



## Town of Royalton In-Person Planning Board Meeting Agenda

January 24, 2024 at 7:00pm

Royalton Town Hall, Court Room | 5316 Royalton Center Rd Middleport, NY 14105

### Work Session 7:00pm

1. Reading of meeting minutes of the previous meeting; amendment and approval
2. Correspondence received and distributed
3. Open for discussion
4. Consideration of old/unfinished business
5. Consideration of new business
6. Confirming the time and place for the next meeting
7. Review of agenda items

### Agenda Items 7:30pm

1. Review of agenda items
2. Hear and consider the following applications/items if any
3. Adjournment

#### PLEASE NOTE

##### **Persons Addressing the Town Planning Board (on Agenda Items only):**

The Town Planning Board will hear the concerns of persons desiring to address the Planning Board on any Agenda Items below for a period of thirty (30) minutes.

##### **Procedure:**

1. Raise your hand and be recognized by the Planning Board Chair or Co-Chair.
2. State your name and address.
3. Speak directly to the Town Planning Board members, not the audience.
4. Speak once for three (3) minutes or less unless the Town Planning Board grants a speaker an extension of this time limit.

##### **Item 1**

**Applicant:** Tr S Fertilizer  
**For:** Site Plan Review  
**SBL:** 85.00-3-28.111  
**Address:** 4133 S Carmen Rd, Middleport, NY 14105

The applicant is proposing to add to the existing fertilizer storage building.

##### **Item 2**

**Applicant:** BlueWave Energy  
**For:** Preapplication Conference – Battery Energy Storage System  
**SBL:** 86.00-3-10 (Owner: Brenda L. Dunn)  
**Address:** 9981 Rochester Rd, Middleport, NY 14105

The applicant is proposing to install a Battery Energy Storage System with a gravel access road, which will tie into National Grid infrastructure that is located to the west (SBL: 86.00-3-11.1), owned by National Grid.

# Planning Board Review

## TOWN OF ROYALTON BUILDING/ZONING PERMIT APPLICATION

5316 ROYALTON CENTER RD., MIDDLEPORT, NY 14105, PH. NO. 716-772-7826, FAX 772-2748

PERMIT NO. \_\_\_\_\_ DATE: \_\_\_\_\_ S-B-L: \_\_\_\_\_  
 OWNER NAME/ADDRESS/PH. NO.: Tr S Fertilizer 4133 S carmen Rd Middleport NY 14105  
716-628-0013  
 AUTHORIZED AGENT: Barry Burski

1. APPLICATION FOR BUILDING/ZONING PERMIT IS HEREBY MADE TO: ☐ USE ☐ ERECT ☐ ALTER ☒ EXTEND  
☐ DEMOLISH ☐ OCCUPY ☐ RELOCATE ☐ OTHER \_\_\_\_\_ A STRUCTURE AND/OR LAND LOCATED AT:

4133 S carmen Rd Middleport NY 14105 AT AN ESTIMATED COST OF \$ 300,000

2. ZONING DISTRICT ☐ RESIDENTIAL ☐ AGRICULTURAL ☐ BUSINESS ☒ LIGHT INDUSTRIAL ☐ GENERAL INDUSTRIAL ☐ OTHER \_\_\_\_\_

3. EXISTING LAND/BUILDING USE: Fertilizer Storage PROPOSED USE (SPECIFY): Fertilizer Storage

4. PROPERTY DIMENSIONS: Survey Attached

5. DIMENSIONS OF NEW CONSTRUCTION: Drawings Attached

6. FEE (TO BE PAID UPON APPLICATION): \$ \_\_\_\_\_

CONSTRUCTION INFORMATION (COMPLETE APPLICABLE ITEMS, ATTACH PLANS, DRAWINGS, MAPS, ETC. AS APPROPRIATE FOR THE PROJECT)

7. FOUNDATION: Poured concrete

8. FLOOR SYSTEM: Concrete

9. WALL SYSTEM: studs + Beams

10. ROOF SYSTEM: Rafters, sheeting, Perlins, steel

11. PLUMBING: NA

12. INSULATION: NA

13. SEWAGE SYSTEM: ☐ PUBLIC ☐ SEPTIC (PROVIDE DESIGN DATA FOR NEW SYSTEMS) NA

14. WATER SYSTEM: ☐ PUBLIC ☐ PRIVATE NA

15. MISC. DATA: \_\_\_\_\_

**NOTE : ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.**

I HEREBY CERTIFY THAT I AM THE Watson Enterprises Inc (OWNER ☒ CONTRACTOR ☒ AGENT) AND THAT I AM DULY AUTHORIZED TO MAKE AND FILE THIS APPLICATION; THAT ALL THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE WORK WILL BE PERFORMED IN THE MANNER SET FORTH IN THIS APPLICATION AND IN THE CONSTRUCTION INFORMATION FILED HERewith.

APPLICANT SIGNATURE Eric Watson DATE 12/21/2023

## INSTRUCTIONS FOR BUILDING/ZONING PERMIT

1. APPLICATION SHALL BE TYPED OR IN INK AND SUBMITTED TO THE CODE ENFORCEMENT OFFICER FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
2. A PLOT DIAGRAM SHOWING LOCATION OF THE LOT AND OF EXISTING AND PROPOSED BUILDINGS ON THE PREMISES IN RELATION TO PUBLIC STREETS OR AREAS AND ADJOINING PROPERTIES MUST BE DRAWN ON A DIAGRAM WHICH IS PART OF THIS APPLICATION, OR A SEPARATE DIAGRAM MAY BE SUBMITTED.
3. UPON APPROVAL OF THE APPLICATION, THE ENFORCEMENT OFFICER WILL ISSUE A BUILDING/ZONING PERMIT AND A COPY OF THE SIGNED APPLICATION TO THE APPLICANT. THE PERMIT SHALL BE KEPT ON THE PREMISES DURING THE PROGRESS OF THE WORK.
4. NO BUILDING SHALL BE USED IN WHOLE OR PART FOR ANY PURPOSE UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE ENFORCEMENT OFFICER. EXCEPT FOR CERTAIN USES AS PROVIDED IN THE TOWN OF ROYALTON ZONING ORDINANCE AND THE BUILDING CODE, A CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUIRED. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY, WHEN REQUIRED, MAY RENDER INVALID ANY OR ALL PORTIONS OF THE PERMIT.
5. THE PROGRESS OF THE WORK FOR WHICH THE PERMIT HAS BEEN ISSUED SHALL BE INSPECTED AT SUCH TIMES AND INTERVALS AS MAY BE DEEMED NECESSARY AND APPROPRIATE BY THE ENFORCEMENT OFFICER TO DETERMINE WHETHER THE WORK IS BEING PERFORMED IN COMPLIANCE WITH THE APPLICABLE CODES AND REGULATIONS. SUCH INSPECTIONS SHALL BE CARRIED OUT PRIOR TO ENCLOSING OR COVERING OF THE PARTICULAR PORTION OR PHASE OF BUILDING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO EXCAVATION, FOUNDATION, SUPERSTRUCTURE, ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING, FIRE PROTECTION & DETECTION SYSTEMS, AND EXIT FEATURES. NOTE: ELECTRICAL INSPECTIONS ARE TO BE PERFORMED BY AN ACCEPTABLE ELECTRICAL INSPECTION AGENCY AUTHORIZED TO CONDUCT SUCH BUSINESS IN THE STATE OF NEW YORK.
6. ALL CONSTRUCTION AND USES SHALL COMPLY WITH CURRENT TOWN OF ROYALTON ZONING REGULATIONS, BUILDING CODES, ENVIRONMENTAL REGULATIONS, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
7. WOODSTOVE, PREFAB CHIMNEY AND FIREPLACE APPLICATIONS MUST INCLUDE MANUFACTURER'S DATA (LISTING AGENCY, FLOOR/WALL PROTECTION, CLEARANCES, ETC.) FOR THE INSTALLATION. MASONRY FIREPLACES AND CHIMNEYS MUST INCLUDE FOUNDATION AND MATERIAL DATA.
8. IF THE FINAL AREA OF THE STRUCTURE IS LESS THAN THE AREA GIVEN IN THE APPLICATION, NO PORTION OF THE FEE WILL BE REFUNDED.
9. PERMITS SHALL BECOME NULL AND VOID UNLESS CONSTRUCTION HAS BEEN STARTED WITHIN SIX MONTHS OF THE DATE OF THE ISSUANCE, EXCEPT THAT SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN TWENTY FOUR MONTHS OF THE DATE OF THE STARTING OF CONSTRUCTION. WHEN THE TIME OF COMPLETION OF CONSTRUCTION EXCEEDS THE ABOVE PERIOD, APPLICATION MAY BE MADE FOR A NEW PERMIT.
10. CONTRACTOR MUST SHOW PROOF THAT HE HAS OBTAINED THE REQUIRED WORKERS COMPENSATION AND DISABILITY BENEFIT COVERAGE OR THAT HE IS NOT REQUIRED TO PROVIDE COVERAGE UNDER THE WORKER'S COMPENSATION LAW.

