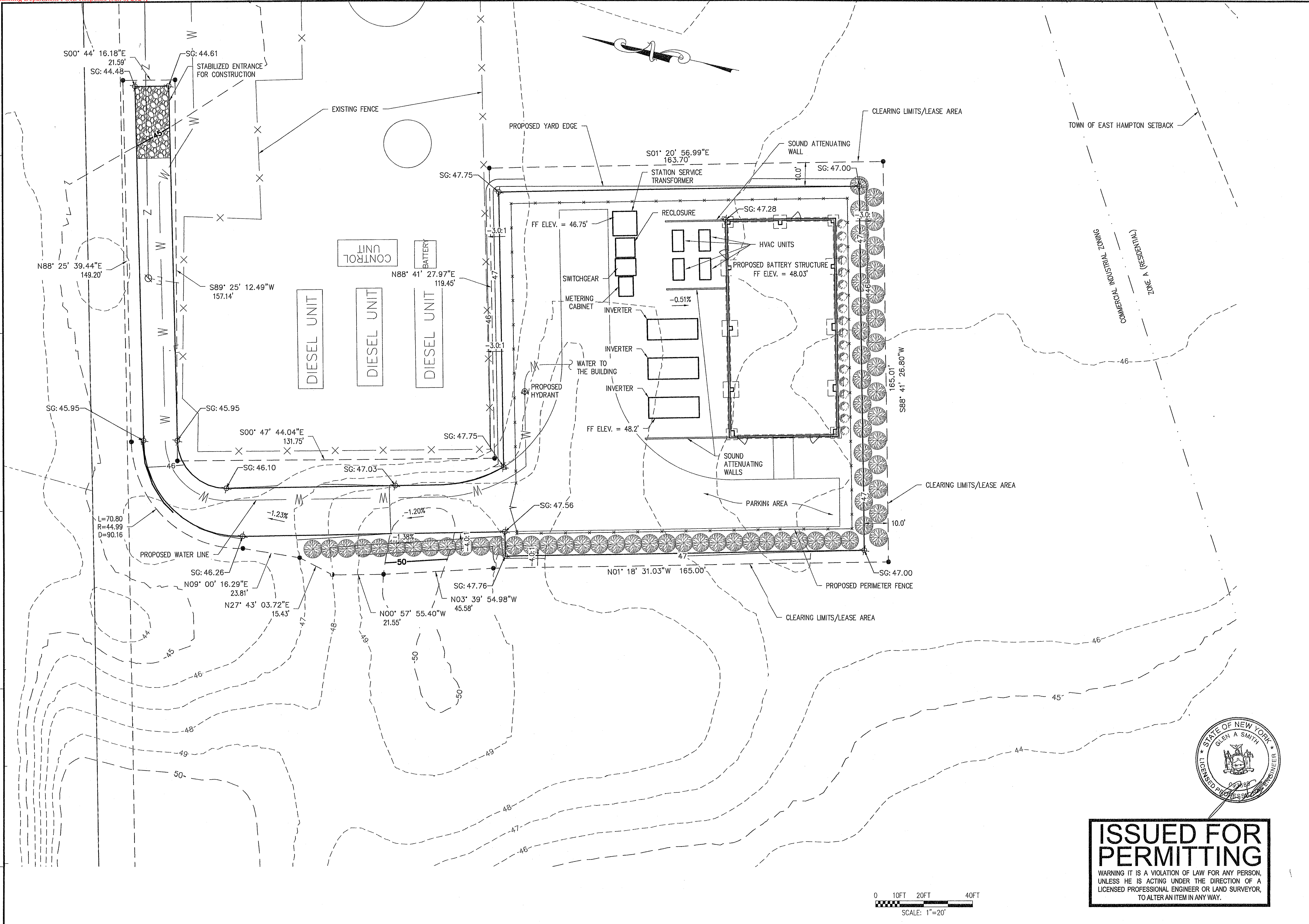
0E	ISSUED FOR PERMITTING	05/01/17	DLW	RRR
0D	ISSUED FOR PERMITTING	03/17/17	DLW	RRR
0C	ISSUED FOR PERMITTING	01/27/17	DLW	RRR
0B	ISSUED FOR REVIEW	01/24/17	DLJ	DLW

EAST HAMPTON ENERGY STORAGE CENTER, LLC

ENGINEERING RECORD		DATE
DRAWN	JOHNSON	09/22/16
DESIGNED	JOHNSON	09/22/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: AS NOTED	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
COVER SHEET

DWG. NAME: EHS-D-P002-1 | REVISION NO : 0F



APPROXIMATE EARTHWORK QUANTITIES

Property Area: 765,921 sq. ft.
Disturbed Area: 31,398 sq. ft.
Topsoil Removal Volume (@ 4" Depth): 386 Cu. Yds.
Total Cut Volume: 506 Cu. Yds.
Fill Volume: 1,101 Cu. Yds.

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE (SUBGRADE)
- PROPOSED MINOR CONTOUR LINE (SUBGRADE)
- CHAINLINK FENCE
- W — WATER
- E — ELECTRIC – UNDERGROUND
- ZZ — ELECTRIC – OVERHEAD
- CLEARING LIMITS / LEASE AREA

GENERAL NOTES

1. Cut and fill volumes are raw volumes with no allowances for shrinkagge where applicable.
2. Contractor shall strip approximately 4 inches of soils from the working area; stripped top soil shall be used for embankments and slopes outside of the immediate area of the pad.
3. Suitable excess fill including waste top soils may be used for embankments and slopes outside of the immediate area of the pad.
4. Slope access roads for drainage.
5. New contours indicate subgrade and do not include crushed rock surfacing.
6. All areas not receiving crushed rock surfacing or road mix shall be filled with topsoil and re-seeded with a native grass seed mix.
7. Crushed rock surfacing shall not be placed until all subgrade conduit, grounding and utilities are complete.
8. The earthwork contractor shall furnish and install compacted non-expansive backfill.
9. Bearings representative of survey dated Oct. 5, 2016 from Land Design Associates, P.C. Consulting Group.

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OK	ISSUED FOR PERMITTING	09/01/17	DLW	RRR
OJ	ISSUED FOR PERMITTING	08/31/17	DLW	RRR
OH	ISSUED FOR PERMITTING	08/08/17	DLW	RRR
OG	ISSUED FOR PERMITTING	07/31/17	DLW	RRR
OF	ISSUED FOR PERMITTING	06/13/17	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

ENGINEERING RECORD		DATE
DRAWN	JOHNSON	09/16/16
DESIGNED	JOHNSON	09/16/16
CHECKED	ROODELL	08/24/17
APPROVED	SMITH	08/24/17
DWG SCALE: 1" = 20'	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
SITE PLAN & GRADING PLAN

DWG. NAME: EHS-D-P002-4 REVISION NO : OK

EMPIRE
ACOUSTICAL SYSTEMS

Silent Screen Submittal Package

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Email: info@empireacoustical.com • Website: www.empireacoustical.com
WORLDWIDE ACOUSTICAL PRODUCTS & SERVICES

SUNNY CENTRAL STORAGE
2000 / 2000-EV

preliminary

Efficient
- More power per cubic meter
- Up to 4 inverters can be transported in one standard shipping container
- Max. efficiency is 98.6%

Robust
- Proven high-precision air-cooling system for intelligent, effective cooling
- Can be installed outdoors anywhere in the world in any ambient condition

Flexible
- Conforms to all known grid requirements worldwide
- Provides Q on demand
- Available as a stand-alone or turnkey solution with medium-voltage block

Versatile
- Integrated Battery System Controller with communication to the Battery
- Customized computer plattform for optimal monitoring and control of inverters
- Grid management functions for dynamic grid support
- Integrated voltage supply for internal consumption and external loads

SUNNY CENTRAL STORAGE 2000 / 2000-EV

Inverter for Large-Scale Battery Storage Systems

The grid-connected storage system enables the integration of large storage amounts of intermittent renewable energy into the utility grid while ensuring maximum grid stability. The Sunny Central Storage is the central component of the SMA system solution for integration of large-scale storage systems. It is designed to compensate for fluctuations in solar energy generation and offers comprehensive grid management services. The battery inverter is optimized for the continuous operation at nominal load and temperature of −25 °C to +50 °C, operation down to -40 °C with the option „extended operation range" and is compatible with different types of battery technologies. It is also available as compact platform solution and designed to work with the SMA Fuel Save Controller.

