Rome BESS 1
Supplemental Project Explanation and Grandfathering Request

Planning Board Site Plan Review Application

600 to 608 Canal Street, Rome, New York 13440
Applicant: DLD Energy, LLC
Property Owner: Demeter Land Development Land Holdings, LLC

Project Snapshot

Item	Summary
Project	Rome BESS 1, a utility interactive battery energy storage system
Location	600 to 608 Canal Street, City of Rome, New York, Waterfront Zoning District
Parcel	Parcel ID 242.074 2 44, approximately 0.61 acres
Project area	Approximately 0.106 acres of land disturbance or developed project area
System size	4.968 MWAC, export limited, with approximately 15.416 MWh initial energy capacity
Equipment	Four Tesla Megapack 2XL P130 EC23 units, four 1500 kVA transformers, 15 kV switchgear, utility metering and disconnect equipment, BOS panel, Tesla site controller and underground electrical cabling
Utility interconnection	National Grid distribution system at 13.2 kV, existing pole 507, feeder 36 18 76254
Buildings	No occupied buildings proposed
Access	20 foot gravel access road, double access switch gate and Knox entry for emergency service access
Safety design notes	Project drawings note design to NFPA 855 and UL 9540A, UL 9540 listed equipment to be provided, emergency operations plan and hazard mitigation analysis to be provided at building permit

Purpose of This Supplemental Packet

This supplemental packet is submitted with the Planning Board application to explain the proposed project, provide a plain English summary of the site plan review request, and preserve the applicant's request that any BESS moratorium adopted after submission of this application include grandfathering for pending applications and reliance based projects.

The applicant is not asking the City to waive safety review. The applicant is asking the City to allow this filed application to proceed through the normal Site Plan Review process, with appropriate review by City staff, the Planning Board, the Fire Department, code officials, National Grid and any other reviewing agencies.

Requested Action

The applicant respectfully requests that the City of Rome Planning Board accept this supplemental explanation into the record for the Site Plan Review application and recommend that any proposed BESS moratorium include the following grandfathering language:

> This moratorium shall not apply to any application for site plan review, zoning approval, building permit, variance, special use permit or other project approval submitted to the City before the effective date of this Ordinance.
>
> This moratorium shall also not apply to any project for which, before the effective date of this Ordinance, the City issued written confirmation that the proposed use was allowed in the applicable zoning district, and the applicant relied on that written confirmation by acquiring property, preparing project plans, submitting interconnection materials or incurring project specific expenses.

Project Information

The purpose of the project is to install a 4.968 MWAC standalone battery energy storage system at 600 to 608 Canal Street in Rome, New York. The project will connect to the existing National Grid distribution system and is expected to participate in New York's VDER program or other applicable wholesale, retail or utility programs to provide services to the local electric grid and distribution network.

The project is not associated with an existing electrical generation facility. It is intended to charge from and discharge to the local electric grid. The system is proposed on a vacant parcel in the Waterfront Zoning District. The parcel is approximately 0.61 acres and the proposed developed project area is approximately 0.106 acres.

The project will include a 20 foot gravel access road, electrical conduit, wire, trenching, pad mounted battery energy storage equipment, transformers, switchgear, utility metering and disconnect equipment, fencing, access gates, a Knox entry, and other related interconnection and control equipment. No occupied building is proposed.

The proposed equipment layout is shown on the submitted site plan. The site plan identifies four BESS units, four BESS transformers, one 15 kV switchgear, one BOS panel, one Tesla site controller, underground medium voltage cable, utility equipment, a point of interconnection, project fencing, a proposed laydown area, a proposed parking area and a 20 foot access road.

Background and Reliance

The applicant started its search for properties in 2025 and found 600 Canal Street as the best location given the industrial nature of the site, the surrounding industrial uses, and the presence of three phase lines with available capacity. Before proceeding, the applicant requested confirmation from the City regarding whether the proposed use was allowed in the Waterfront District. The City confirmed in writing that the use was an allowed use in the Waterfront District and directed the applicant to the Site Plan Review process.

In reliance on that written confirmation, the applicant advanced the project, purchased the property, incurred project specific design and interconnection expenses, and prepared a Site Plan Review application under the zoning and application procedures in effect before adoption of any BESS moratorium.