**FILING DATA**

PERMIT NO.:

DATE ISSUED:

LOCATION:

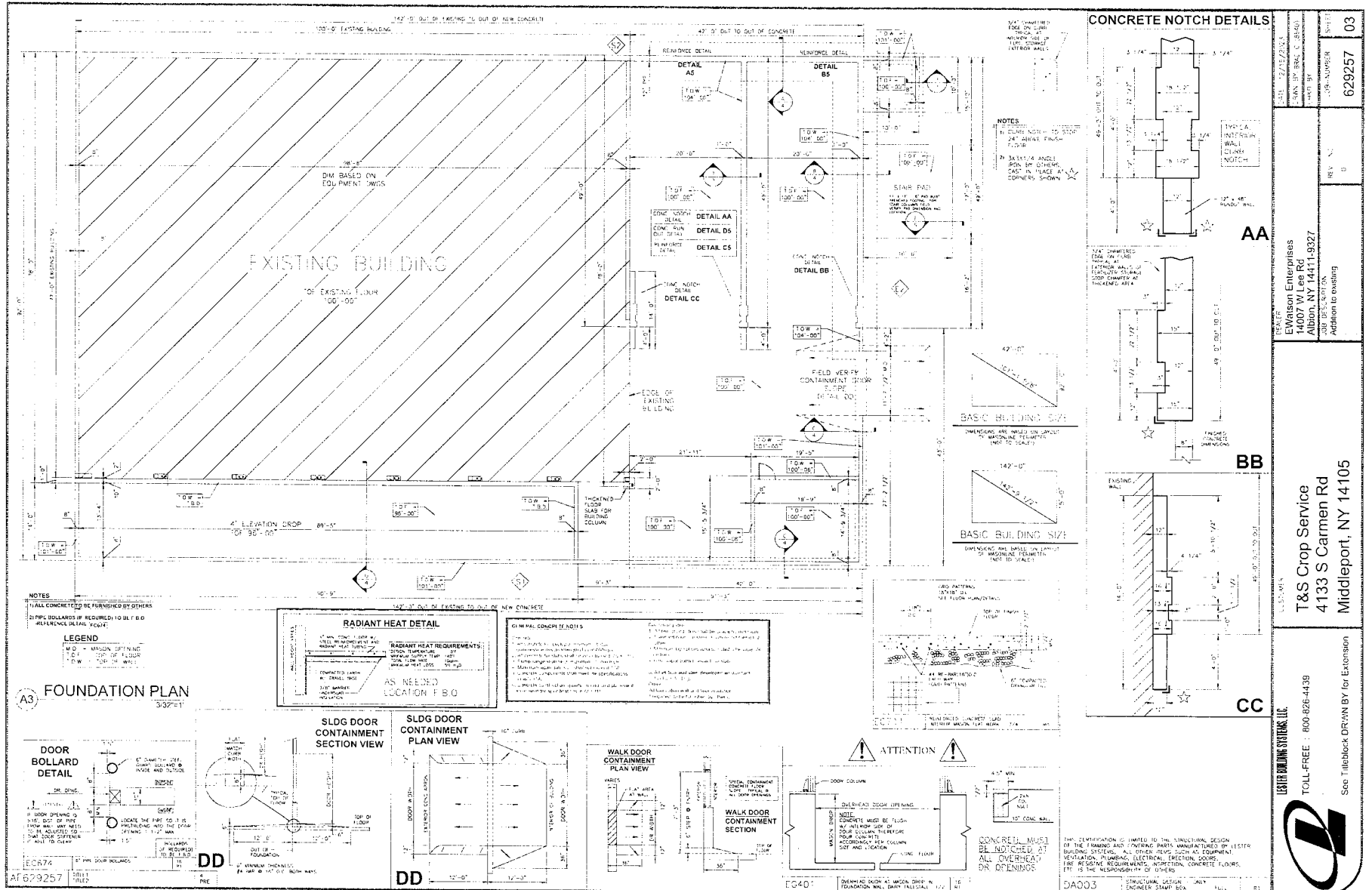
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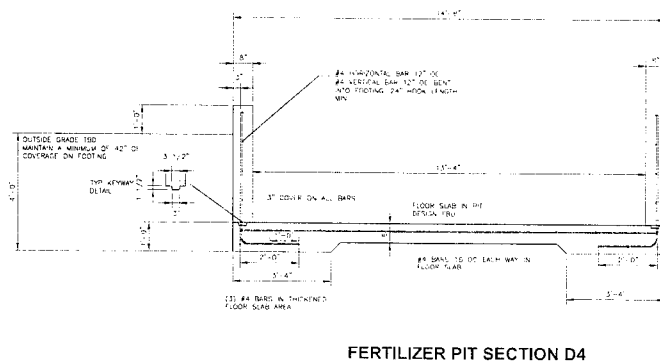
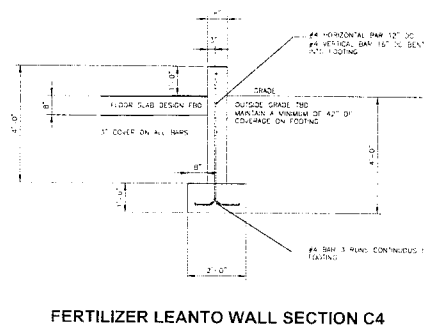
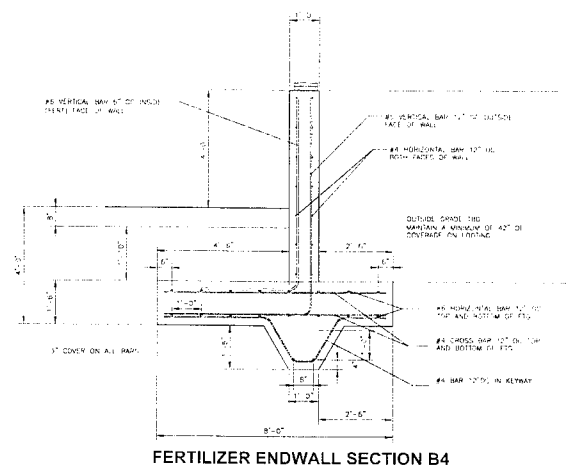
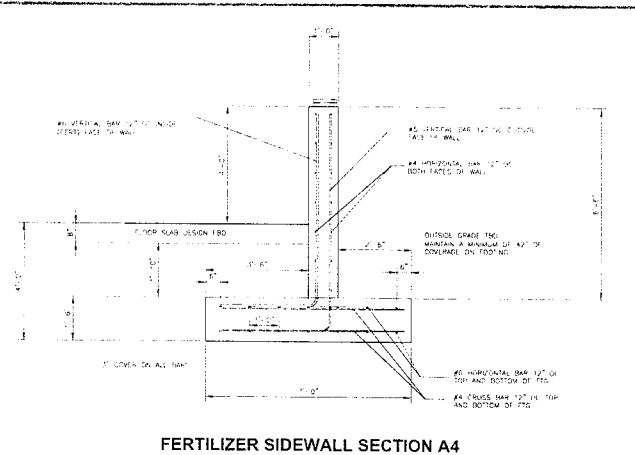
ISSUED FOR:

CERTIFICATE OF OCCUPANCY ISSUED FOR/DATE:









AC62925 / TITLE 1  
TITLE 2 4  
PRE

THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND COVERING PARTS MANUFACTURED BY LESTER BUILDING SYSTEMS, AND OTHER ITEMS SUCH AS EQUIPMENT, VENTILATION, PLUMBING, ELECTRICAL, ERECTION, DOORS, THE RESISTIVE REQUIREMENTS, INSPECTION, CONCRETE FLOORS, ETC. IS THE RESPONSIBILITY OF OTHERS.