preliminary

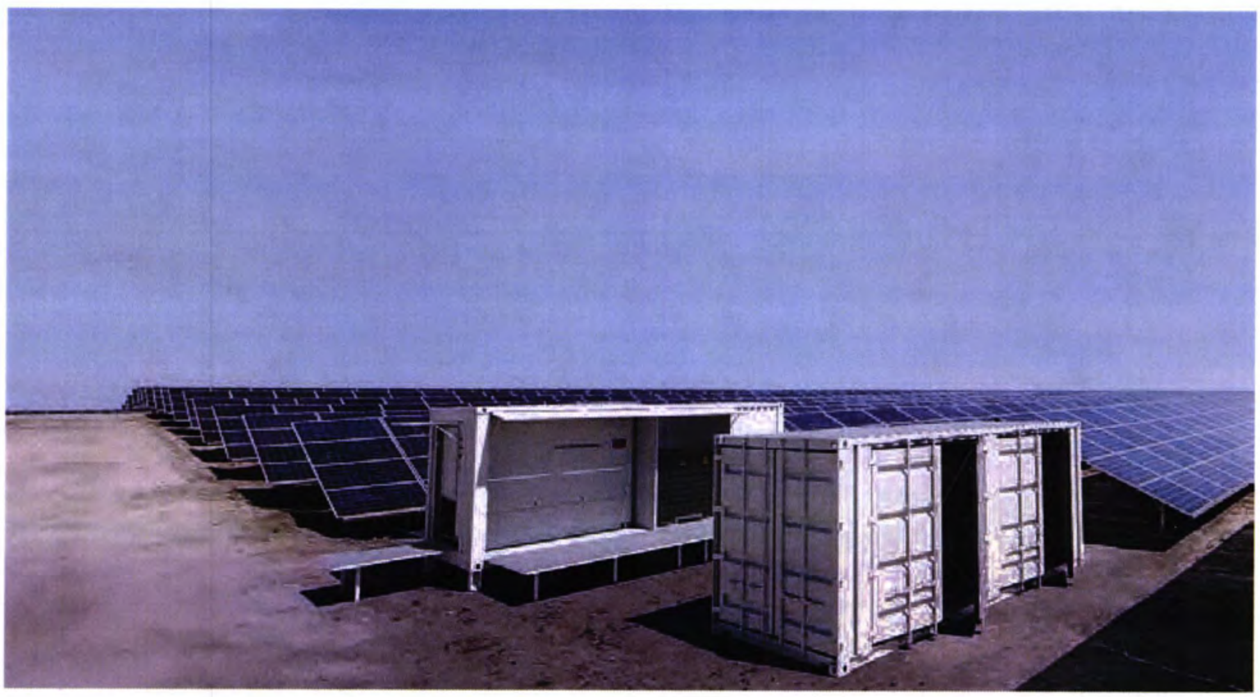
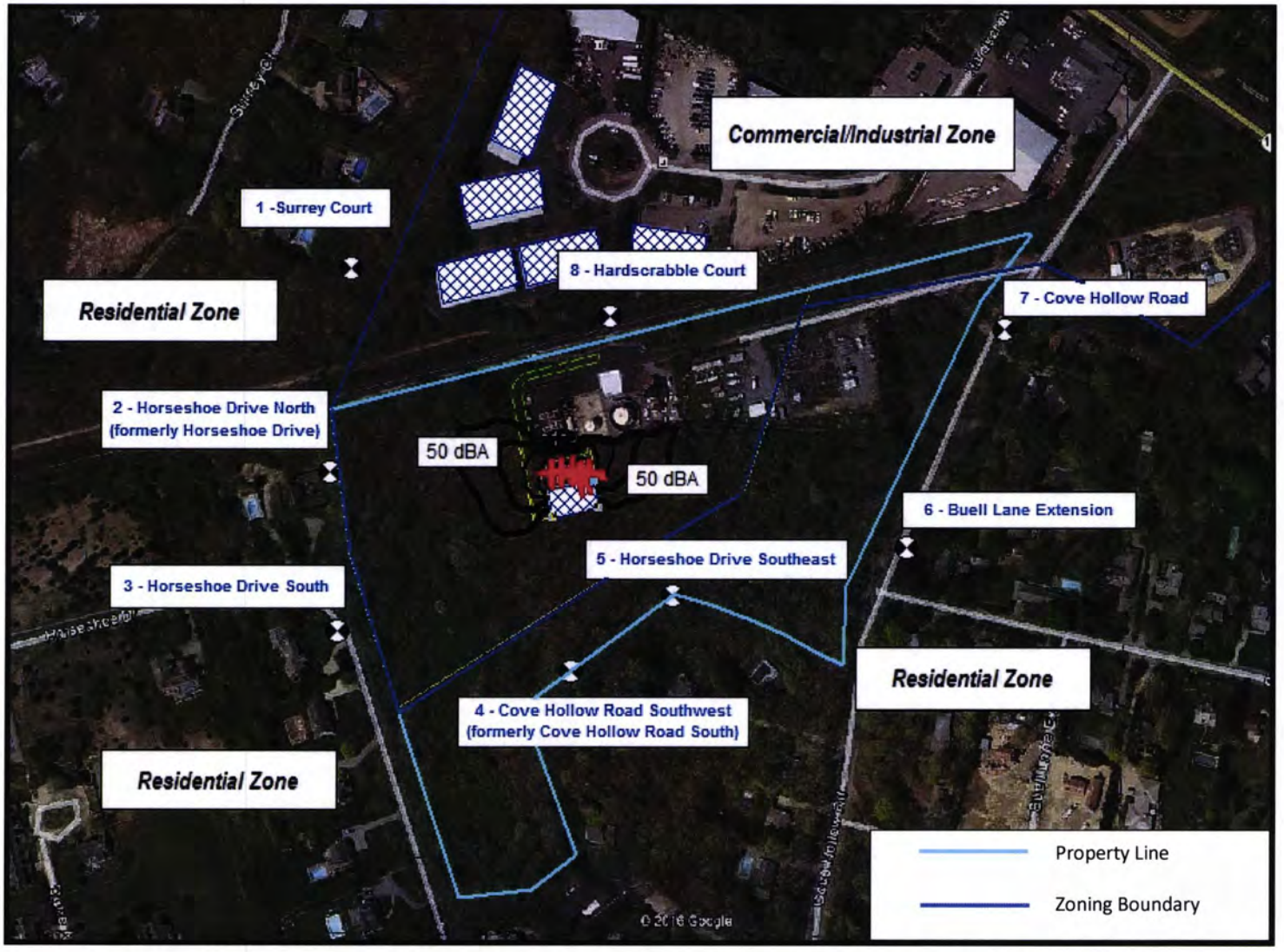
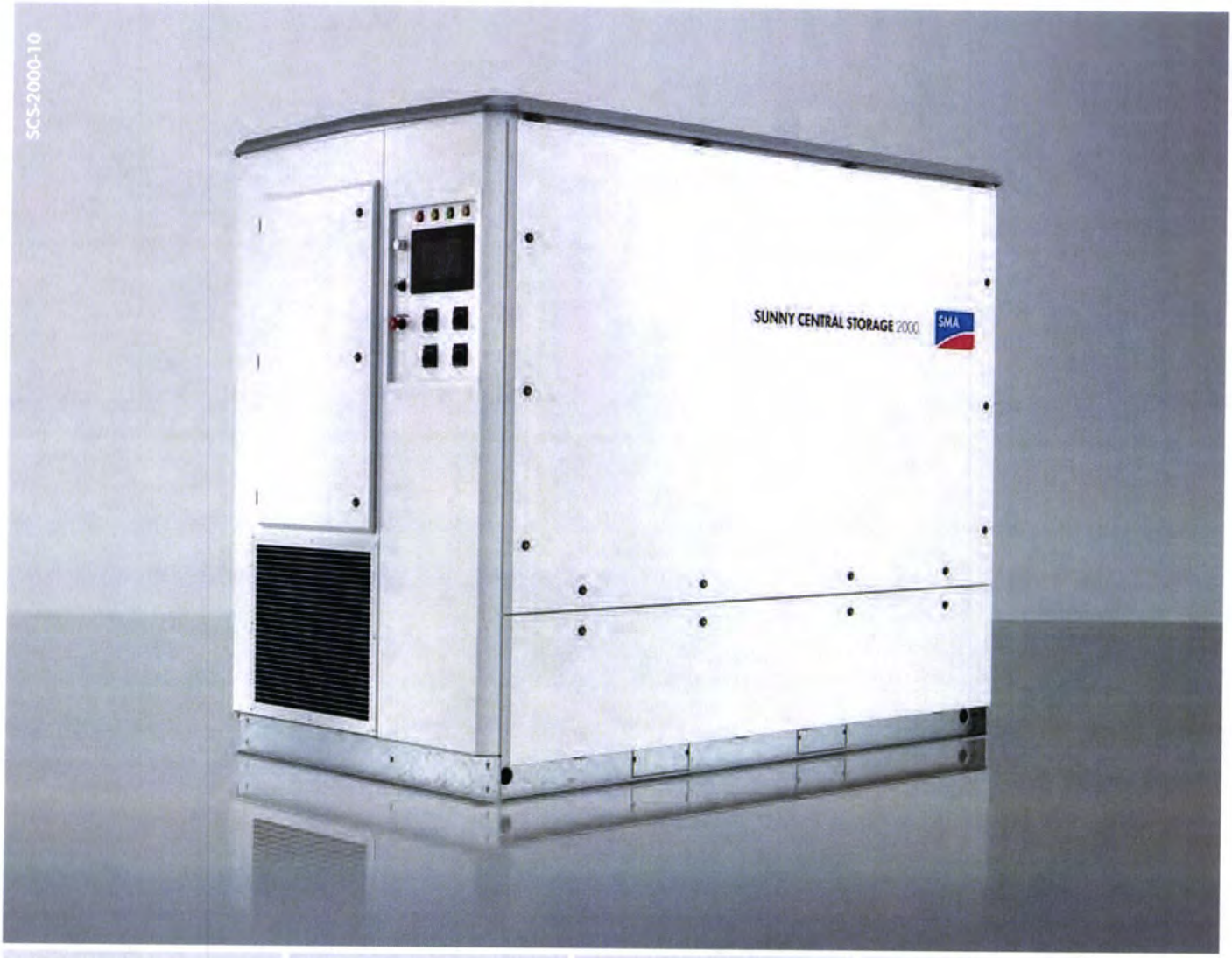


Figure 4 of Project Narrative – Updated:



Note: Receptor locations numbered and moved to the property line for analysis to Town Code.

SUNNY CENTRAL STORAGE
2000 / 2000-EV



Efficient
- More power per cubic meter
- Up to 4 inverters can be transported in one standard shipping container
- Max. efficiency is 98.6%

Robust
- Proven high-precision air-cooling system for intelligent, effective cooling
- Can be installed outdoors anywhere in the world in any ambient condition

Flexible
- Conforms to all known grid requirements worldwide
- Provides Q on demand
- Available as a stand-alone or turnkey solution with medium-voltage block

Versatile
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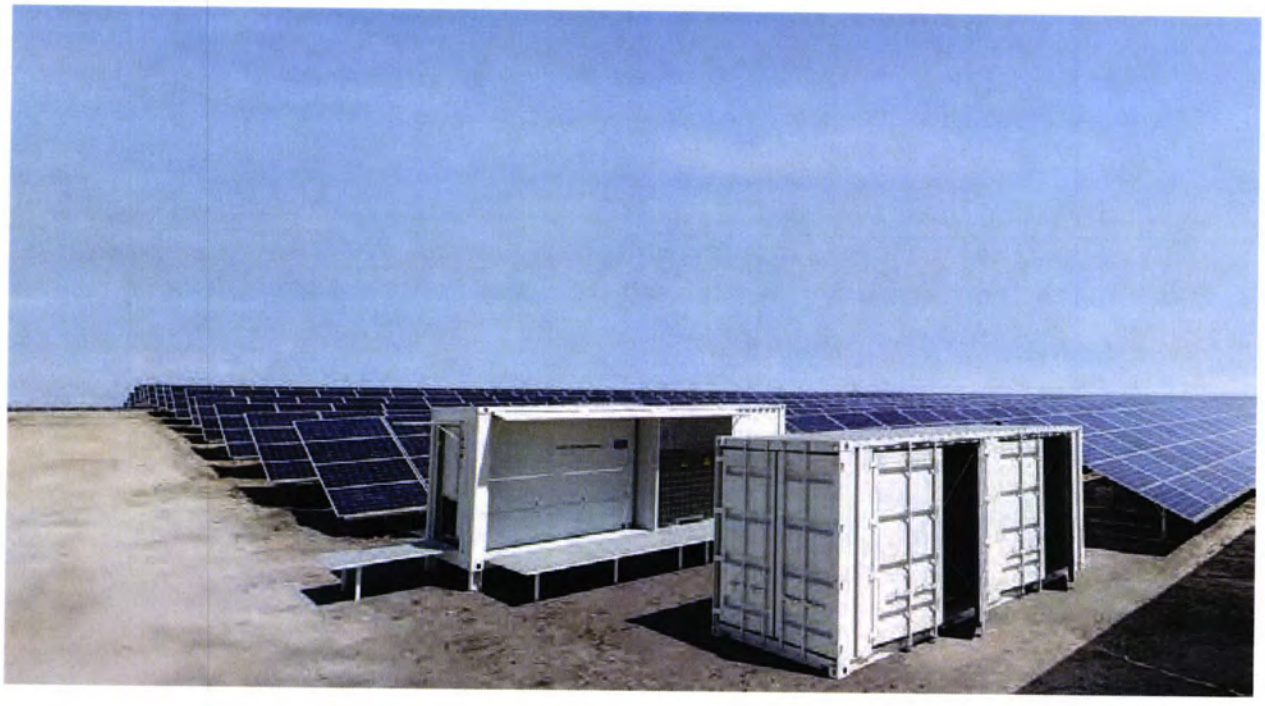
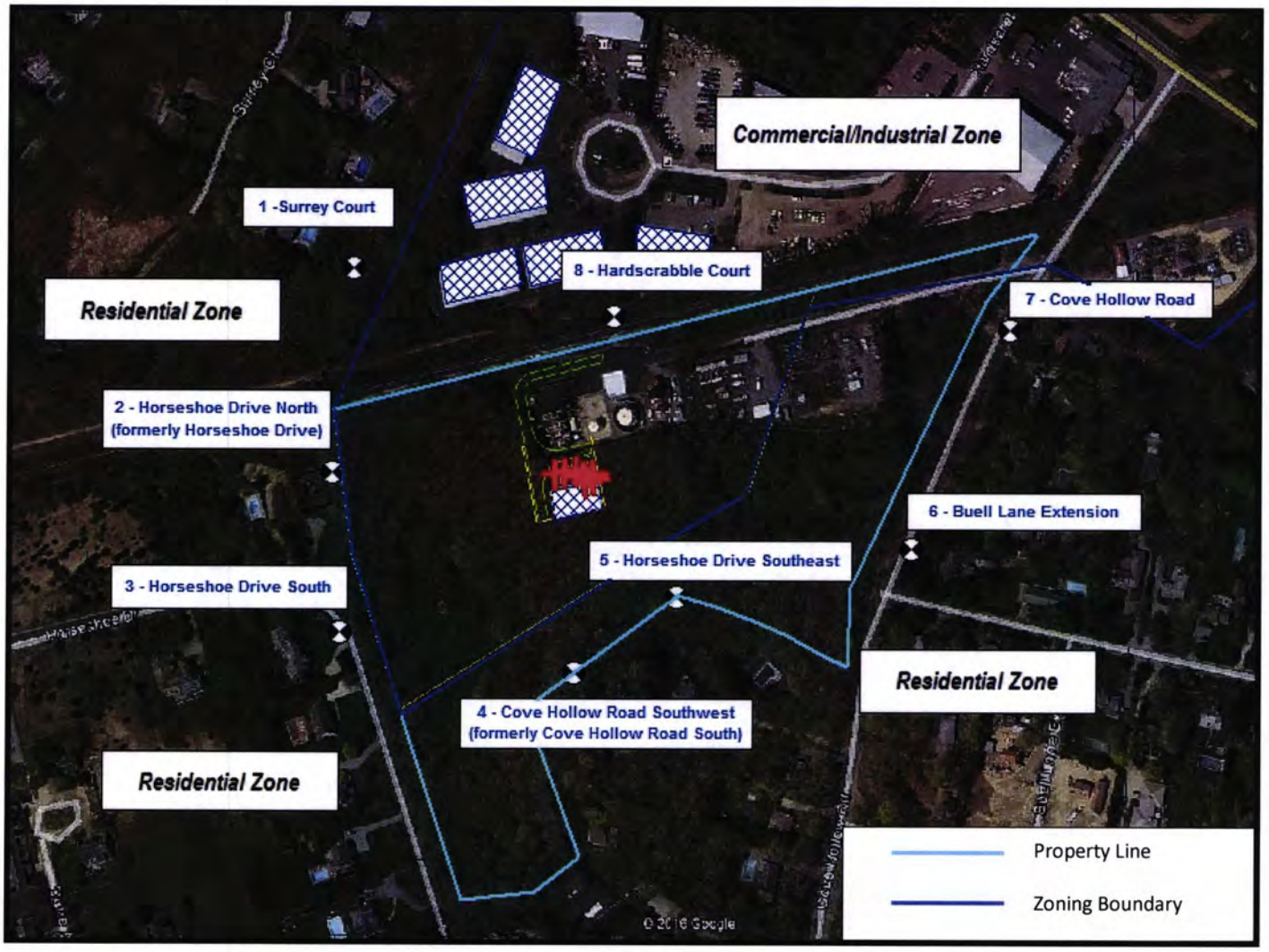