The project is currently in the "study" position with National Grid. Once the preliminary study is concluded, the applicant will have 60 days to place a deposit to start grid updates or lose its queue position and have any interconnection payments already paid forfeited. The applicant will lose a significant amount of money paid to interconnection fees, and likely will not be able to build the project if the moratorium goes into place as written

The applicant's request is narrow. If the City recommends or adopts a BESS moratorium, the applicant requests that pending applications and reliance based projects be expressly grandfathered so they may continue through review.

This request does not prevent the City from requiring reasonable safety, fire, engineering, access, stormwater, decommissioning or code compliance conditions.

Design and Interconnection

The proposed system is designed as a utility interactive battery energy storage system with a maximum AC output of 4.968 MWAC, export limited by utility controls. The preliminary site plan identifies the system as 4.968 MWAC. The system may be designed for modular expansion or alternate energy capacity depending on final equipment selection, provided AC export remains subject to utility interconnection approval and applicable City approvals.

The project is expected to interconnect to the National Grid distribution system at 13.2 kV using existing utility infrastructure near pole 507 on feeder 36 18 76254. The interconnection design includes utility owned and customer owned electrical equipment, utility metering, utility disconnect equipment, 15 kV switchgear, underground medium voltage cabling, transformers, protection devices, and related monitoring and control equipment.

The project is presently navigating the National Grid interconnection study phase, with a targeted conclusion in September 2026. The applicant remains responsible for all costs associated with necessary local electrical grid infrastructure enhancements identified through this utility review.

Pending the definitive outcomes of the current utility analysis, a subsequent energy storage installation of equivalent capacity and size is being considered for evaluation at this location. Given the parcel's dimensions, no further development beyond these two storage projects is being contemplated or is feasible for the site.

Construction

Construction is expected to begin after receipt of all required local, utility and permit approvals. The current project narrative anticipates construction beginning in spring 2027 and completion in fall 2027, subject to utility study results, procurement, permitting and final approvals.

Construction will include site preparation, installation or improvement of the access road, installation of equipment pads, fencing, trenching for underground electrical conduit, installation of battery enclosures, transformers, switchgear, utility interconnection equipment and related controls. Construction vehicle activity will be temporary and limited to the construction period.

The applicant will use standard construction best practices, including appropriate erosion and sediment control measures, construction access controls, debris management and restoration of disturbed areas after construction. No public water or sewer service is expected to be required for ongoing operation of the project.

Stormwater, Drainage and Natural Resources

The parcel is generally flat with minimal slopes. The project is limited in footprint and is expected to disturb approximately 0.106 acres of the 0.61 acre parcel. The project does not anticipate disturbance of existing natural resources based on current project information.

Other than the access road and equipment pads, the project intends to maintain meadow or vegetative cover where practicable. Existing drainage patterns are expected to remain largely unchanged, subject to final civil review. Standard stormwater mitigation measures will be used as necessary and as required by City staff or applicable reviewing agencies.

A final civil plan may supplement this application with impervious surface calculations, grading details, drainage information and any erosion and sediment control details requested by City staff.

Operations and Emergency Response

After construction, the facility will operate as a remotely monitored energy storage facility. Routine site visits are expected to be limited to inspections, maintenance, vegetation management, equipment service and emergency response if required. The facility will not require daily staffing.

The project will include controlled access through perimeter fencing and a gate with emergency service Knox entry. The submitted site plan provides for 20 foot access lanes to support site access and emergency response. Emergency contact information, warning signage and equipment identification signage will be provided as required by applicable code and City review.

The applicant will provide an emergency operations plan and hazard mitigation analysis at the building permit stage or earlier if requested as a condition of Site Plan Review. The applicant is willing to coordinate with the City Fire Department regarding access, signage, emergency response information, equipment documentation, isolation procedures and site familiarization.

Access, Parking, Road Use and Maintenance

Access will be provided by a proposed 20 foot gravel access road. The plan also identifies a proposed parking area and proposed laydown area for construction and maintenance purposes. The project is not expected to generate meaningful long term traffic because it will be remotely monitored and periodically inspected.

Construction traffic will occur during the construction period and will include delivery vehicles, contractor vehicles and equipment. After construction, traffic will generally be limited to occasional maintenance, inspection, vegetation management and emergency response if necessary.