DA003 STRUCTURAL DESIGN - ONLY  
ENGINEER STAMP BOX FULL

LESTER BONDING SYSTEMS, LLC

**TOLL-FREE : 800-826-4439**

See Titleblock DR'WN BY for Extension

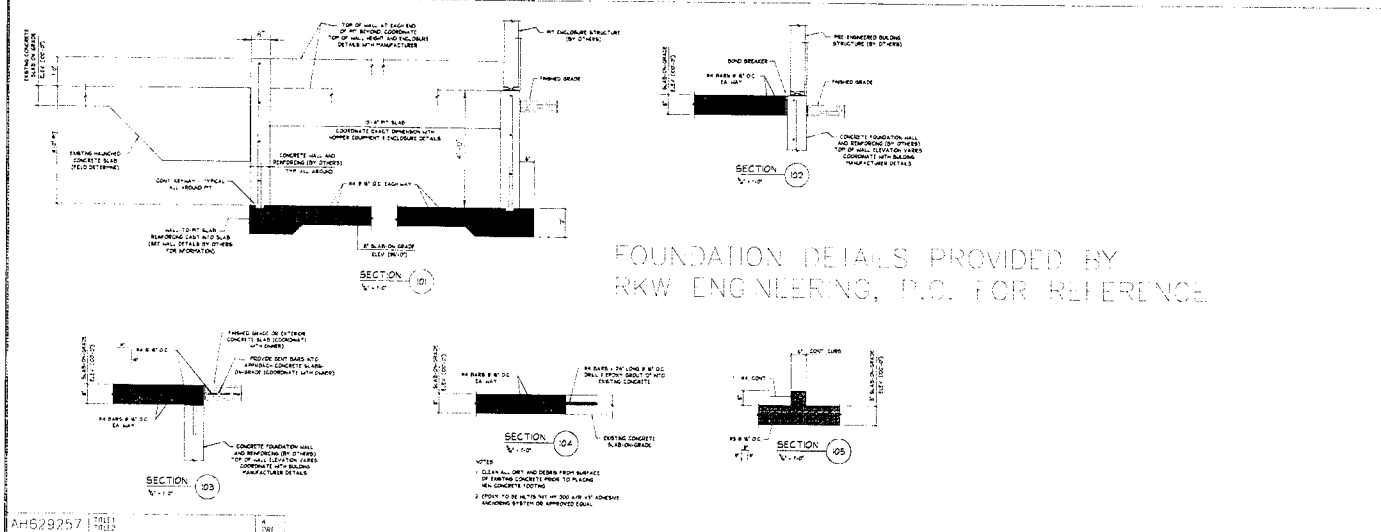
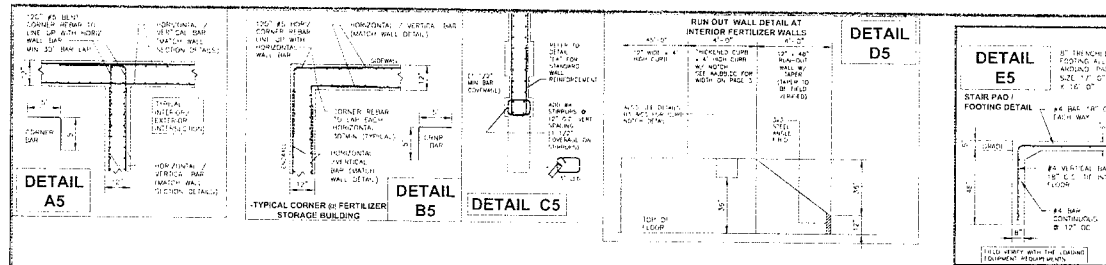
2786-597)

T&S Crop Service  
4133 S Carmen Rd  
Middleport, NY 14105

DEALER  
E Watson Enterprises  
14007 W Lee Rd  
Albion, NY 14411-9327  
JOB DESCRIPTION  
Addition to existing

DATE 17/11/2023  
 RUN BY 9921 19:40  
 JOB NUMBER 629257  
 SHEET 04





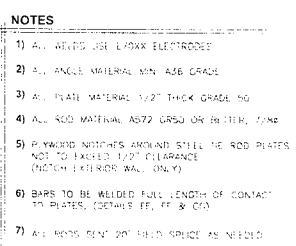
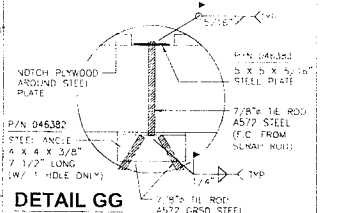
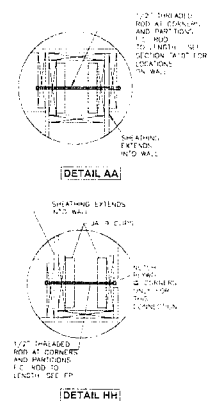
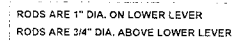
AM629257

<b>LESTER DRUMS SYSTEMS, LLC.</b> TOLL-FREE 800-626-4439 See Titleblock DRAWN BY for Extension		PROJECT Ewartson Enterprises 14007 N. Lee Rd ALBANY, NY 12212 Addition to existing	SHEET 629257 05
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THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND CHANGING WORKS MANUFACTURED BY LESTER DRUMS SYSTEMS, LLC. ALL OTHER ITEMS SUCH AS EQUIPMENT, MECHANICAL, ELECTRICAL, PIPING, ETC., ARE THE RESPONSIBILITY OF OTHERS.

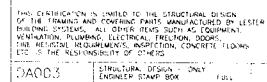
DA003





THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND COVERING PARTS MANUFACTURED BY LESTER BUILDING SYSTEMS. ALL OTHER ITEMS SUCH AS EQUIPMENT, VENTILATION, PLUMBING, ELECTRICAL, ERECTION, DOORS, FIRE ALARMS, REQUIREMENTS, INSPECTION, CONCRETE FLOORS, ETC. IS THE RESPONSIBILITY OF OTHERS.