Figure D-1: Property Line Receptor Location (same receptor locations as Figure 4)



PLANNING - <PREPARERS NAME> - <DATE>

Basemaps: 2013 NYS Digital Ortho Photography
Suffolk County Real Property Tax Service
COPYRIGHT 2016, COUNTY OF SUFFOLK, N.Y.
Real Property Taxmap parcel linework used with permission of
Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)

1 " = 236.53 feet

Feet
0 80 160

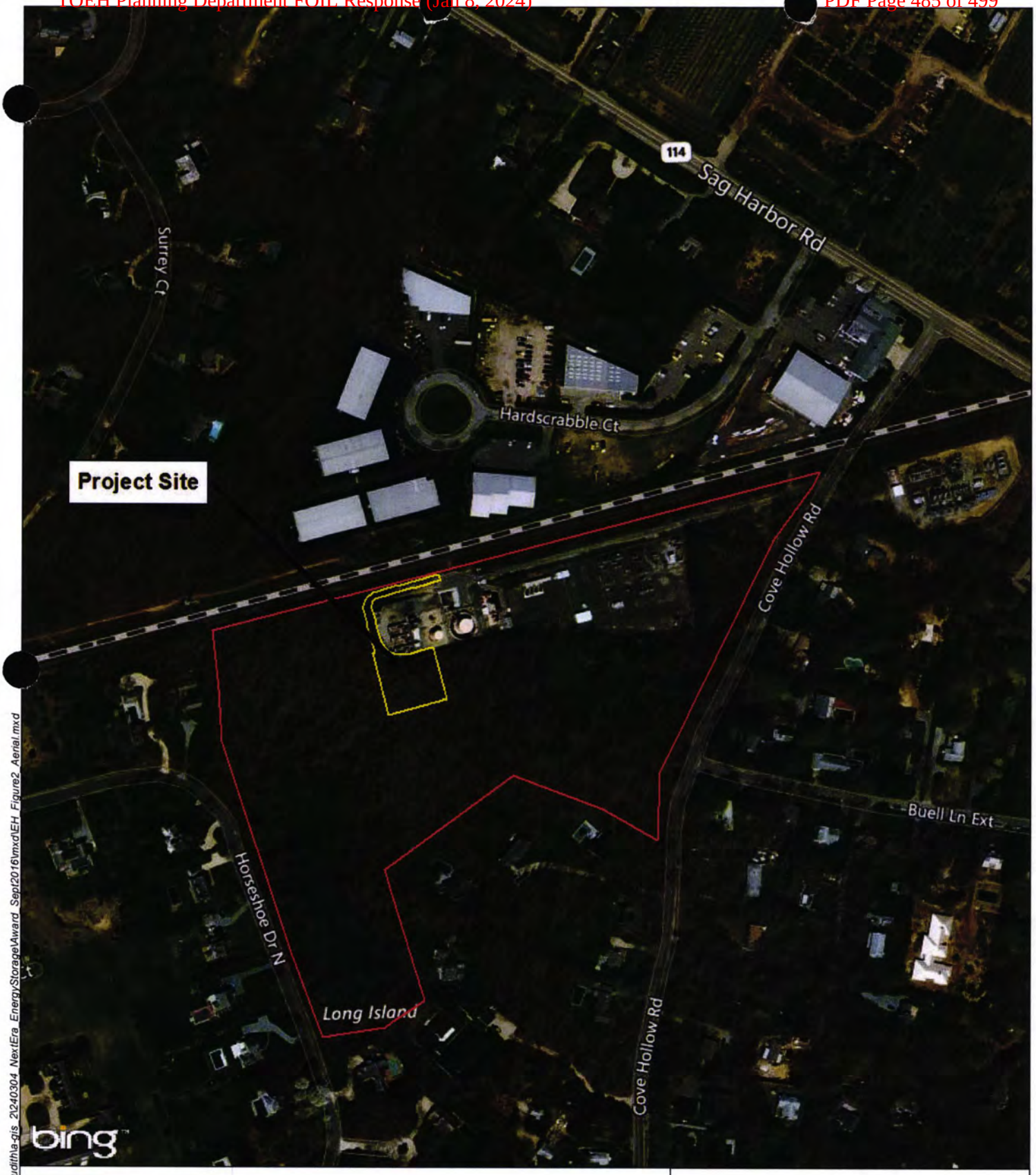
THE TOWN OF EAST HAMPTON

EAST HAMPTON ENERGY STORAGE SP/SP

Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York
Dept. of Information Technology

Date Prepared: <Janaury 4, 2017

\\Eh-gis-1\TOEH_GIS\GIS_User_Departments\Planning\Basemaps_and_Templates



Project Boundary
Parcel Boundary

N

Source:
Image courtesy of USGS Earthstar Geographics SIO © 2016 Microsoft Corporation © 2010 NAVTEQ © AND

0 150 300 Feet

TRC
1200 Wall Street West, 5th Floor
Lyndhurst, NJ 07071

EAST HAMPTON ENERGY STORAGE CENTER, LLC
EAST HAMPTON ENERGY STORAGE PROJECT

AERIAL SITE LOCATION MAP

FIGURE 2 NOVEMBER 2016

C:\Users\amcvey\Shar...\Barfos, Judith\a-gis_2\240304_NextEra_EnergyStorage\Award_Sept2016\mxd\EH_Figure2_Aerial.mxd

Parcel Boundary

Zoning District Boundary

N

TRC
1200 Wall Street West, 5th Fl.
Lyndhurst, NJ 07071
201-933-5541

EAST HAMPTON ENERGY STORAGE CENTER, LLC

EAST HAMPTON ENERGY STORAGE PROJECT

NOISE CONTOUR MAP

FIGURE 4 | NOVEMBER 2016

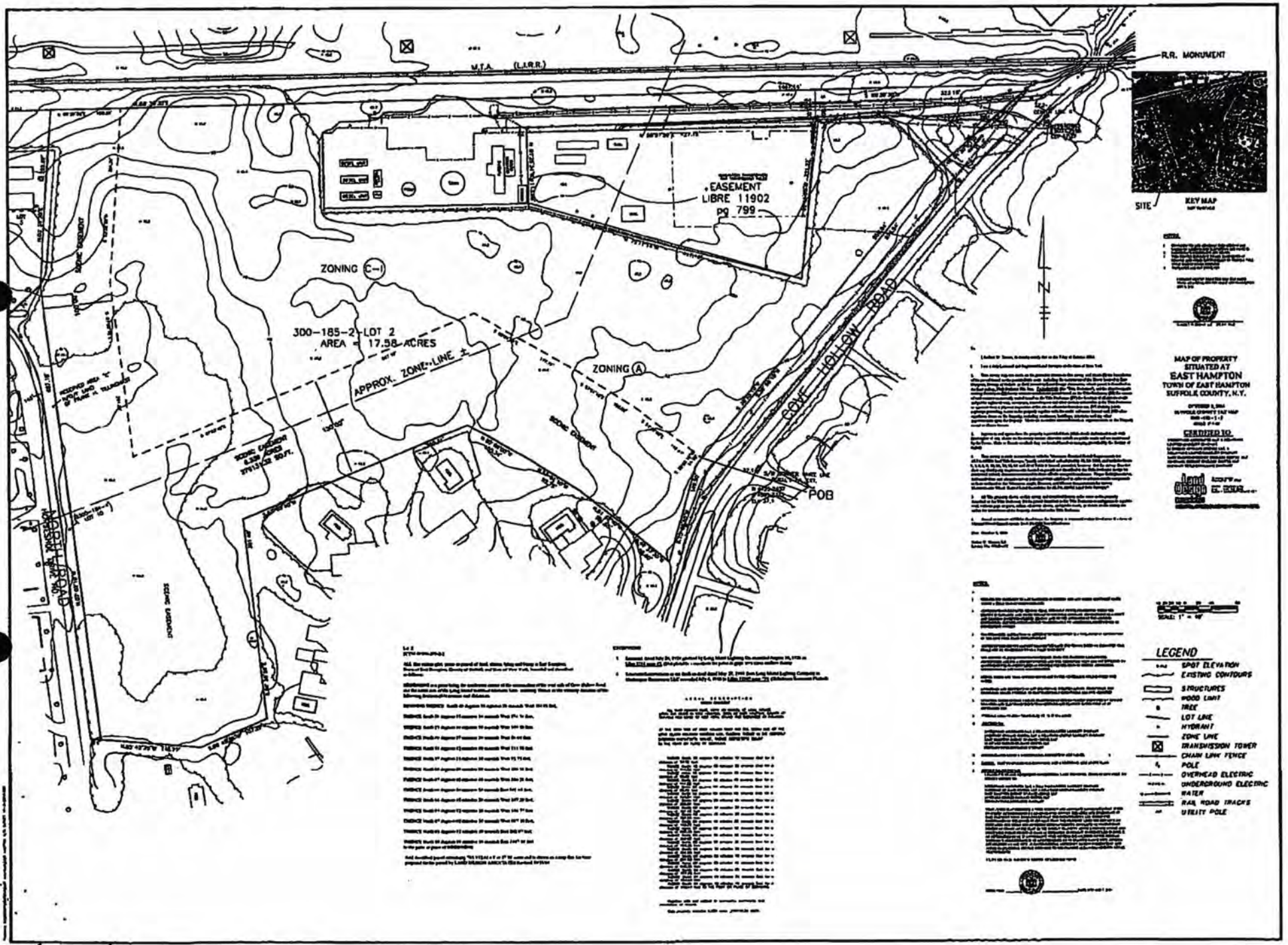
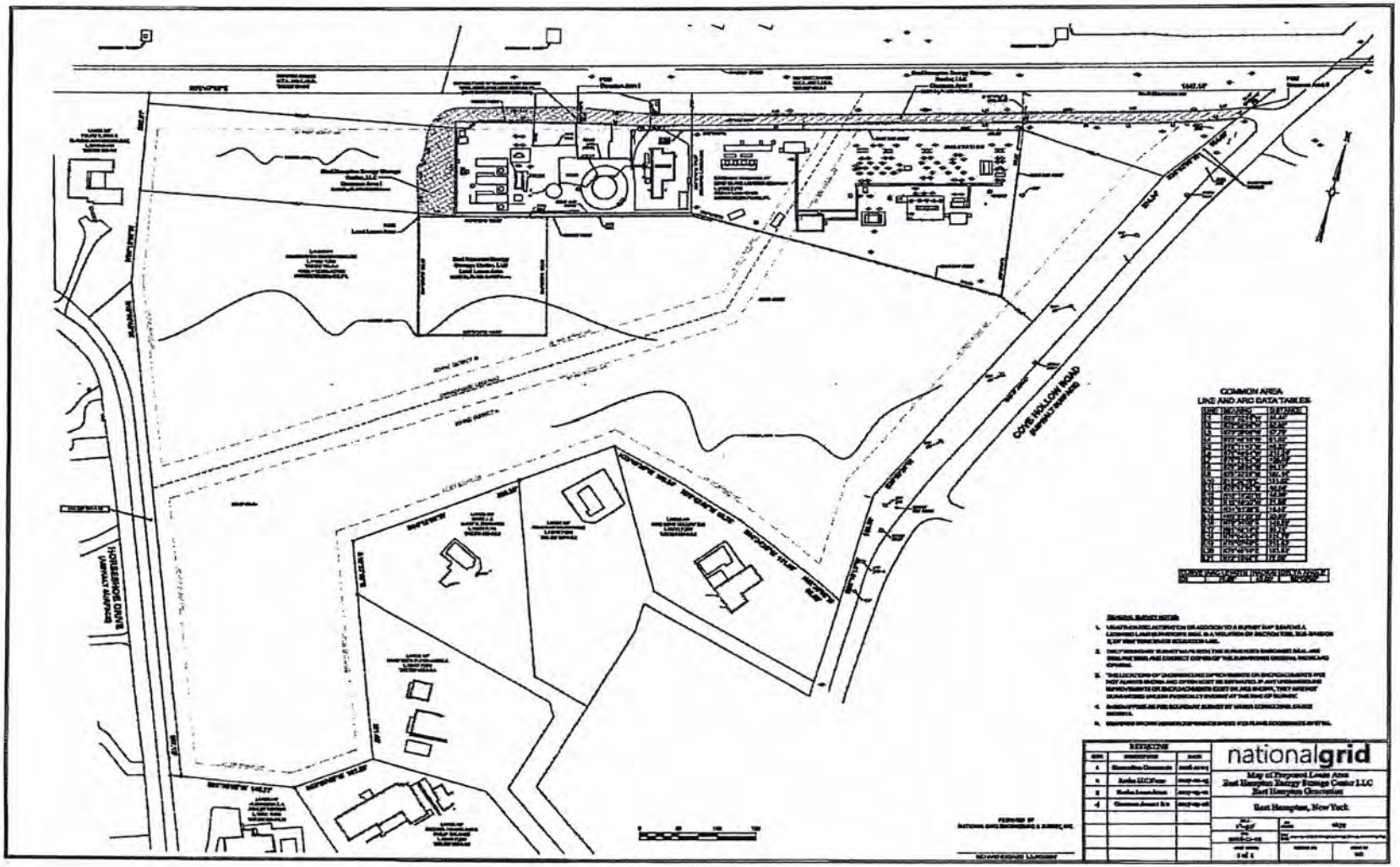