Fencing, Screening, Landscaping and Visual Impact

The project proposes a 7 foot perimeter fence around the equipment and an additional 7 foot fence along the property line. The submitted site plan identifies project fencing, existing fence modifications, surrounding treeline and access features.

The project site is an industrial or utility style installation on a vacant parcel in the Waterfront District. The project will not include occupied buildings. Site lighting, if required, will be full cutoff and dark sky friendly. Noise from inverters and medium voltage gear is expected to meet applicable City limits at the property line, as noted on the current plan.

Fire Prevention and Life Safety

The submitted site plan notes that the system is designed to NFPA 855 and UL 9540A. It further notes that the battery chemistry is LFP, that UL 9540 listing will be provided, that the full UL 9540A report will be submitted, and that gas detection setpoints, deflagration venting or equivalent measures per the UL 9540A results, an emergency operations plan and a hazard mitigation analysis will be provided at building permit.

The applicant will provide fire safety materials required by applicable code and City review, including equipment certifications, manufacturer documentation, emergency response information, access details, signage plans and any safety conditions reasonably required by the City through the Site Plan Review and building permit processes.

Applicable Code and Standards Commitments

The applicant expects the project to be reviewed under applicable local, state, utility and national standards. Based on current project materials, anticipated review topics include:

- National Fire Protection Association standards, including NFPA 855 for stationary energy storage systems where applicable.
- NFPA 70, National Electrical Code, for electrical installation requirements.
- UL 9540 listing for battery energy storage system equipment, as applicable to the selected equipment.
- UL 9540A test data and hazard mitigation information as required by code officials.
- UL 1741 and IEEE 1547 related inverter and grid interconnection requirements.
- National Grid interconnection requirements and final utility protection settings.
- City of Rome Site Plan Review conditions, building permit requirements, fire code review, access requirements, signage, fencing, screening, stormwater and decommissioning conditions.

Decommissioning Plan

The applicant will be responsible for decommissioning the project at the end of its useful life or earlier if required by applicable approvals. Decommissioning will include disconnection from the electric grid, removal of battery enclosures, transformers, switchgear, fencing, aboveground equipment, foundations or pads where required, and restoration of disturbed areas as reasonably practicable.

The applicant is willing to provide a formal decommissioning plan and, if required by the City, a financial security mechanism in a form acceptable to the City before construction. The decommissioning plan may address removal procedures, disposal or recycling, hazardous materials handling if any, restoration of soils and vegetation, permits required for removal and assignment of decommissioning obligations to any successor owner or operator.

Insurance

Before construction and operation, the project owner or operator will provide evidence of insurance reasonably required by the City and consistent with utility interconnection requirements and industry practice. Insurance may include commercial general liability coverage for bodily injury, property damage and other risks associated with ownership and operation of the energy storage system.

Planning Board Review and Completeness

The applicant understands that the City may request additional information during Site Plan Review. The applicant is prepared to supplement the application with civil drawings, updated equipment specifications, fire safety documentation, stormwater information, emergency response materials, decommissioning materials, signage details, lighting details, landscaping information and any other information reasonably required under the City's application checklist and review standards.

The applicant respectfully requests that the City accept the application for filing and identify any claimed deficiencies in writing by reference to the specific checklist item, code section or application requirement. The applicant will work promptly to supplement any required materials while preserving the filing date of the pending application.

CITY OF ROME PLANNING BOARD

CARE OF: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
ROME CITY HALL, 198 N. WASHINGTON STREET
ROME, NEW YORK 13440-5815
Telephone: (315) 339-7643 Fax: (315) 838-1167
www.RomeNewYork.com

Application for Planning Board Review

Property Address: 600 Canal Street **County Tax ID #:** 242.074 2 44

Type of Action Requested

☒ Site Plan Review ☐ Site Plan Revision ☐ Minor Subdivision (less than 5 lots)

☐ Major Subdivision (5 lots or more)
☐ Preliminary Plat ☐ Final Plat

Please fill out all the application forms completely and ensure that you are submitting all required supporting documentation. Review and complete the application checklist form prior to submission to confirm that your application is complete.