DA003 STRUCTURAL DESIGN - ONLY



STRUCTURAL DESIGN - ONLY  
ENGINEER STAMP BOX

See Titleblock DR'W'N BY for Extension

T&S Crop Service  
4133 S Carmen Rd  
Middleport, NY 14105

**Ewatson Enterprises**  
14007 W Lee Rd  
Albion, NY 14411-9327  
JOB DESCRIPTION  
Addition to existing

629257 08





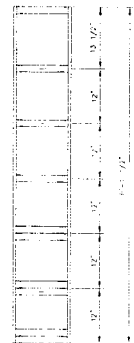




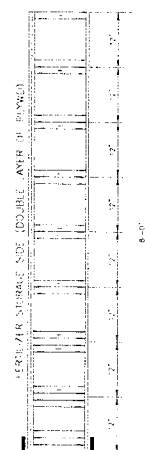


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FIXED BULKHEAD



### MOVEABLE BULKHEAD

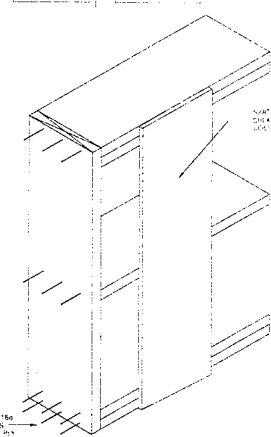
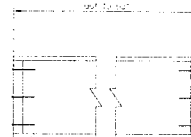


DETAIL "AA"

## NOTES

- 1) 3/4" x 11 3/4" x 1/2" JOE HORIZONTAL FRAMING AT FILL  
BULKHEAD AND 3/4" x 31/2" x 1/2" JOE HORIZONTAL  
FRAMING AT MOVABLE BULKHEAD
- 2) JOE 5/8" x 22 SHEATHING  
  - ON EXTERIOR SIDE OF BULKHEADS
- 3) JOE 5/8" STRUCTURAL 1" SHEATHING  
  - ON INTERIOR SIDE OF BULKHEADS
- 4) 2 LAYERS OF 5/8" STRUCTURAL 1" SHEATHING  
 MIN HEIGHT ON EXTERIOR SIDE OF MOVABLE  
 BULKHEAD
- 5) 1 LAYER OF SHEATHING ON BOTH SIDES OF

FIELD VERIFY BULKHEAD LENGTHS  
MEASURE END BAY BULKHEADS FROM  
INSIDE OF SNOWALL EXTERIOR SURFACING  
TO CENTER OF FIRST INTERIOR CLAM  
MEASURE INNER BULKHEADS FROM  
CENTER TO CENTER OF CLAM WALLS



FIELD VERIFY BULKHEAD LENGTHS:  
MEASURE END RAY MOVABLE BULKHEAD FROM  
INSIDE OF CHANNEL CHIMNEY TO INSIDE OF NEXT  
PARTITION. SKEATING (MINUS)  $1/4"$   
MEASURE INNER BULKHEADS FROM INSIDE TO INSIDE  
OF PARTITION WALL. SKEATING (MINUS)  $1/4"$

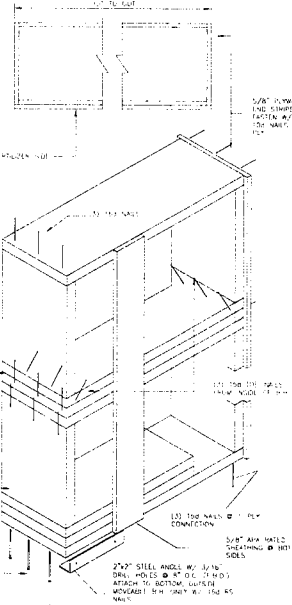


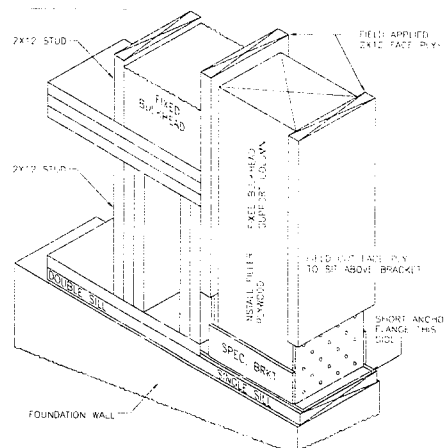
FIG. 1. Schematic of the 2x2 grid of cells.

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## BRACKET FASTENING

ANCHOR BRACKET TO CURB W/  
(6) 1/2"x6 1/2" CONCRETE SCREWS  
ANCHOR TO DOUBLE TOP PLATE W/  
(4) 5/8" x 9" LAG BOLTS &  
(2) 5/8" x 3" LAG BOLTS  
FASTEN BRACKET TO COLUMN W/  
(36) 2 875" TLZ-SCREWS PER  
BRACKET - (18) PER SIDE

**BULKHEAD DETAILS**



THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND COVERING PARTS MANUFACTURED BY LESTER BUILDING SYSTEMS. ALL OTHER ITEMS SUCH AS: EQUIPMENT, VENTILATION, PLUMBING, ELECTRICAL, ERECTION, DOORS, FIRE RESISTIVE REQUIREMENTS, INSULATION, CONCRETE FLOORS.

112002

SILENT JOURNAL - what  
EXPOSED ALREADY NOW

[illegible]

**EWALSON ENTERPRISES**  
14007 W Lee Rd  
Albion, NY 14411-9327  
516-334-2211  
Addition to existing

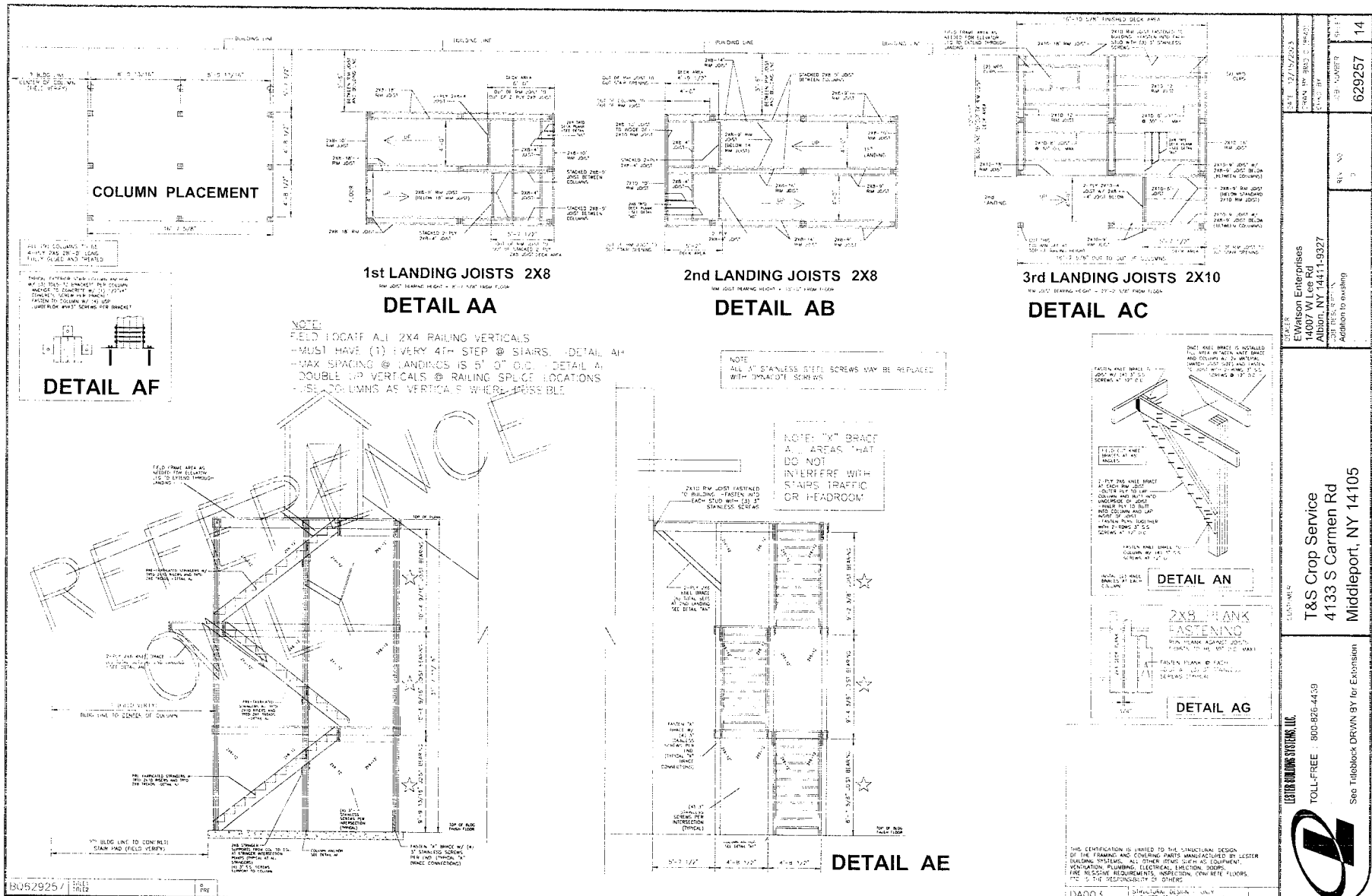
T&S Crop Service  
4133 S Carmen Rd  
Middleport, NY 14105