M.T.A. (L.I.R.R.)
R.R. MONUMENT
SITE
KEY MAP
EASEMENT
LIBRE 11902
PG 799
ZONING C-1
300-185-2-LOT 2
AREA = 17.58 ACRES
APPROX. ZONE LINE ±
ZONING A
SCENIC EASEMENT
COVE HOLLOW ROAD
POB
MAP OF PROPERTY
SITUATED AT
EAST HAMPTON
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, N.Y.
CERTIFIED TO
LEGEND
SPOT ELEVATION
EXISTING CONTOURS
STRUCTURES
WOOD LINE
TREE
LOT LINE
HYDRANT
ZONE LINE
TRANSMISSION TOWER
CHAIN LINK FENCE
POLE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
WATER
RAIL ROAD TRACKS
UTILITY POLE

EXHIBIT A

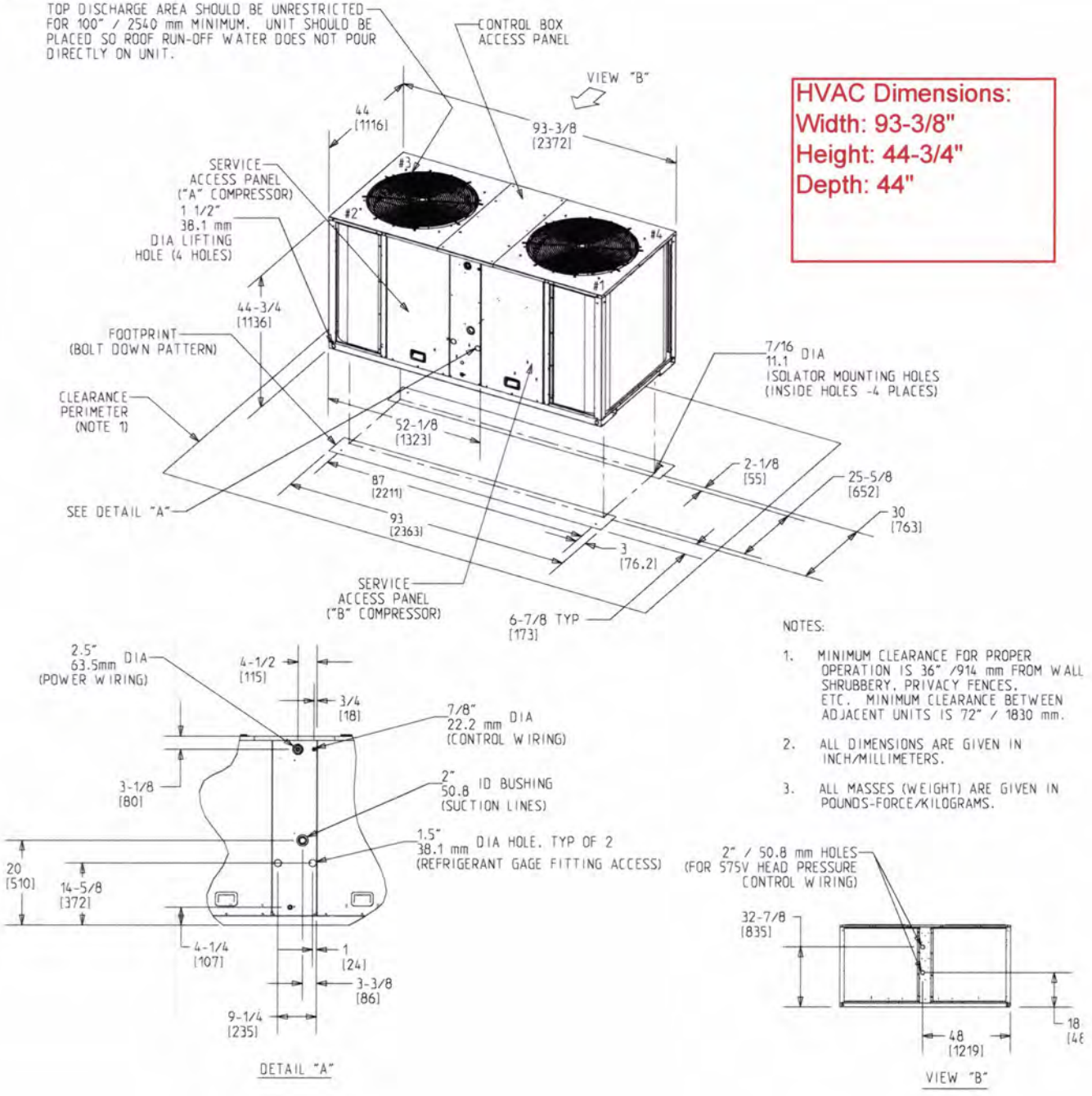
SITE PLAN



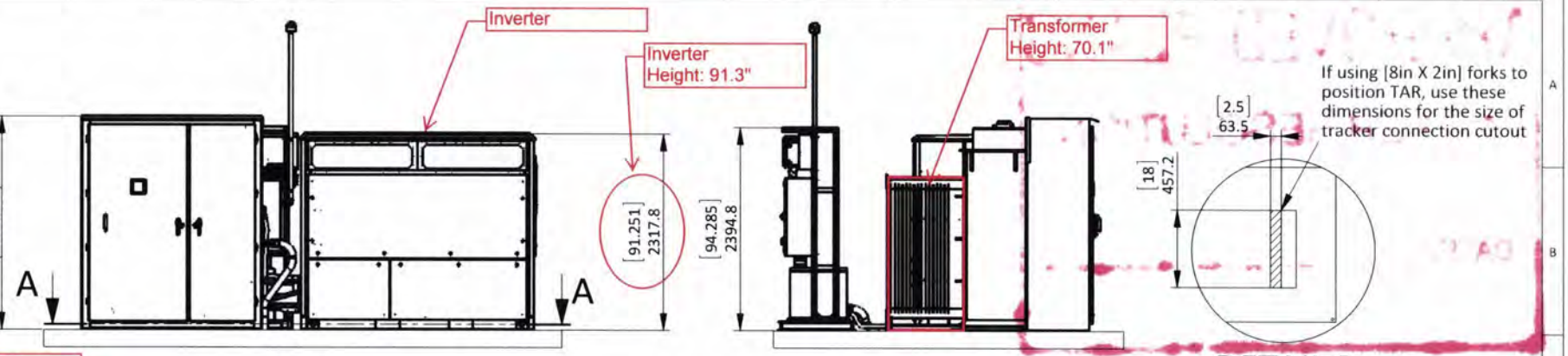
Dimensional Data

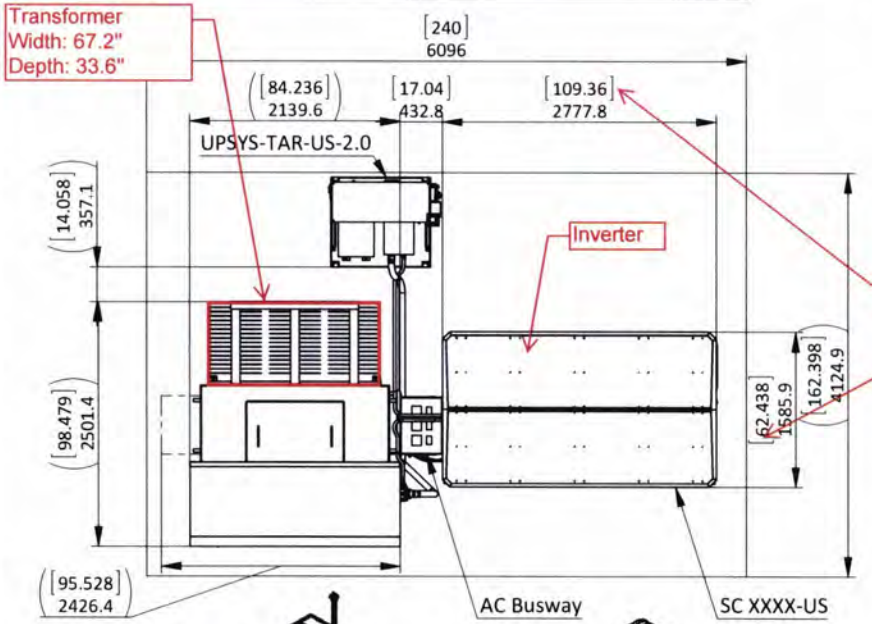
Figure DD-8 — TTA200F Condensing Unit

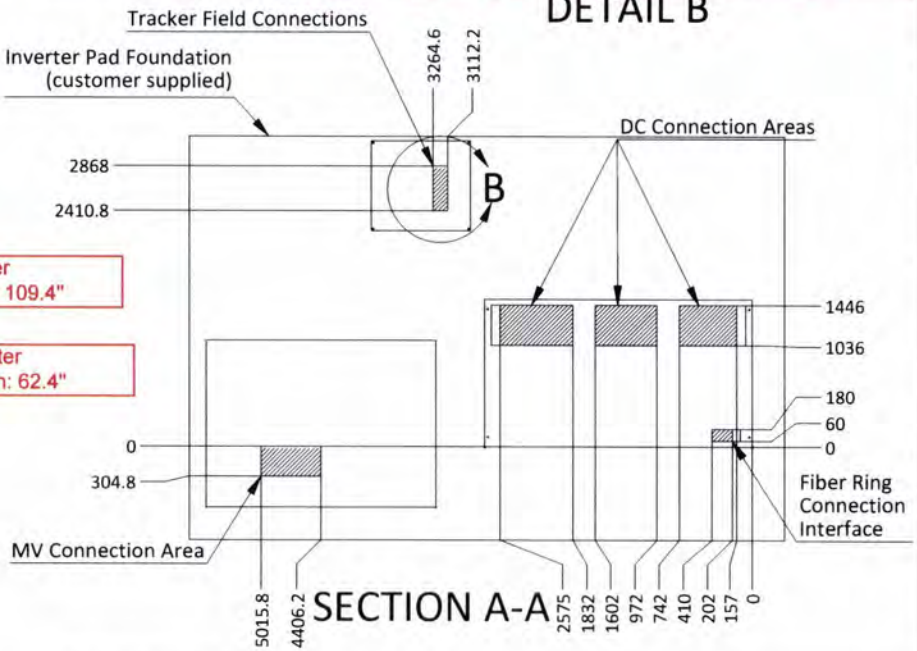
All dimensions are in inches and millimeters.

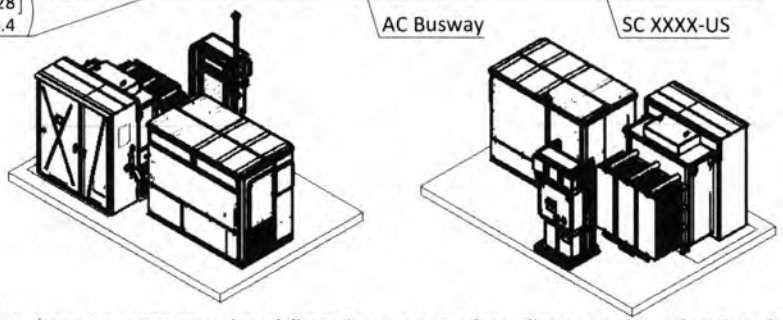


HVAC Dimensions:
Width: 93-3/8"
Height: 44-3/4"
Depth: 44"









NOTES:
1) Dimensions shown are worst case. Actual dimensions may vary depending on vendor and MVT configuration
2) For more detailed information, refer to project specific transformer drawings.

dimensions without tolerance: +0,1 +0,5 - 0,1 - 0,5
tolerancing ISO 8015
surface ISO 1302
all dimensions and tolerances in mm
all dimensions in brackets [ ] in inch
department : PP T MD

	date	name
edit	11/7/2016	Trias M.
checked	11/7/2016	Alexander M.
release	11/7/2016	Karpiel S.