A complete application must include, at minimum:

- *Completed Application Form*
- *Application Fee*
- *All Required Submittals*
- *Digital Copy of All Documents*
- *10 Paper Copies of All Documents Printed to Full Original Scale*

*A **complete** application package must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting to be placed on an agenda. **Please note that for review items which require a State Environmental Quality Review (SEQR), by law, each agency that is part of the project review has up to thirty (30) days for comment.** With this in mind, if an item subject to SEQR is submitted at the deadline (16 days prior to the meeting), it is unlikely that the review item will be able to be acted on at the following regular meeting of the planning board.*

The Planning Board generally meets on the first Tuesday of each month, but consult the publicly posted schedule as this can vary as a result of public holidays.

Office Use	Date Received:	Fee Recieved: ☐ Yes ☐ No ☐ N/A

City of Rome, New York
Application for Planning Board Review

Applicant Information

Name: Demeter Land Development Land Holdings, LLC Attn: Scott Aaronson Address: 24460 Telegraph Rd.

Phone: (248) 935-1165 City: Southfield State: MI Zip: 48033

E-Mail: scott@demeter.land

Property Owner Information [x] (Check if same as applicant)

Name: _____ Address: _____

Phone: _____ City: _____ State: _____ Zip: _____

E-Mail: _____

Agent Information

Name: N/A Address: _____

Phone: _____ City: _____ State: _____ Zip: _____

E-Mail: _____

City of Rome, New York
Application for Planning Board Review

Brief Project Summary/Description:

The purpose of the project is to install a 4.968 MWAC standalone battery energy storage system at 600 to 608 Canal Street in Rome, New York. The project will connect to the existing National Grid distribution system and is expected to participate in New York's VDER program or other applicable wholesale, retail or utility programs to provide services to the local electric grid and distribution network. The project will include a 20 foot gravel access road, electrical conduit, wire, trenching, pad mounted battery energy storage equipment, fencing, access gates, a Knox entry, and other related interconnection and control equipment. No occupied building is proposed.

Property Zoning: Waterfront District **Property Size:** 0.61-Acres

Current Land Use: Vacant Industrial

Are there any easements or rights-of-way on the property? ☒ Yes ☐ No

☒ Utility ☐ Right-of-Way ☐ Access ☐ Other

Are there any known archaeological or historically significant features on the property? ☐ Yes ☒ No

If yes, please explain: _____

Are there any federal or state wetlands located on the property? ☐ Yes ☒ No

☐ Federal Wetlands ☐ New York State Wetlands

Is the property located within a floodplain? ☐ Yes ☒ No

☐ 100-Year ☐ 500-Year

City of Rome, New York
Application for Planning Board Review

Site Plan Review Supplement

Please complete this section if you are applying for site plan review

Proposed Building Square Footage: N/A

Proposed Building Height: Equipment enclosures will be roughly 9-feet tall

Proposed Lot Coverage: 35-40%

Proposed Impervious Surface Coverage: 35-40%

Proposed Building Setbacks: Minimum of 20-feet in all directions (Front, Side, Side, Rear)

Breakdown of Proposed Uses by Square Footage: Access Road & Parking Areas ~ 7,000 sf
Equipment & Pads ~ 1,000 - 2,000 sf

Proposed Number of Residential Units: N/A (If Applicable)

Does the proposed project involve the construction of wireless telecommunication facilities or infrastructure?

☐ Yes ☒ No

Does the proposed project involve the construction of a Tier 2 or Tier 3 Solar Energy Project as defined in the City of Rome Zoning Code?

☒ No ☐ Yes, Tier 2 ☐ Yes, Tier 3

Additional information is required for projects involving wireless telecommunication facilities and infrastructure, as well as Tier 2 and 3 solar arrays. For these types of project, please contact the Department of Community and Economic Development for assistance.