**ENTER RINGING SYSTEMS LLC**

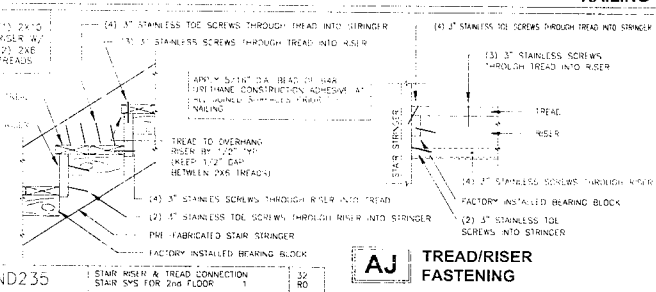
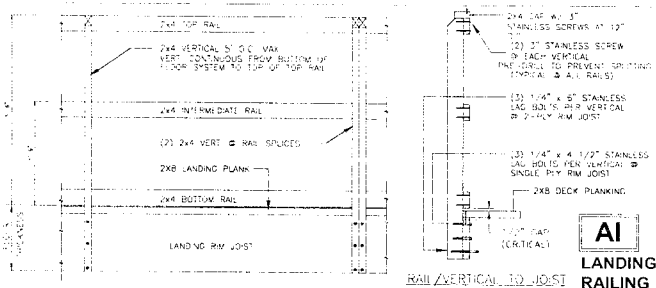
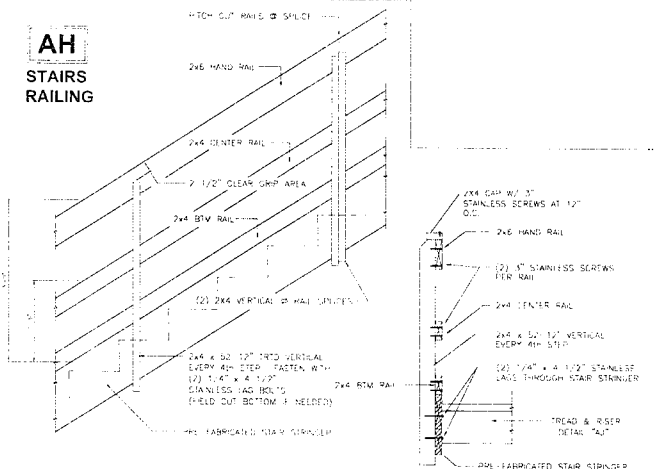
TOLL-FREE : 800-826-4439

See Titleblock DR'WN BY for Extension





# **AH** STAIRS RAILING

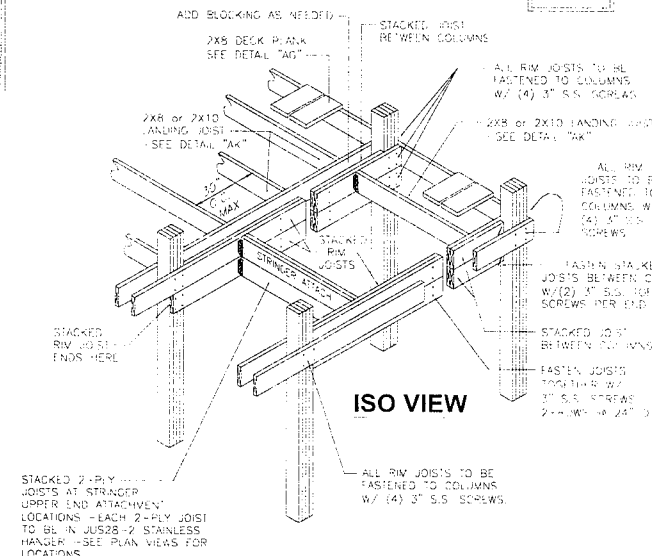


## **NOTES**

1) LANDING JOIST SPACING 30" O.C. MAX

## **GENERAL LANDING FRAMING**

**AM**



## **AK** LANDING JOIST CONNECT.

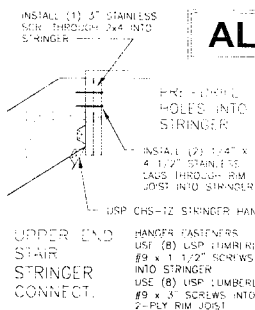
HANGER FASTENERS, USP LUMBERLOK #9x1 1/2" SCREWS (6) INTO RIM JOIST (4) INTO ANCHOR JOIST  
1 OR 2-PLY RIM JOIST  
1 PLY 2x8 or 2x10 TRD JOIST IN USP JUS28 STAINLESS HANGER

## **ALL MATERIAL TREATED TO MINIMUM AWPAC UC3B EXTERIOR EXPOSURE**

NOTE: ALL 3" STAINLESS STEEL SCREWS MAY BE REPLACED WITH DYNABOLT SCREWS.

## **STRINGER TO LANDING CONNECTIONS**

**AL**



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DA005 STRUCTURAL DESIGNER ENGINEER STAMP BOX FILE NO.

LAST 12/15/2023  
DRAWN BY JBL/12/15/2023  
CHECKED BY  
JOB NUMBER  
REV NO  
629257 15

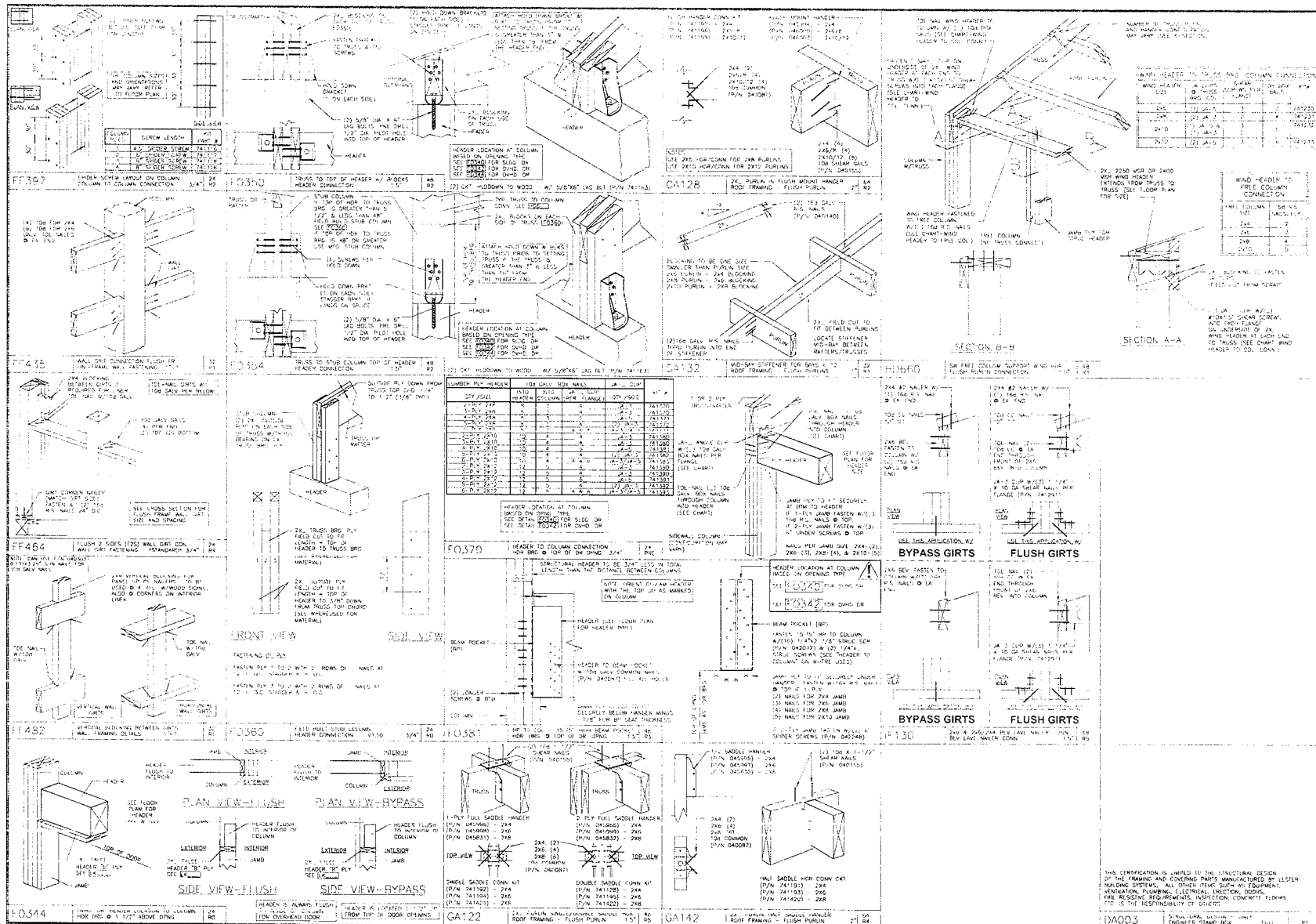
Elmwood Enterprises  
14007 W Lee Rd  
Albion, NY 14411-9327  
CITY OF ALBION  
Addition to existing