SMA America Production, LLC
3801 Havana Street
Denver, CO 80239
Tel.: +1 720 347 6000

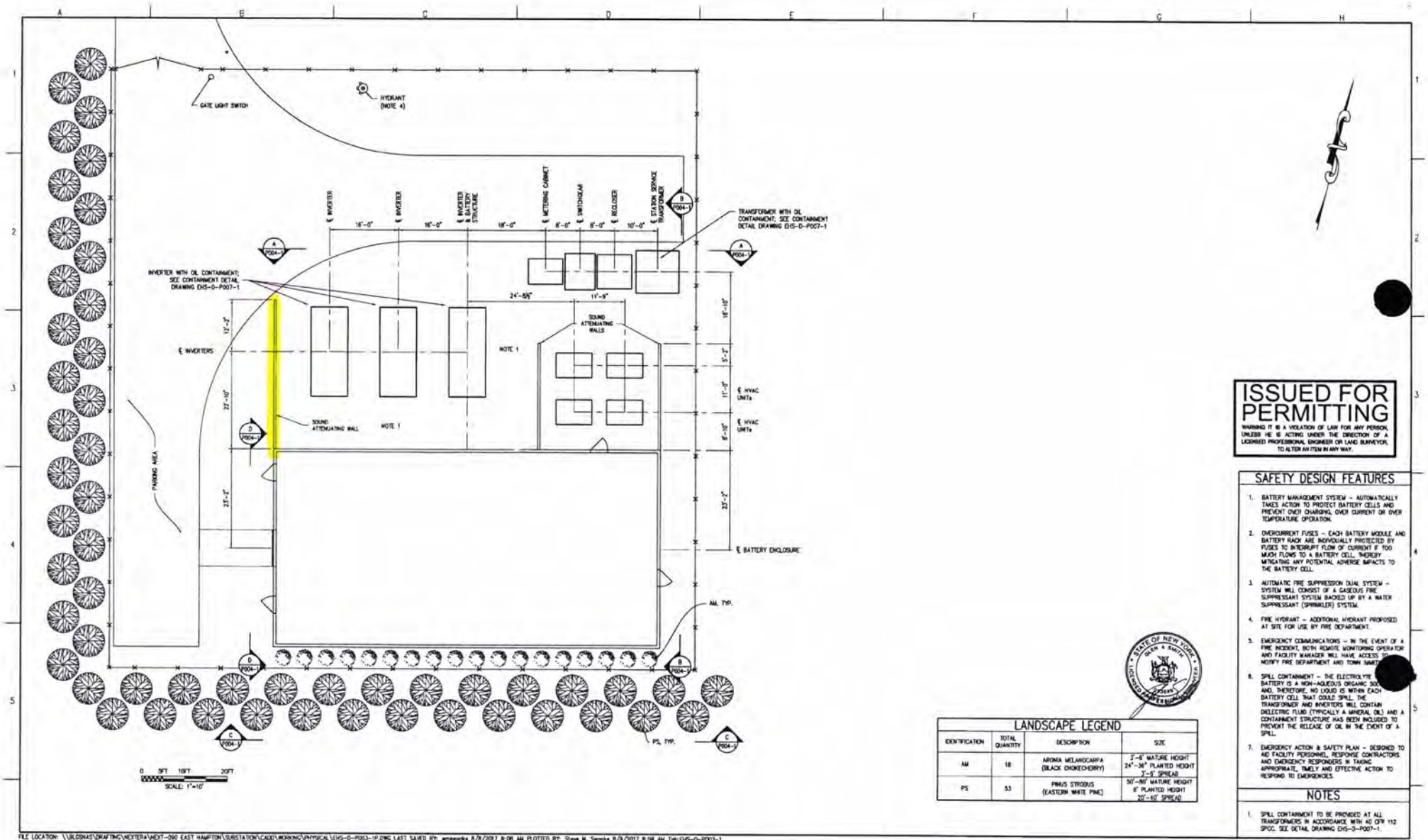
MVB-XXXX-US-2.0 A4 Release

XXX

drawing-No.| SAP-No.: | Revision: 1.2

weight: see sheet 3 | for complete product definition use the 3D model | A3 | page 2 / 4

APPROVED PLANS
AS PER RESOLUTION
DATED 9/13/17
AH



ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

SAFETY DESIGN FEATURES

1. BATTERY MANAGEMENT SYSTEM – AUTOMATICALLY TAKES ACTION TO PROTECT BATTERY CELLS AND PREVENT OVER CHARGING, OVER CURRENT OR OVER TEMPERATURE OPERATION.
2. OVERCURRENT FUSES – EACH BATTERY MODULE AND BATTERY RACK ARE INDIVIDUALLY PROTECTED BY FUSES TO INTERRUPT FLOW OF CURRENT IF TOO MUCH FLOWS TO A BATTERY CELL, THEREBY MITIGATING ANY POTENTIAL ADVERSE IMPACTS TO THE BATTERY CELL.
3. AUTOMATIC FIRE SUPPRESSION DUAL SYSTEM – SYSTEM WILL CONSIST OF A GASEOUS FIRE SUPPRESSANT SYSTEM BACKED UP BY A WATER SUPPRESSANT (SPRINKLER) SYSTEM.
4. FIRE HYDRANT – ADDITIONAL HYDRANT PROPOSED AT SITE FOR USE BY FIRE DEPARTMENT.
5. EMERGENCY COMMUNICATIONS – IN THE EVENT OF A FIRE INCIDENT, BOTH REMOTE MONITORING OPERATOR AND FACILITY MANAGER WILL HAVE ACCESS TO NOTIFY FIRE DEPARTMENT AND TOWN STAFF.
6. SPILL CONTAINMENT – THE ELECTROLYTE BATTERY IS A NON-AQUEOUS ORGANIC SOLVENT AND, THEREFORE, NO LIQUID IS WITHIN EACH BATTERY CELL THAT COULD SPILL. THE TRANSFORMER AND INVERTERS WILL CONTAIN DIELECTRIC FLUID (TYPICALLY A MINERAL OIL) AND A CONTAINMENT STRUCTURE HAS BEEN INCLUDED TO PREVENT THE RELEASE OF OIL IN THE EVENT OF A SPILL.
7. EMERGENCY ACTION & SAFETY PLAN – DESIGNED TO AID FACILITY PERSONNEL, RESPONSE CONTRACTORS AND EMERGENCY RESPONDERS IN TAKING APPROPRIATE, TIMELY AND EFFECTIVE ACTION TO RESPOND TO EMERGENCIES.

NOTES

1. SPILL CONTAINMENT TO BE PROVIDED AT ALL TRANSFORMERS IN ACCORDANCE WITH 40 CFR 112 SPCC. SEE DETAIL DRAWING EHS-D-P007-1.

LANDSCAPE LEGEND

IDENTIFICATION	TOTAL QUANTITY	DESCRIPTION	SIZE
AM	18	AROMA MELANOCARPA (BLACK CHOKECHERRY)	3'-6" MATURE HEIGHT 24"-36" PLANTED HEIGHT 3'-6" SPREAD
PS	53	PINUS STROBUS (EASTERN WHITE PINE)	50'-80' MATURE HEIGHT 6' PLANTED HEIGHT 20'-40' SPREAD

FILE LOCATION: \\BLDSNAS\DRAFTING\NEXTERA\NEXT-090 EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P003-1P.DWG LAST SAVED BY: smsavoka 8/8/2017 8:08 AM PLOTTED BY: Steve M. Savoka 8/8/2017 8:08 AM Tab:EHS-D-P003-1

"Engineering with Distinction" ECI ENGINEERING SERVICES, P.C.

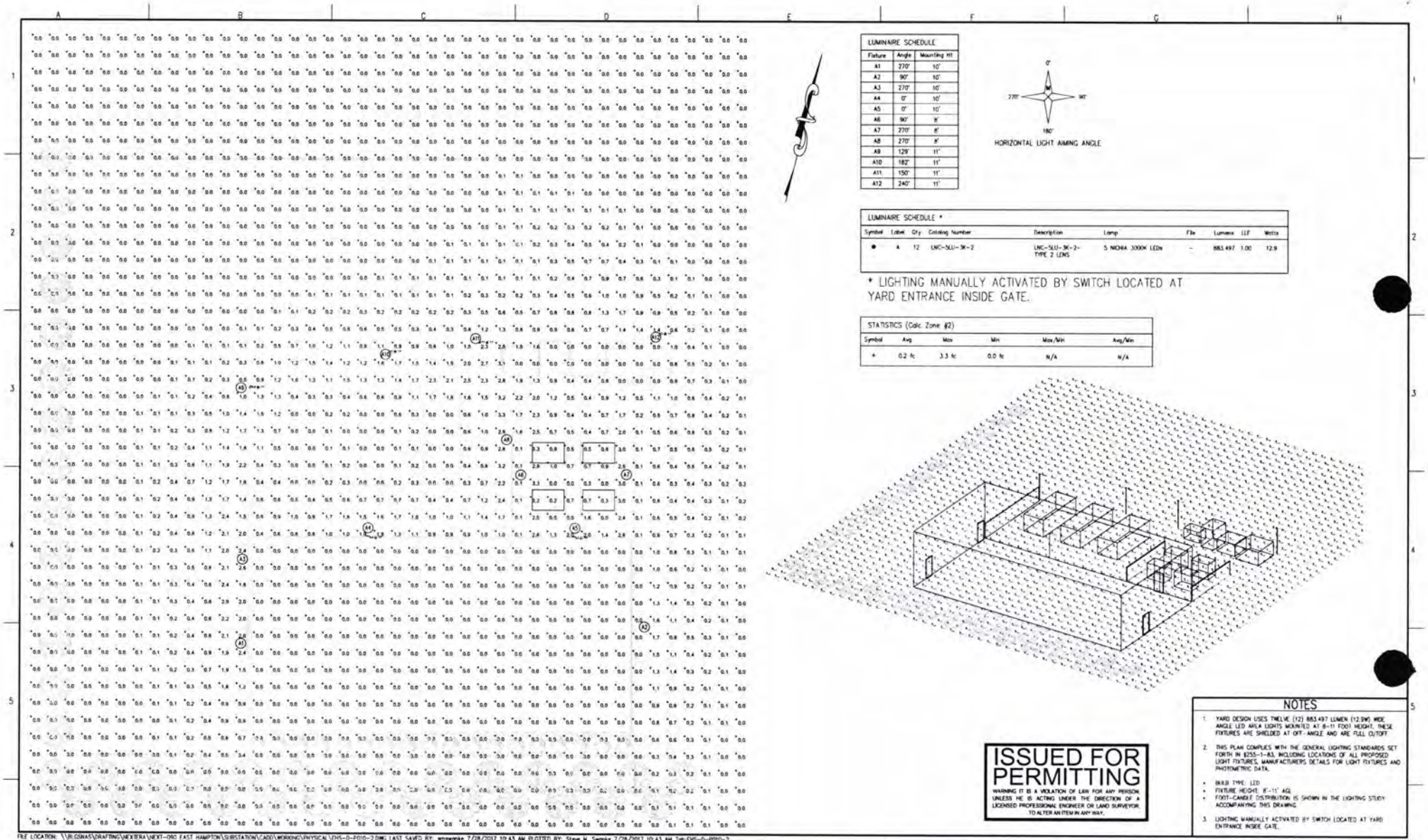
NO	REVISION	DATE	BY	APR
DJ	ISSUED FOR PERMITTING	08/08/17	DLW	RRR
DH	ISSUED FOR PERMITTING	07/31/17	DLW	RRR
DG	ISSUED FOR PERMITTING	06/14/17	DLW	RRR
DF	ISSUED FOR PERMITTING	05/01/17	DLW	RRR
DE	ISSUED FOR PERMITTING	03/17/17	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

ENGINEERING RECORD		DATE
DRAWN	S WANKE	06/07/16
DESIGNED	WERNER	06/07/16
CHECKED		
APPROVED		
DWG SCALE: 1"=10'-0"	PLT SCALE: 1:1	

EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
GENERAL ARRANGEMENT & LANDSCAPE PLAN

DWG. NAME: EHS-D-P003-1 REVISION NO: DJ



LUMINAIRE SCHEDULE

Fixture	Angle	Mounting Ht
A1	270°	10'
A2	90°	10'
A3	270°	10'
A4	0°	10'
A5	0°	10'
A6	90°	8'
A7	270°	8'
A8	270°	8'
A9	129°	11'
A10	182°	11'
A11	150°	11'
A12	240°	11'

HORIZONTAL LIGHT AIMING ANGLE

LUMINAIRE SCHEDULE *

Symbol	Label	Qty	Catalog Number	Description	Lamp	Fltr	Lumens	LLF	Watts
●	A	12	LNC-SLU-3K-2	LNC-SLU-3K-2-TYPE 2 LENS	5 NICHIA 3000K LEDs	-	883.497	1.00	12.9

* LIGHTING MANUALLY ACTIVATED BY SWITCH LOCATED AT YARD ENTRANCE INSIDE GATE.