Application Submittals Checklist (Site Plan Review)

*This checklist **must** be completed if you are applying for Site Plan Review in order for your application to be considered complete.*

- [x] Completed Application for Planning Board Review
- [x] Application Fee ($50 Minor Site Plan, $250 Major Site Plan) (Make Checks Payable to City of Rome)
- N/A [ ] Completed Short or Long Form Environmental Assessment Form, Part 1, As Applicable
- [x] Project Drawings including the following and scaled to no more than 1"=100':
  - [x] Project Title (cover page)
  - [x] Name and address of applicant (all drawings)
  - [x] Name and address of person/firm who prepared the drawings (all drawings)
  - [x] North Arrow and scale (all drawings)
  - [x] Date of drafting and most recent revision (all drawings)
  - [x] Boundaries of property (all drawings)
  - N/A [ ] Grading and drainage plan, including both existing and proposed contours
  - N/A [ ] Location, type of construction, and exterior dimensions of all buildings
  - N/A [ ] Elevations and design of all proposed buildings
  - [x] Location, design, and type of construction of all parking and loading areas
  - N/A [ ] Access and egress for all buildings and parking and loading areas
  - [x] Location, design, and construction details for all existing and proposed site improvements
  - N/A [ ] Pedestrian access and circulation
  - [x] Emergency vehicle access and circulation
  - [x] Location, design, and construction details for all utilities provisioning and connection
  - N/A [ ] Location, design, and construction details for all proposed signs
  - N/A [ ] Landscaping plan and planting schedule, including proposed buffer areas and vegetative cover
  - N/A [ ] Outdoor lighting plan, including photometrics
  - [x] Estimated project construction schedule
  - N/A [ ] List of all state and county permits required for the project and their status

Please note that the Planning Board or City departments may, at their discretion, require the submission of additional information beyond what is listed above.

Subdivision Supplement

Please complete this section if you are applying for property subdivision.

Existing parcel size(s):_____

New parcel sizes:_____

Proposed number of parcels to result from subdivision:_____

Will all parcels have frontage on a public right-of-way and take access from it?

☐ Yes ☐ No

Does the proposed subdivision anticipate the creation of new roads, power lines, or water and sewer infrastructure that will be maintained by the City of Rome?

_____

For major subdivision - have copies of the proposed plat been sent to the Oneida County Department of Health for approval?

☐ Yes ☐ No

Application Submittals Checklist (Preliminary Plat, Minor Subdivision)

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- ☐ Completed Application for Planning Board Review
- ☐ Application Fee ($50 base fee plus $35 per lot)(Make checks payable to City of Rome)
- ☐ Completed Short or Long Form Environmental Assessment Form, Part 1, as applicable
- ☐ Legal description of the parcels resulting from the proposed subdivision
- ☐ A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
  - ☐ North arrow and scale bar
  - ☐ Name and address of applicant
  - ☐ Name, address, and stamp of the Engineer or Land Surveyor who prepared the drawing
  - ☐ Layout, number, dimensions, and area of each lot within the proposed subdivision
  - ☐ Boundary lines of the proposed parcels, including angles and distances, and a statement of the total areas of those parcels
  - ☐ The location, dimensions, and layout of rights-of-way, blocks, easements, improvements, and utilities within and contiguous to the proposed subdivision, as well as the location and dimensions of such major features as railroad lines, waterways, and exceptional topography
  - ☐ The location of all existing and proposed connections with existing and proposed water, sewer, and other utility lines, and an indication of provisions for and location of stormwater management facilities
  - ☐ If applicable - location, dimensions, and layout of all parcels of land intended to be dedicated for public use or reserved as common space for subdivision property owners (such as parks or walking trails)
  - ☐ If applicable - outline and description of all public improvements (such as roads), together with preliminary drawings

Please note that the Planning Board or City departments may, at their discretion, require the submission of additional information beyond what is listed above. Commonly requested information includes, but is not limited to, the following:

- ☐ Topography map with contours at specified intervals
- ☐ Cross-section of proposed rights-of-way, showing roadway widths and grades, bicycle and pedestrian facilities, green infrastructure, and street trees
- ☐ The proposed location of water, gas, electric, cable, data delivery, and telephone outlets or lines
- ☐ Elevation drawing(s)

Application Submittals Checklist (Pre-Application Conference, Major Subdivision)

- ☐ Sketch plan showing a general layout of proposed streets, lots, and other improvements
- ☐ Location map indicating the proposed subdivision in relation to the surrounding area
- ☐ Depiction of land to be reserved for streets, stormwater management, sewers, water, fire protection, public buildings, utilities, and other facilities
- ☐ Map of general locations of obvious conservation features
- ☐ Conservation Features Inventory (required only if the proposed subdivision contains previously undeveloped or agricultural land)