T&S Crop Service  
4133 S Carmen Rd  
Middleport, NY 14105

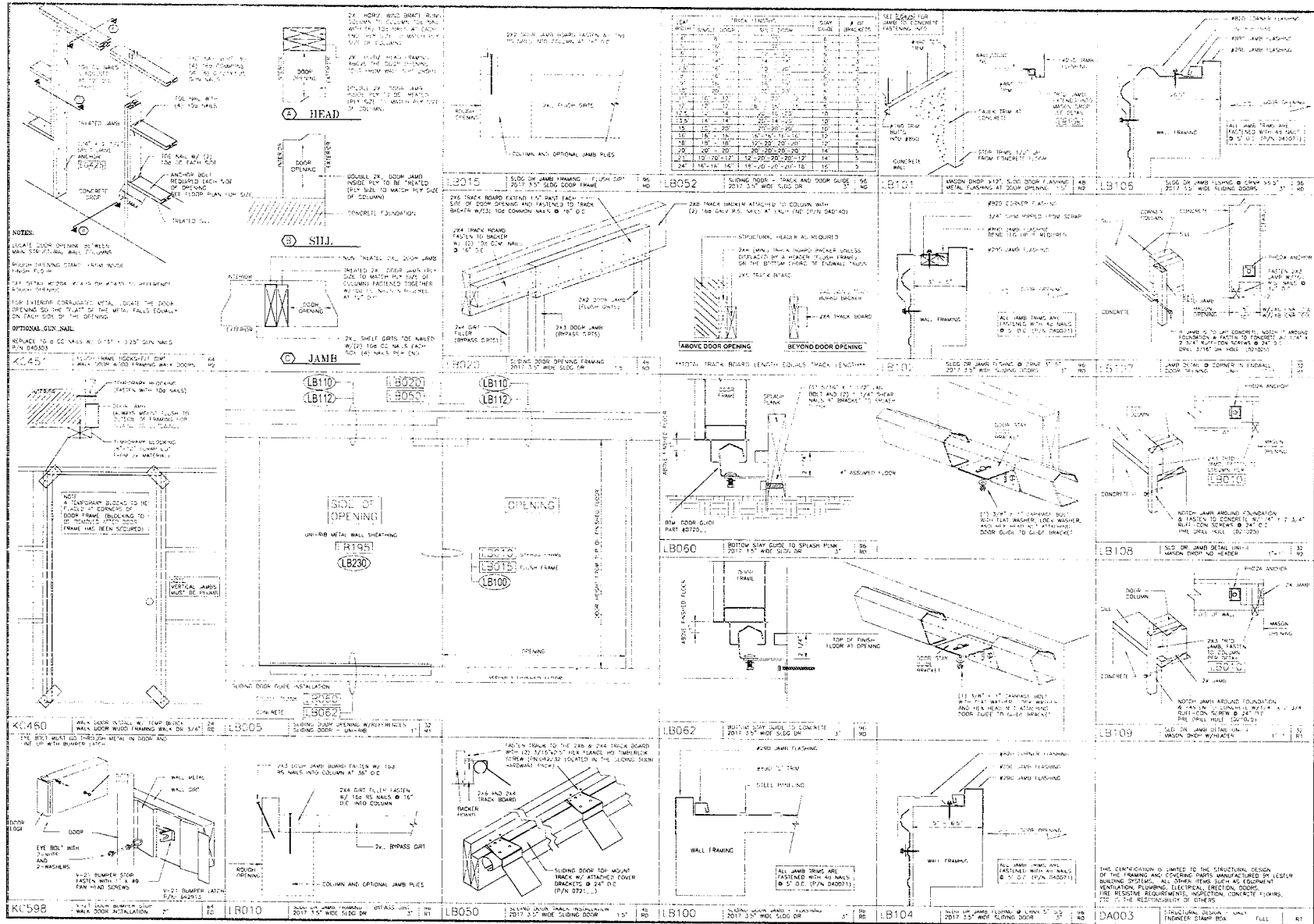
LESTER KUBACK SYSTEMS, LLC  
TOLL-FREE 800-826-4439  
See Titleblock DRAWN BY for Extension