STATISTICS (Calc. Zone #2)

Symbol	Avg	Max	Min	Max/Min	Avg/Min
+	0.2 fc	3.3 fc	0.0 fc	N/A	N/A

ISSUED FOR PERMITTING

WARNING IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

NOTES

1. YARD DESIGN USES TWELVE (12) 883.497 LUMEN (12.9W) WIDE ANGLE LED AREA LIGHTS MOUNTED AT 8-11 FOOT HEIGHT. THESE FIXTURES ARE SHIELDED AT OFF-ANGLE AND ARE FULL CUTOFF.
2. THIS PLAN COMPLIES WITH THE GENERAL LIGHTING STANDARDS SET FORTH IN §255-1-83, INCLUDING LOCATIONS OF ALL PROPOSED LIGHT FIXTURES, MANUFACTURERS DETAILS FOR LIGHT FIXTURES AND PHOTOMETRIC DATA.
   - BULB TYPE: LED
   - FIXTURE HEIGHT: 8'-11' AG.
   - FOOT-CANDLE DISTRIBUTION IS SHOWN IN THE LIGHTING STUDY ACCOMPANYING THIS DRAWING.
3. LIGHTING MANUALLY ACTIVATED BY SWITCH LOCATED AT YARD ENTRANCE INSIDE GATE.

FILE LOCATION: \\RJCSNAS\DRAFTING\MEXTERA\NEXT-ONE EAST HAMPTON\SUBSTATION\CADD\WORKING\PHYSICAL\EHS-D-P010-2.DWG LAST SAVED BY: smswanke 7/28/2017 10:43 AM PLOTTED BY: Steve M. Swanke 7/28/2017 10:43 AM Tab:EHS-D-P010-2

Engineering with Distinction

ECI ENGINEERING SERVICES, P.C.

NO	REVISION	DATE	BY	APR
06	ISSUED FOR PERMITTING	06/14/17	DLW	RRR
05	ISSUED FOR PERMITTING	03/17/17	DLW	RRR
04	REVISED DRAWING-ISSUED FOR REVIEW	03/15/17	DLW	RRR
03	ISSUED FOR PERMITTING	01/31/17	DLW	RRR
02	ISSUED FOR PERMITTING	01/27/16	DLW	RRR

EAST HAMPTON ENERGY STORAGE CENTER, LLC

ENGINEERING RECORD		DATE
DRAWN	SWANKE	09/07/16
DESIGNED	WERNER	09/07/16
CHECKED		
APPROVED		

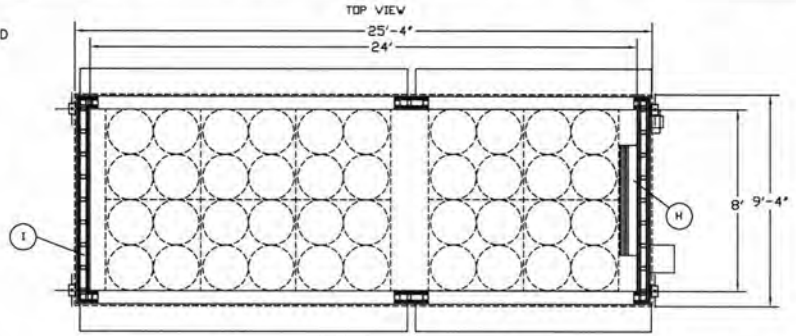
DWG SCALE: 1"=10'-0" PLT SCALE: 1:1

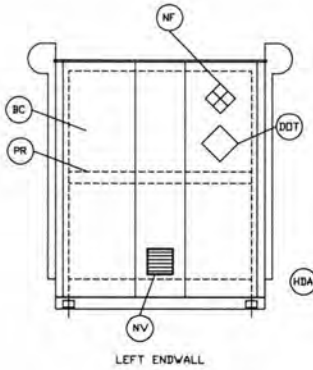
EAST HAMPTON
5 MW/8 HR. BATTERY STRUCTURE
LIGHTING PLAN

DWG. NAME: EHS-D-P010-2 REVISION NO.: 06

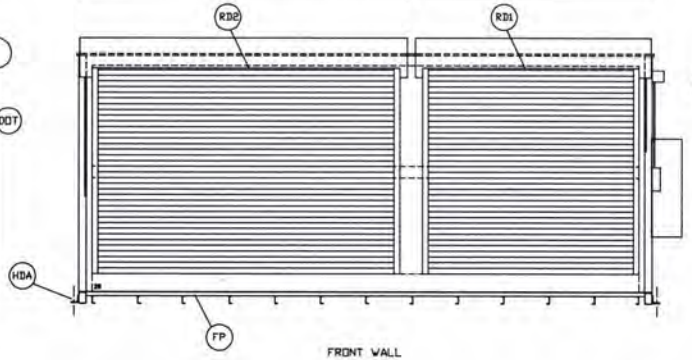
LEGEND

DOT– DEPARTMENT OF TRANSPORTATION FLIP CHART PLACARD
NF– NATIONAL FIRE PROTECTION ASSOCIATION 704 SIGN
HDA– HOLD DOWN ANGLE (4)
S– SUMP CAPACITY 1137 GALLONS
FP– FORKLIFT POCKETS
SGC– STATIC GROUND CONNECTOR
BC– BUILDING COLOR– BLEACHED BONE
NV– NATURAL VENTILATION WITH RAIN LOUVRE
I– INSULATION (MINERAL FIBER R11 WALLS AND CEILING)
RD1– 9'W x 9'H ROLL UP DOOR 3 HR FIRE RATED (2)
RD2– 13'W x 9'H ROLL UP DOOR 3 HR FIRE RATED (2)
H– (EXPLOSION PROOF) HEATER 25,938 BTU (1)
DC– DRY CHEMICAL FIRE SUPPRESSION SYSTEM
LC– LOAD CENTER 240 VOLT 1 PHASE
PR– PALLET RACK

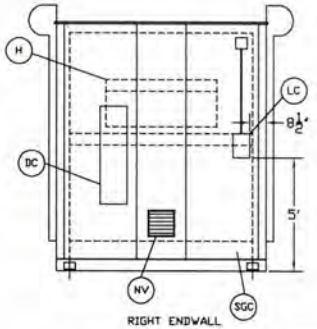




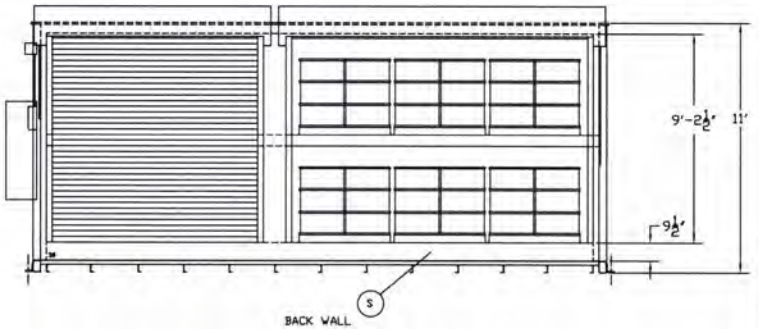
LEFT ENDWALL



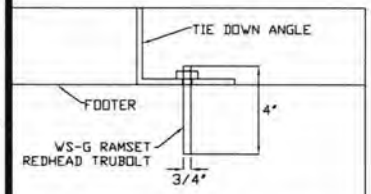
FRONT WALL



RIGHT ENDWALL



BACK WALL



ANCHORAGE DETAIL

FOUNDATION DRAWING

INTERTEK Warnock Hersey C US
Listed to FM 6049

FM APPROVED

U.S. CHEMICAL STORAGE®
CORPORATE OFFICE
355 Industrial Park Drive
Boone, NC 28607
PHONE: 1.800.233.1480
MANUFACTURING FACILITY
1806 River Road, Hwy 268 W.
Wilkesboro, NC 28697
PHONE: 1.888.583.9823
FAX: 1.336.838.0045

REVISIONS				
CHANGES BY	REV	DESCRIPTION	DATE	APPROVED
.	.		.	

GENERAL NOTES:
1- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE UBC 1997, IBC 2006. DESIGN ACCORDING TO AISC, ASD, AND WITH ANSI/ ASCE 7-95.
2- NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BELOW SHALL BE IMPOSED ON THE "STUCTURE."
DESIGN DATA (MATERIALS)
STRUCTURAL QUALITY ASTM SPECIFICATION, A36 ER70S WELDING WIRE.
DESIGN DATA IN ACCORDANCE WTH ANSI/ ASCE 7-95:
MINIMUM ROOF LIVE LOAD (PSF) = 40
Pg: GROUND SNOW LOAD (PSF) = 50
V = WIND VELOCITY (MPH) = 130
SEISMIC ZONE = 4

FOUNDATION NOTES:
THE FOUNDATION DRAWING IS A *SUGGESTION* ONLY. CHANGES MAY BE NECESSARY DUE TO LOCAL BUILDING REGULATIONS AND SITE CONDITIONS.
1- THE PAD PERIMETER SHOULD BE AT LEAST 24" LARGER THAN THE BUILDING, BOTH IN LENGTH AND WIDTH.
2- THE FOUNDATION SHOULD BE FORMED ON NATURAL UNDESTRUBED SOIL CAPABLE OF SUBSTAINING 1,500 PSF.
3- GRANDUAL BASED GRAVEL OR CRUSHED STONE SHOULD BE COMPACTED TO A DEPTH OF 4" . THE SLAB SHOULD CONSIST OF 4" THICK 3,000 PSI CONCRETE.
4- FINISH SURFACE SHOULD BE LEVEL AND THEN INSTALL ½" X 4" ANCHOR BOLTS INTO THE TIE DOWNS ATTATCHED TO THE BUILDING CORNERS.

ALL DIMENSIONS SHOWN ON THIS PRINT ARE FOR YOUR REFERENCE. TOLERANCES ARE ±1" UNLESS OTHERWISE NOTED.

DATE: 10/03/06
DRAWN BY: CX

SAMPLE

MODEL NO. SL2610

APPROVAL PRINT

THIS PRINT IS CONFIRMATION OF YOUR ORDER AND ILLUSTRATES THE APPROXIMATE LOCATION OF FACTORY INSTALLED OPTIONS. CUSTOMER APPROVAL IS REQUIRED BEFORE MANUFACTURING CAN BEGIN. ANY CHANGES MADE AFTER CUSTOMER APPROVAL MAY INCUR EXTRA CHARGES AND DELAY ESTIMATED DELIVERY.