Application Submittals Checklist (Preliminary Plat, Major Subdivision)

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- ☐ Completed Application for Planning Board Review
- ☐ Application Fee ($150 base fee plus $35 per lot)(Make checks payable to City of Rome)
- ☐ Completed Short or Long Form Environmental Assessment Form, Part 1, as applicable
- ☐ Legal description of the parcels resulting from the proposed subdivision
- ☐ A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1”=100’ and showing the following:
  - ☐ North arrow and scale bar
  - ☐ Name and address of applicant
  - ☐ Name, address, and stamp of the Engineer or Land Surveyor who prepared the drawing
  - ☐ Layout, number, dimensions, and area of each lot within the proposed subdivision
  - ☐ Boundary lines of the proposed parcels, including angles and distances, and a statement of the total areas of those parcels
  - ☐ The location, dimensions, and layout of rights-of-way, blocks, easements, improvements, and utilities within and contiguous to the proposed subdivision, as well as the location and dimensions of such major features as railroad lines, waterways, and exceptional topography
  - ☐ The location of all existing and proposed connections with existing and proposed water, sewer, and other utility lines, and an indication of provisions for and location of stormwater management facilities
  - ☐ If applicable - location, dimensions, and layout of all parcels of land intended to be dedicated for public use or reserved as common space for subdivision property owners (such as parks or walking trails)
  - ☐ If applicable - outline and description of all public improvements (such as roads), together with preliminary drawings

Application Submittals Checklist (Final Plat, Major Subdivision)

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- ☐ Completed Application for Planning Board Review
- ☐ Formal offers of dedication, when not set forth on the final plat, of any public rights-of-way or parks, accompanied by the appropriate deeds bearing a certification of approval by the City Corporation Counsel.
- ☐ An endorsement from abstract or title company certifying that there are no liens against the land to be subdivided arising from nonpayment of City taxes, water or sewer charges, or fines
- ☐ A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
    - ☐ All information from the approved preliminary plat
    - ☐ Date of preperation of the final plat and by whom it was prepared
    - ☐ The boundary of the plat, based on accurate traverse, with angles and linear dimensions
    - ☐ The exact location, width, and name of all rights-of-way within and adjoining the plat
    - ☐ True angles and distances to the nearest established right-of-way line or official monuments (no less than three)
    - ☐ Municipal, township, county, and section lines accurately tied to the lines of the subdivision by distances and angles
    - ☐ Radii, internal angles, points, curvatures, tangent bearings, and lengths of all arcs
    - ☐ All easements established for public use and utilities
    - ☐ All lot numbers and lot lines, with accurate dimensions given in hundredths of a foot
    - ☐ Accurate outlines of all areas dedicated or reserved for public use, with the proposed uses indicated, and all areas to be reserved for the common use of the property owners, with the proposed uses indicated
- ☐ A certification by all who have an interest in the property to be subdivided, authorizing and acknowledging the preparation of the subdivision plat and the dedication of any thoroughfares and other public areas
- ☐ Documentation of the approval of the City Engineer that the subdivision agrees with the City survey and is mathematically correct
- ☐ Certification from the Oneida County Health Department and any other applicable authorities that the final plat meets required specifications.

City of Rome, New York
Application for Planning Board Review

General Information and Certification

The City of Rome's Planning Board regularly meets the first Tuesday of every month. To be placed on an agenda, a complete application must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting.

Please note that you *must* have a representative in attendance at the meeting in order for your application to be considered.

All required supporting documentation including the required number of copies of plans, documents, drawings and/or other illustrative materials must be submitted in an application packet in order for it to be considered complete. Please refer to the relevant application checklist to confirm that you are submitting all necessary information.

Failure to provide complete information may result in unnecessary delays or revocation of approvals.

I do hereby state that the information submitted is an accurate representation of my request and complete to the best of my knowledge:

Applicant Signature: DocuSigned by: Scott Aaronson 77AFCA2BF5884B0... Owner Signature: DocuSigned by: Scott Aaronson 77AFCA2BF5884B0...