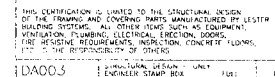












TOLL-FREE : 800-825-4439

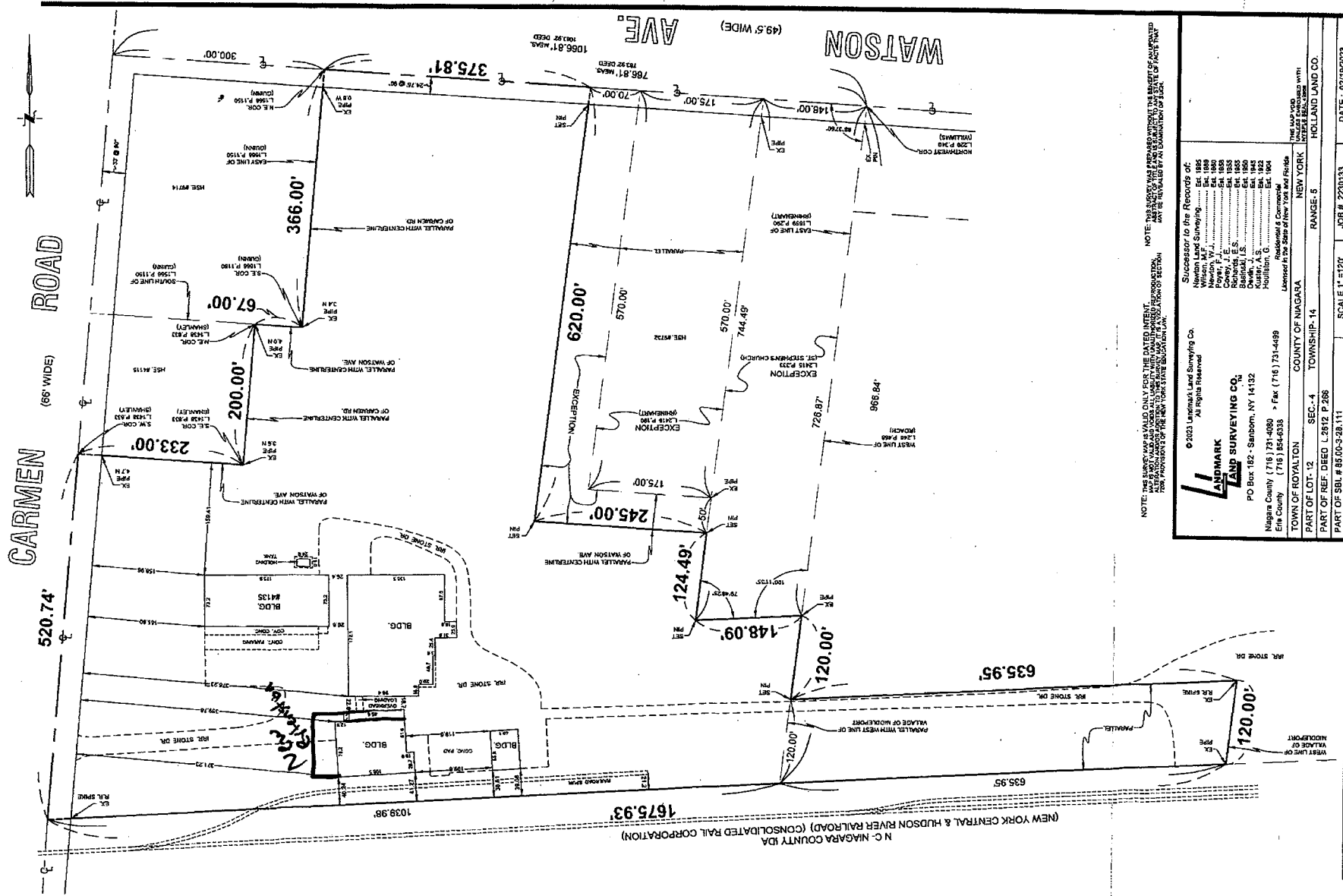
See Titleblock DR'WN BY for Extension

T&S Crop Service  
4133 S Carmen Rd  
Middleport, NY 14105

## Addition to existing Ni-catalyzed $\text{H}_2\text{C}=\text{CH}-\text{CO}_2\text{R}$

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG).

629257 21



**NOTE:** THIS SURVEY MAP IS VALID ONLY FOR THE DATED INTENT.  
MAP IS NOT VALID AND VOIDS ALL LIABILITY WITH UNAUTHORIZED REPRODUCTION,  
COPIES, OR ANY OTHER CONTENT TO THIS SURVEY MAP. IT IS A VIOLATION OF SECTION  
1708B, PATENT LAW, TO REPRODUCE OR TRANSMIT THIS SURVEY MAP IN ANY MANNER.

**NOTE:** THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AIRBORNE  
PHOTOGRAPHY. THEREFORE, THE EXACT LOCATION OF EACH STATE OF FACTS THAT  
MAY BE REVEALED BY AN EXAMINATION OF ASPECT

© 2023 Landmark Land Surveying Co.  
All Rights Reserved

**LANDMARK**

**LAND SURVEYING CO.**

PO Box 182 • Sanborn, NY 14132

ACCOUNT 1 716 1 731 4080

City (716) 854-6338  
> Fax (716)

**IF ROYALTON**

**FLOT- 12                      SEC.-4**

REF. DEEO L.2612 P.266

**Successor to the Records of:**

Newton Land Surveying..... Est. 1985  
Wilson, M.F. .... Est. 1986

Newton, W.J. Est 1989  
Poyer, F.J. Est 1989

Covey, J. E. Ent. 1955  
Richards, E. S. Pet. 1953

Basinski, I.S.	Est. 1960
Devlin, J.	Est. 1945

**Kuster, A.S.** Est. 1922  
**Houllston, G.** Est. 1904

**Residential & Commercial**  
Licensed in the State of New York and Florida

NEW YORK

### RANGE 5

[illegible]

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<p><b>LANDMARK</b>  <b>LAND SURVEYING CO.,<sup>INC.</sup></b></p>		<p>Residential &amp; Commercial            Licensed in the State of New York and Florida</p>	
<p>PO Box 182 • Sarnon, NY 14132            Niagara County (716) 731-4080            Erie County (716) 1654-6338</p>		<p>NEW YORK            RANGE: 5</p>	
<p>TOWN OF ROYALTON            PART OF LOT: 12</p>		<p>COUNTY OF NIAGARA            SEC.-4 TOWNSHIP-14</p>	



## TOWN OF ROYALTON

5316 Royalton Center Road, Middleport, NY 14105

716-772-2431 (Phone) / 716-772-2748 (Fax)

[www.townofroyalton.org](http://www.townofroyalton.org)

### SITE PLAN APPROVAL APPLICATION

Assessor / Zoning Office

To the Planning Board of the Town of Royalton:

The undersigned hereby applies for Site Plan Approval in accordance with Section §200-84 of the Code of the Town of Royalton. The undersigned is/are the owner(s) or parties in interest, of the property located at:

Address of Project:  
9981 Rochester Rd  
Royalton, NY 14105

Prop ID/Section Block Lot Number 86.00-3-10

PHONE NUMBER 610-787-1078

Applicant's Name and Mailing Address:

Middleport Reservoir, LLC

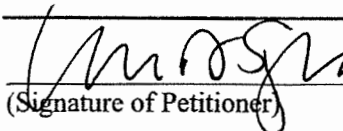
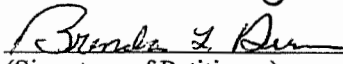
attn: Alex Fukuchi, BlueWave Energy  
116 Huntington Ave, Suite 601  
Boston, MA 02116

Owner's Name and Mailing Address (if different from above:

Brenda L. Dunn  
9990 Rochester Rd  
Middleport, NY 14105

The Proposed use of the Property is as follows:

The applicant is proposing to install a Battery Energy Storage System (BESS) with associated gravel access road. This is a permitted use under Essential services as described in special use permit regulations in Chapter 200-35(D).

	Authorized Signatory	<u>1-9-2024</u>
(Signature of Petitioner)		(Date)
	Property Owner	<u>1-9-24</u>
(Signature of Petitioner)		(Date)

# **SITE PLAN PROCEDURE**

An application for site plan approval shall be made in writing to the Zoning Enforcement Officer, **10 Business Days prior to the scheduled meeting**, who shall cause it to be presented at the next regularly scheduled meeting of the Planning Board or Zoning Board of Appeals, as the case may be. The application shall be accompanied by information drawn from the following checklist. The Planning Board or Zoning Board of Appeals may require additional information, if necessary, to complete its review.

**A.** Plan checklist for all site plans:

- (1)** Title of drawing, including name and address of applicant and person responsible for preparation of such drawing;
- (2)** North arrow, scale and date;
- (3)** Boundaries of the property plotted to scale;
- (4)** Existing watercourse and bodies of water;
- (5)** Location of any slopes of 5% or greater;
- (6)** Proposed grading and drainage;
- (7)** Location, proposed use and height of all buildings and site improvements including culverts, drains, retaining walls and fences;
- (8)** Location, design and construction materials of all parking and truck loading areas, showing points of entry and exit from the site;
- (9)** Location of outdoor storage, if any;
- (10)** Description of the method of sewage disposal and location of the facilities;
- (11)** Identification of water source; if well, location;
- (12)** Location, size and design and construction materials of all proposed signs.
- (13)** Location and proposed development of all buffer areas, including existing vegetative cover;
- (14)** Location and design of outdoor lighting facilities;
- (15)** General landscaping plan.

**B.** As necessary, the Planning Board or Zoning Board of Appeals may require the following:

- (1)** Provision for pedestrian access, if necessary;
- (2)** Location of fire lanes and hydrants;
- (3)** Designation of the amount of building area proposed for retail sales or similar commercial activity.
- (4)** Other elements integral to the proposed development as considered necessary by the Planning Board.

Additional support material, as appropriate, is attached to this petition. I / We understand that any misstatement of fact herein is grounds for revocation for any decision made pursuant to this petition.