SIGNATURE

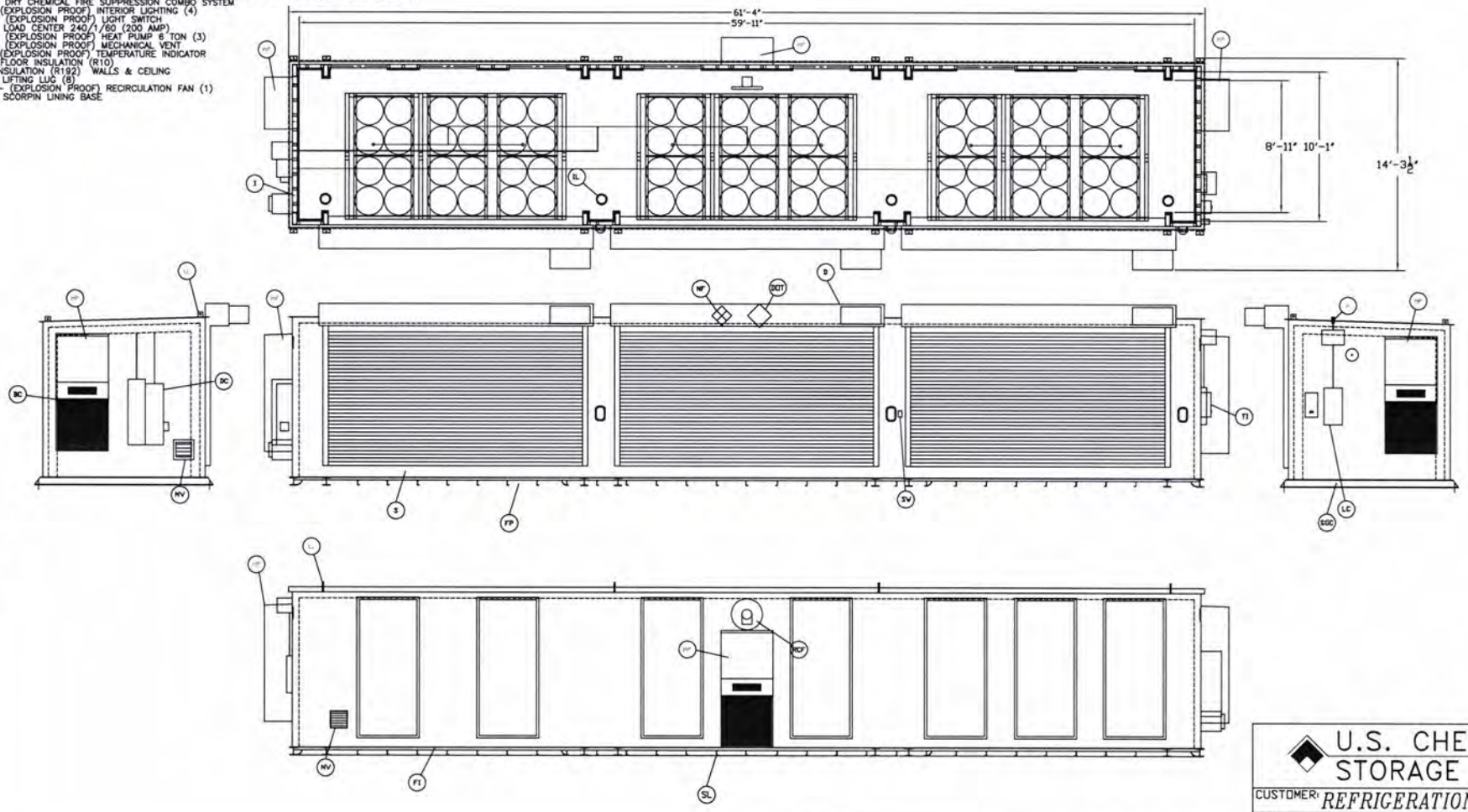
PLEASE PRINT NAME DATE

APPROVED BY: NAEEM AHKTER
CHECKED BY: NAEEM AHKTER

ENGINEER'S SEAL

LEGEND

DOT– DEPARTMENT OF TRANSPORTATION FLIP CHART PLACARD
NF– NATIONAL FIRE PROTECTION ASSOCIATION 704 SIGN
S– SUMP
FP– FORKLIFT POCKETS
SGC– STATIC GROUND CONNECTOR
BC– BUILDING COLOR–BLEACH BONE
NV– NATURAL VENTILATION WITH RAIN LOUVRE
A– ALARM (STOBE LIGHT YELLOW FOR TEMPERATURE INDICATOR)
ERP– EXPLOSION RELIEF PANELS (7)
PBR– PUSH BACK RACK (36 PALLETS)
D– ROLL UP DOOR 17' X 9' MOTORIZED EXPLOSION PROOF 4 HR FIRE RATED WITH TIMERS (3)
DC– DRY CHEMICAL FIRE SUPPRESSION COMBO SYSTEM
IL– (EXPLOSION PROOF) INTERIOR LIGHTING (4)
SW– (EXPLOSION PROOF) LIGHT SWITCH
LC– LOAD CENTER 240/1/60 (200 AMP)
HP– (EXPLOSION PROOF) HEAT PUMP 6 TON (3)
MV– (EXPLOSION PROOF) MECHANICAL VENT
TI– (EXPLOSION PROOF) TEMPERATURE INDICATOR
FI– FLOOR INSULATION (R10)
I– INSULATION (R192) WALLS & CEILING
LL– LIFTING LUG (8)
RCF– (EXPLOSION PROOF) RECIRCULATION FAN (1)
SL– SCORPIN LINING BASE



REV.	DESCRIPTION	BY	CHK BY	DATE

ACAD #: 30-10056-02 REV C | PLOT SCALE: 1=96 | CHK BY:

U.S. CHEMICAL STORAGE

CUSTOMER: REFRIGERATION BUILDING 3

TITLE: GENERAL ARRANGEMENT MODEL FL6212

DRAWING NO. XX–XXXX

DRAWN BY: AC | ORDER NO: 30-10056 | DATE: 01/07/11 | SHEET 1 OF 1

LEGEND

BC- BUILDING COLOR-BLEACHED BONE UNLESS SPECIFIED OTHERWISE
DOT- DEPARTMENT OF TRANSPORTATION FLIP CHART PLACARD
NF- NATIONAL FIRE PROTECTION ASSOCIATION 704 SIGN

LC- LOAD CENTER 208V/3/60
SGC- STATIC GROUND CONNECTOR
CU- CONDENSING UNIT

THR- TEMPERATURE & HUMIDITY RECORDER (1)
S1- STROBE (BLUE) TEMPERATURE ALARM (1)
S2- STROBE (ORANGE) LIQUID LEVEL ALARM (1)
H- HORN (SOUNDS WITH EITHER STROBE) (1)

LLD- LIQUID LEVEL DETECTOR - BACK WALL (1)

I - INSULATION WALLS AND CEILINGS (R19)
INSULATION FLOOR (R10)

NV- NATURAL VENTILATION WITH RAIN LOUVRE (2)

D- 48" X 116" SINGLE DOOR NON-FIRE RATED (6)
D- 48" X 87" SINGLE DOOR NON-FIRE RATED (3)

PR- PALLET RACK SYSTEM

HDA- HOLD DOWN ANGLE (4)

S- SUMP
FP- FORKLIFT POCKETS

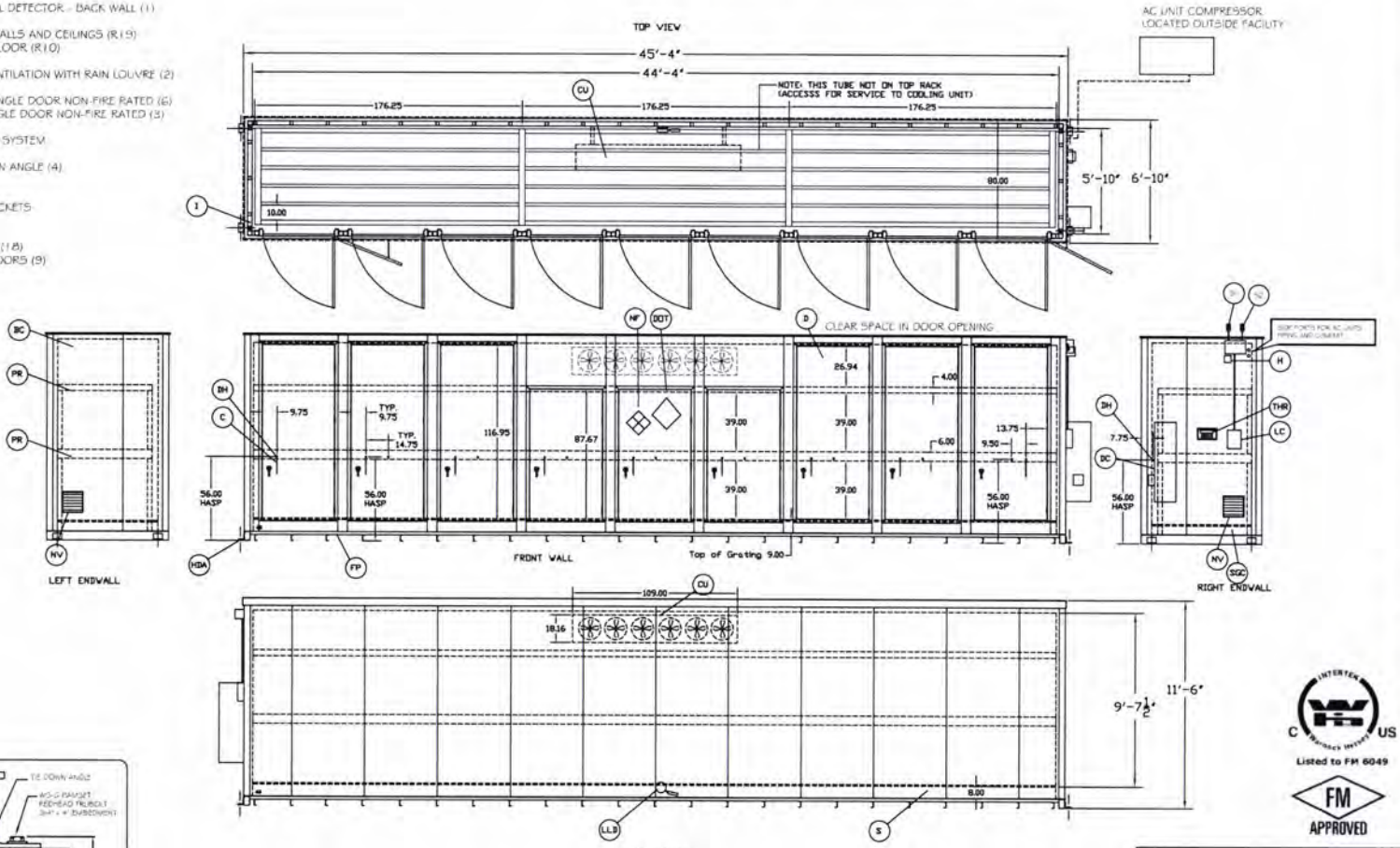
DH- DOOR HASP (18)
C- CHAIN FOR DOORS (9)

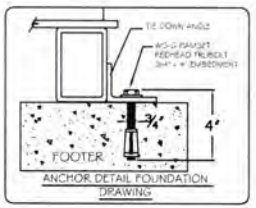
SUPPLY VOLTAGE 208V/3ø/60hz

STORAGE/DISPENSING OF CLASS 1A AND DISPENSING OF CLASS 1B FLAMMABLE LIQUIDS PROHIBITED.

ALL DIMENSIONS SHOWN ON THIS PRINT ARE FOR YOUR REFERENCE. TOLERANCES ARE ±1" UNLESS OTHERWISE NOTED.

REVISIONS				
CHANGES BY	REV	DESCRIPTION	DATE	APPROVED
EH	C	PALLET RACK REVISION	6/28	
AL	D	MOVE DRY CHEM	7/6	
JR	E	ADDED COMPONENTS	7/13	
AL	F	ADDED DOOR CHAIN & HASP	9/29	





NOTE: All interior and exterior components are non-explosion proof.

GENERAL NOTES:
1- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE UBC, IBC, AND STATE BUILDING CODES. DESIGN ACCORDING TO AISC, ASD, AND WITH ANSI/ ASCE 7.
2- NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BELOW SHALL BE IMPOSED ON THE "STUCTURE."
DESIGN DATA (MATERIALS)
STRUCTURAL QUALITY ASTM SPECIFICATION, A36 ER70S WELDING WIRE.
DESIGN DATA IN ACCORDANCE WTH ANSI/ ASCE 7:
MINIMUM ROOF LIVE LOAD (PSF) = 40
Pg: GROUND SNOW LOAD (PSF) = 50
V : WIND VELOCITY (MPH) = 130
SEISMIC ZONE = 4

FOUNDATION NOTES:
THE FOUNDATION DRAWING IS A *SUGGESTION* ONLY. CHANGES MAY BE NECESSARY DUE TO LOCAL BUILDING REGULATIONS AND SITE CONDITIONS.
1- THE PAD PERIMETER SHOULD BE AT LEAST 24" LARGER THAN THE BUILDING, BOTH IN LENGTH AND WIDTH.
2- THE FOUNDATION SHOULD BE FORMED ON NATURAL UNDESTRUBED SOIL CAPABLE OF SUBSTAINING 2,000 PSF.
3- GRANDUAL BASED GRAVEL OR CRUSHED STONE SHOULD BE COMPACTED TO A DEPTH OF 4". THE SLAB SHOULD CONSIST OF 5" THICK 2,000 PSI CONCRETE.
4- FINISH SURFACE SHOULD BE LEVEL AND THEN INSTALL ½" X 4" ANCHOR BOLTS INTO THE TIE DOWNS ATTATCHED TO THE BUILDING CORNERS.

DATE: 6/15/2011	DATE: 7/13/2011
DRAWN BY: BL	DRAWN BY: JLR

REFRIGERATION BUILDING 2

MODEL NO. CL4606
QUOTE NO. –
ORDER NO. –

APPROVAL PRINT

THIS PRINT IS CONFIRMATION OF YOUR ORDER AND ILLUSTRATES THE APPROXIMATE LOCATION OF FACTORY INSTALLED OPTIONS. CUSTOMER APPROVAL IS REQUIRED BEFORE MANUFACTURING CAN BEGIN. ANY CHANGES MADE AFTER CUSTOMER APPROVAL MAY INCUR EXTRA CHARGES AND DELAY ESTIMATED DELIVERY.

SIGNATURE

PLEASE PRINT NAME DATE

Customer is responsible to check with appropriate agencies to determine if any third party or local approvals are necessary.