Date: 6/1/2026 Date: 6/1/2026

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:

ROME BESS 1

Project Location (describe, and attach a location map):

600 Canal St., Rome NY

Brief Description of Proposed Action:

The applicant proposes to install a 4.968 MWAC standalone utility interactive battery energy storage system at 600 to 608 Canal Street in Rome, New York. The project will connect to the existing National Grid 13.2 kV distribution system and will charge from and discharge to the local electric grid.

Name of Applicant or Sponsor:	Telephone: 248-935-1165
Demeter Land Development Land Holdings, LLC	E-Mail: scott@demeter.land

Address:

24460 Telegraph Rd

City/PO:	State:	Zip Code:
Southfield	MI	48033

	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 government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? .61 acres
   b. Total acreage to be physically disturbed? .2 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .61 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ 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?	☐	☑	☐

	NO	YES
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: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
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: _____ _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
SEE ADDENDUM b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
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?	☐	☑
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: _____		
AF Mapper indicates that wetlands or waterbodies may be located on or adjoining lands near the proposed action. Based on current project information, the proposed BESS improvements will be located on the upland project area and will not physically alter or encroach into any wetland or waterbody. Nearby mapped water resources include the Mohawk River / regulatory floodway area east of the site, as also noted in the Phase I Environmental Site Assessment. The applicant will coordinate with the City and applicable agencies if additional wetland or waterbody confirmation is required.		

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? Bald Eagle	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
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?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: To be confirmed on final civil/site plan. Based on current project information, stormwater is expected to remain primarily as sheet flow/infiltration on site rather than a new point discharge to a storm sewer.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
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: A 2024 Phase I for the property does not mention any remediation activities on this property and we believe it was flagged due to an adjacent property	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Scott Aaronson / Demeter Land Development Land Holdings LLC Date: 6/1/26