## **PLANNING BOARD DECISION**

The **TOWN OF ROYALTON PLANNING BOARD** hereby renders the following decision regarding this petition:

### **APPROVED:**

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(Signature of Planning Board Chairman)

\_\_\_\_\_  
(Date)

### **DENIED:**

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(Signature of Planning Board Chairman)

\_\_\_\_\_  
(Date)

**Site Plan Approval Fee**

100114mll

**Application**    \$ \_\_\_\_\_

**Public Hearing** \$ \_\_\_\_\_

# BLUEWAVE

January 9, 2024

Town of Royalton  
Michael Hartman, Zoning Enforcement Officer  
5316 Royalton Center Rd  
Middleport, NY 14105

RE: Supplement to – Site Plan Review Application for Preapplication Conference – 9981  
Rochester Rd

To Whom it May Concern:

Middleport Reservoir, LLC (“BlueWave”) is pleased to provide documentation and information in support of the installation of a 5 Megawatt Battery Storage project at the location referenced above in the Town of Royalton (“Town”). In support of this application, please find a preliminary drawing supporting this application in **Exhibit A**. This project is located in the B Business district on a parcel located adjacent to an electrical substation off of Rochester Road.

The subject parcel 86.00-3-10 is largely undeveloped with one prior, inactive commercial structure abutting Rochester Rd. BlueWave proposes to site battery storage containers, inverters and associated equipment which will connect to the National Grid infrastructure that is located adjacent to this parcel’s western boundary.

Battery energy storage systems (BESS) are essential to the long-term deployment of renewable energy in New York state. The BESS charges from the grid during times of low electricity demand (late at night and early in the morning) and when renewables are at peak electricity generation typically mid-morning to early afternoon. The BESS will store that energy until later in the day during times of high electricity demand (early evening) but when the renewable energy sources are not available as the sun has set and the wind has not started to blow.

The BlueWave team looks forward to discussing this proposal further during our Preapplication Conference and appreciates the time and attention from the board in reviewing this application and supplementary information. If you have any questions or concerns, please feel free to reach out to me at (610) 787-1078.

Sincerely,

Alex Fukuchi  
Analyst, Storage Development

January 9, 2024

Page 2

Attachments to follow

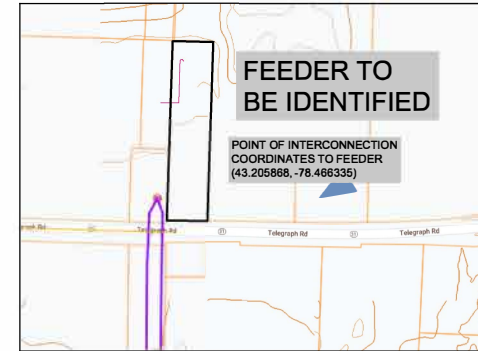
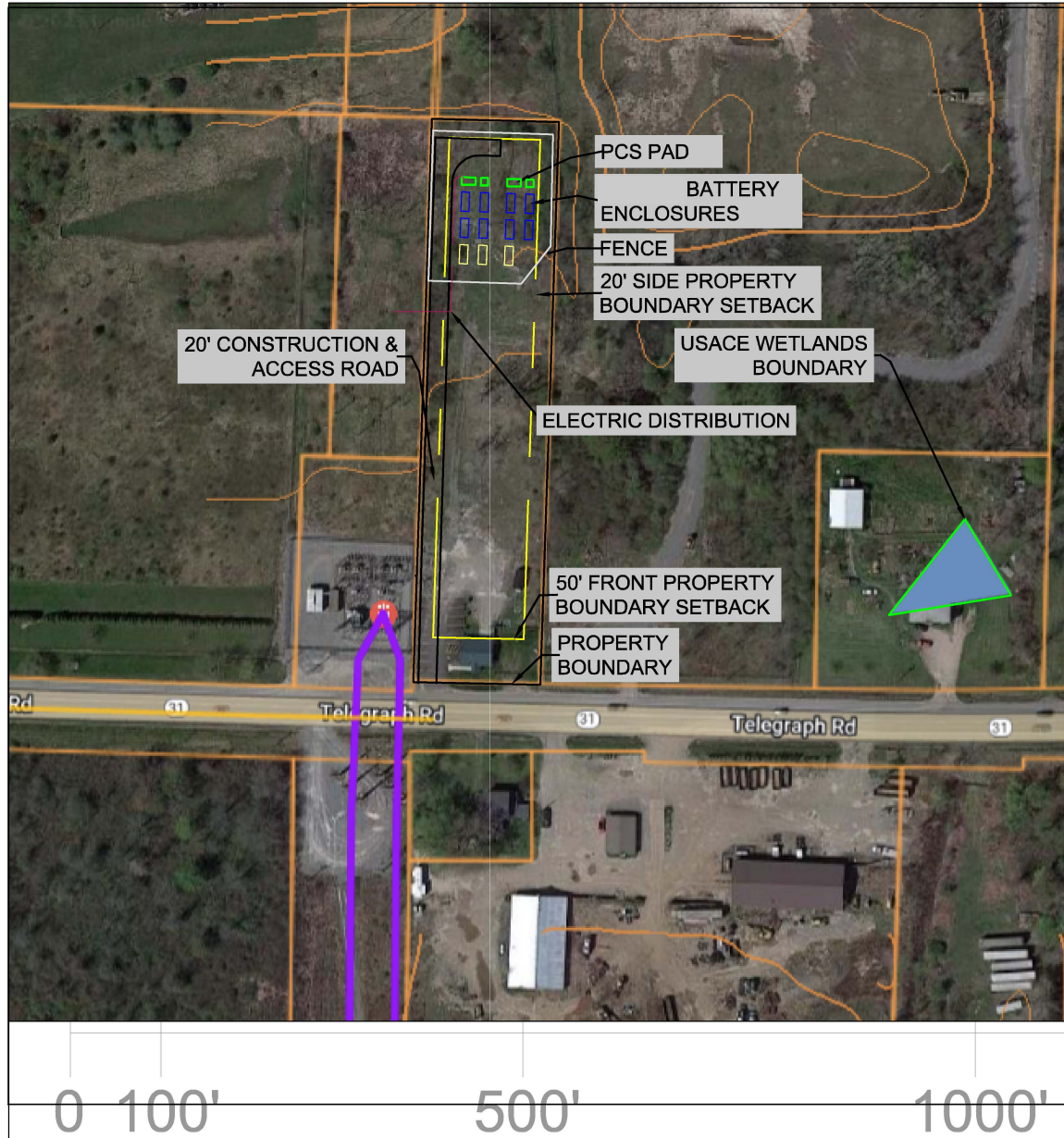
Exhibit A – Preliminary Concept Plan

Exhibit A  
Preliminary Concept Plan



# STANDALONE STORAGE

NY Royalton 9981 Rochester Rd Storage



P1 SITE LOCATION; IC DISTANCE 0.03 MILES

PROJECT AREA	0.3872 ACRES
NUMBER OF BATTERIES	11
NUMBER OF BATTERIES FOR AUGMENTATION	3
SYSTEM SIZE AC	5 MW
ANNUAL ENERGY OUTPUT	TBD

1 PROPOSED ENERGY STORAGE SYSTEM  
P1 FOR INTERCONNECTION PURPOSES ONLY

2 TECHNICAL ANALYSIS  
P1

BLUEWAVE  
116 HUNTINGTON AVE  
BOSTON, MA 02199  
(617) 209-3122  
www.bluewavesolar.com

REV	DRN	DATE	COMMENTS

© BlueWave Capital, LLC. All rights reserved. Specifications included in this drawing are subject to change without notice.

PROJECT: NY Royalton 9981 Rochester Rd  
9981 Rochester Rd  
Middleport, NY, 14105

SHEET TITLE: PRELIMINARY SITE PLAN

DRAWN BY: AF  
PRINT DATE: 12/7/23  
SHEET NAME: ESS\_P1