This order does not include tax, anchoring, arming of dry chemical fire suppression system, electrical/water connections or permits.

This order is subject to US Chemical Storage LLC's terms and conditions which are located in your building manual which can be downloaded from www.uschemicalstorage.com/support/index.html

Customer is responsible to determine the classification and set back of the storage building depending on the type and quantity of the chemicals being stored. Local Agency may require additional equipment to be added to this unit after their plan review process. Additional equipment is not included in the quotation.

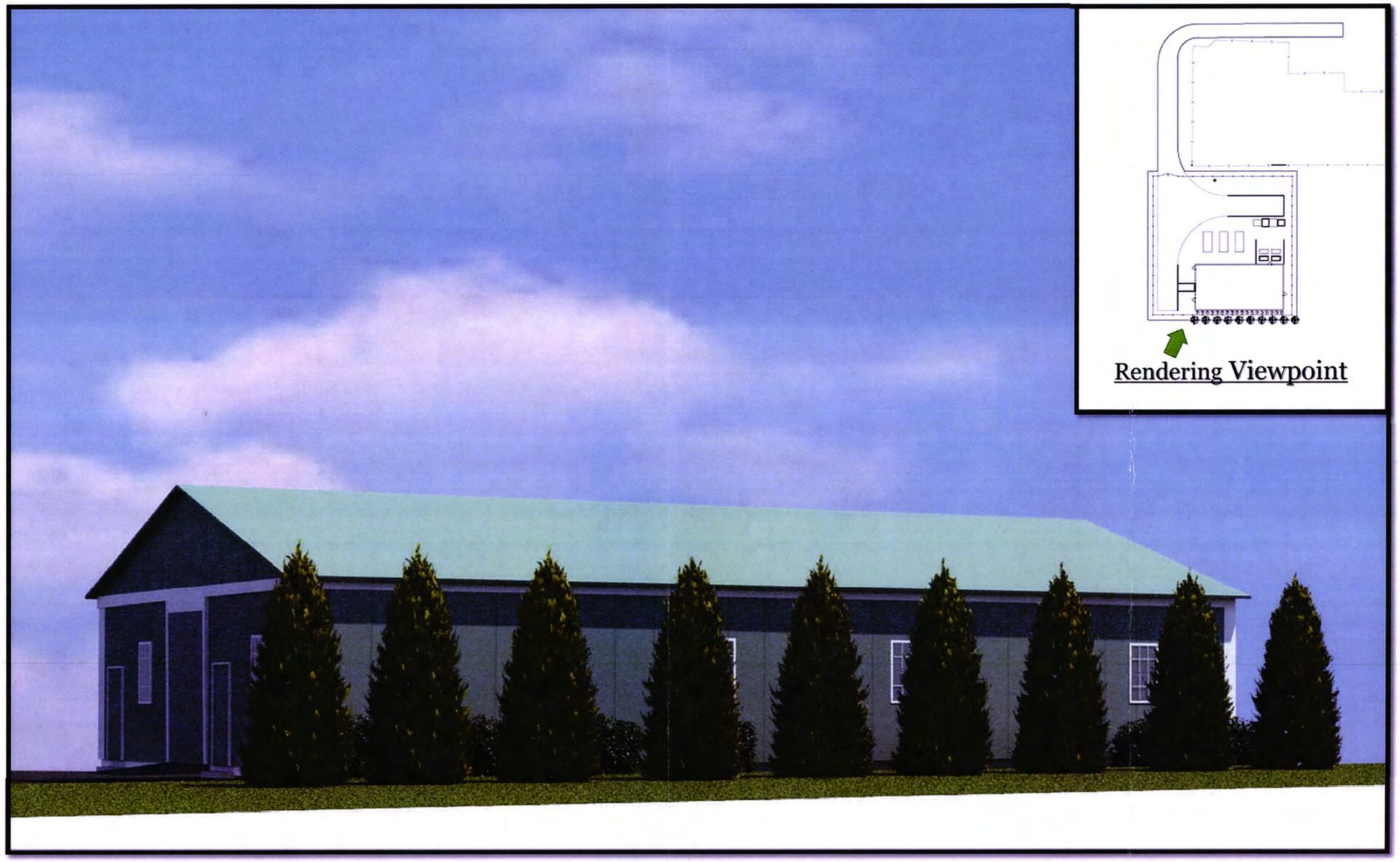
Listed to FM 6049

FM APPROVED

U.S. CHEMICAL STORAGE®
355 INDUSTRIAL PARK DRIVE
BOONE, NC 28607
PHONE: 1.800.233.1480
FAX: 1.828.264.7926

East Hampton Energy Storage Center, LLC

East Hampton Energy Storage Project

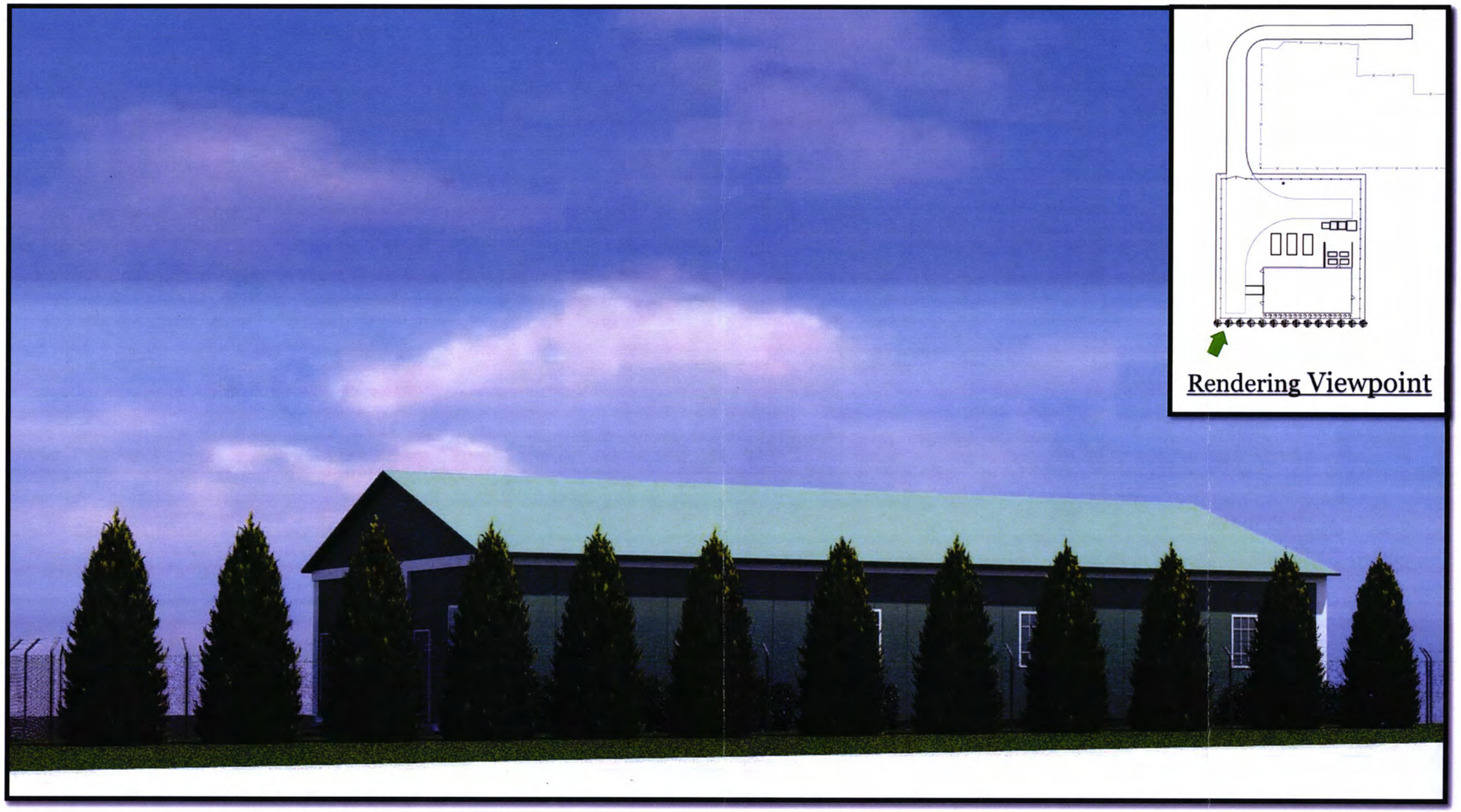


Note: Rendering for illustrative purposes only. Existing power plant and related facilities located behind building, existing trees to remain on south of property and proposed fencing not shown for clarity purposes.

"East Hampton Energy Storage Center l lC!300-185-2-2!Site Plan Special Permit!Planning.PDF"

East Hampton Energy Storage Center, LLC

East Hampton Energy Storage Project

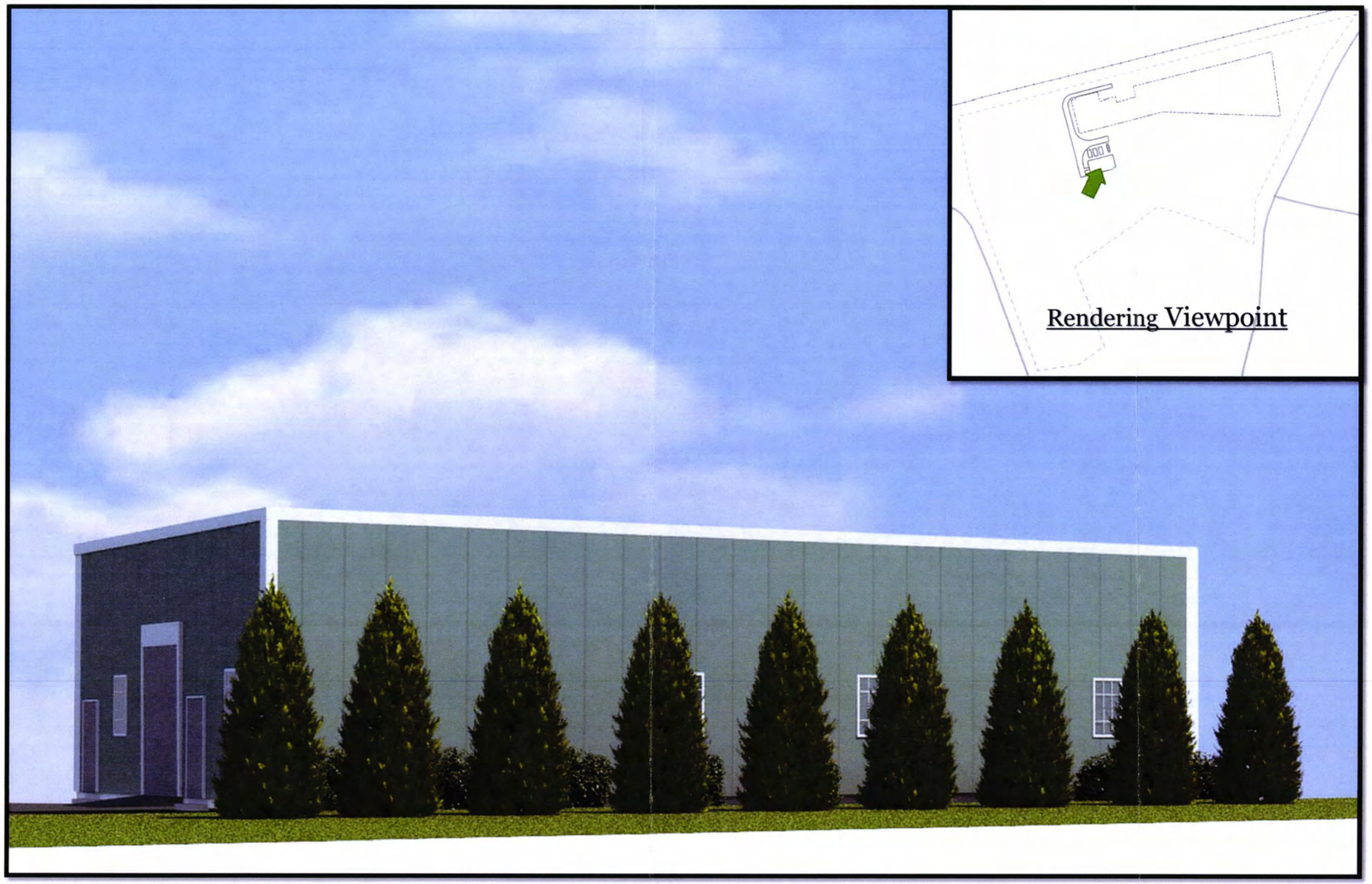


Rendering Viewpoint

Note: Rendering for illustrative purposes only. Existing power plant and related facilities located behind building and existing trees to remain on south of property not shown for clarity purposes.

East Hampton Energy Storage Center, LLC

East Hampton Energy Storage Project



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