Signature: DocuSigned by: Scott Aaronson 77AFCA2BF5884B0... Title: CEO

PRINT FORM

EAF Mapper Summary Report

Monday, June 1, 2026 5:04 PM



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



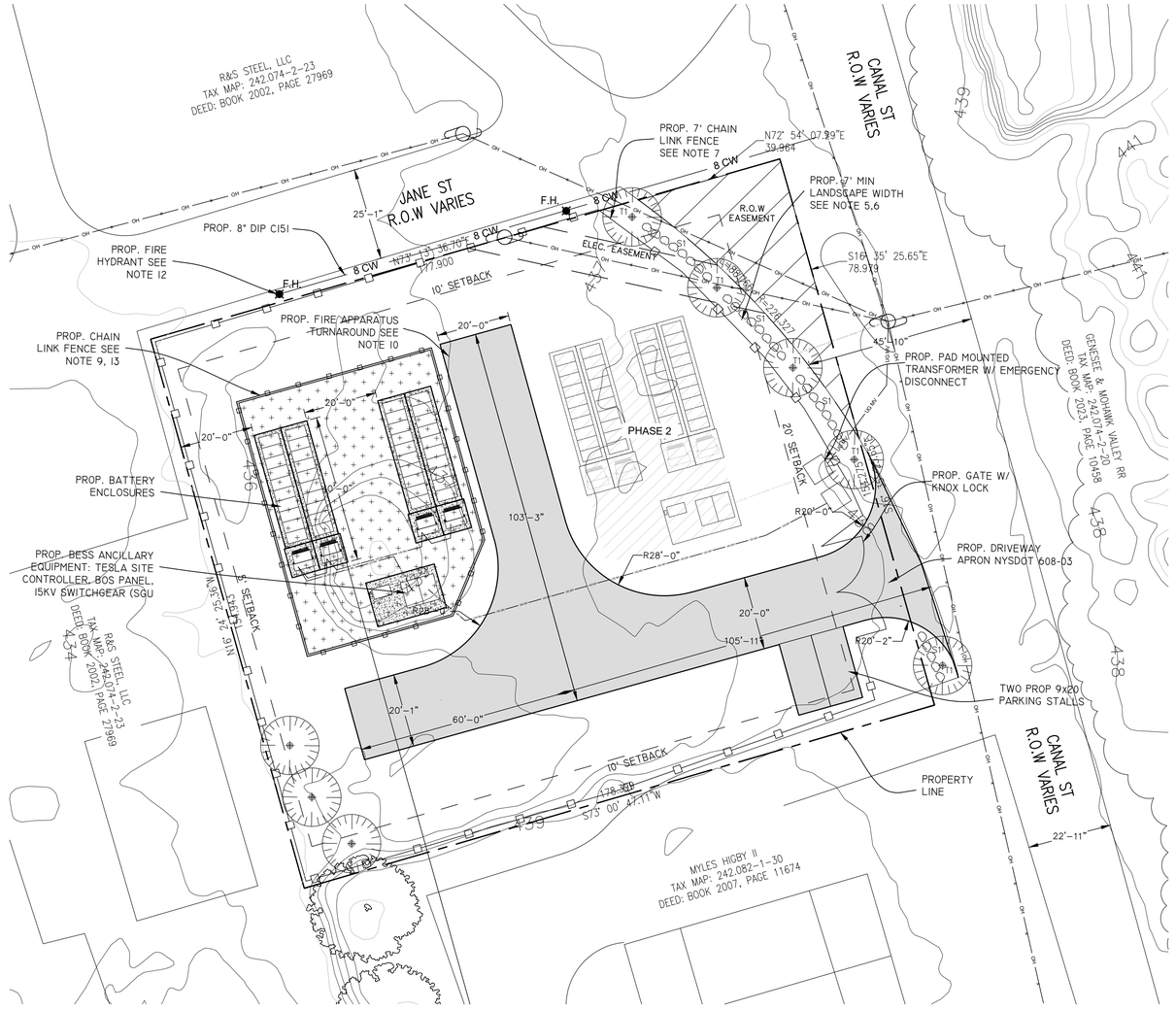
VICINITY PLAN

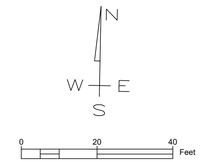
IMPERVIOUS AREA CALCULATION			
DESCRIPTION	EXISTING (SF)	PROPOSED (SF)	
PARCEL	27,542.00		
BUILDINGS			
DRIVEWAY		5,709.00	
HARDSCAPE		1,443.60	
TOTAL		7,152.60	SEE NOTE 11
% IMPERV	0.0%	26.0%	
	DIFFERENCE	7,152.60	

LANDSCAPE TABLE					
ID	COMMON NAME	BOTANICAL NAME	PLANTING	SPACING	QTY
T-1	SKYLINE THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS F. INERMIS ' SKYCOLE	2½-INCH CALIPER MINIMUM, BALLED AND BURLAPPED	30 FEET ON CENTER	8
S-1	AUTUMN MAGIC BLACK CHOKEBERRY	ARONIA MELANOCARPA ' AUTUMN MAGIC	3-GALLON MINIMUM; 24-INCH HEIGHT MINIMUM	3 FEET ON CENTER	29
CONTRACTOR CAN USE SIMILAR TREES AND/OR SHRUBS THAT COMPLY WITH LOCAL ORDINANCE					

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED FENCE
- EXISTING GRADE (145.00)
- PROPOSED GRADE (145.00)
- EASEMENT LINE
- EXISTING OVERHEAD ELECTRIC (OH)
- PROPOSED UNDERGROUND ELECTRICAL POWER (E)
- F.H. PROP. FIRE HYDRANT
- × 132.50 EX. SPOT GRADE





NOTES:

1. THE OWNER/OPERATOR SHALL SUBMIT A SIGN PERMIT. SAFETY SIGNAGE SHALL BE IN ACCORDANCE WITH NYSERDA BATTERY ENERGY STORAGE SYSTEM MODEL LAW SECTION 2.7(C), ANSI Z535, AND APPLICABLE FIRE AND ELECTRICAL CODE REQUIREMENTS. SIGNS SHALL IDENTIFY BATTERY TECHNOLOGY, SPECIAL HAZARDS, SUPPRESSION SYSTEM TYPE, AND 24-HOUR EMERGENCY CONTACT INFORMATION. PROVIDE REQUIRED EQUIPMENT, DISCONNECT, AND EMERGENCY SHUTOFF IDENTIFICATION.
2. THE OWNER/OPERATOR SHALL SUBMIT A PROJECT-SPECIFIC DECOMMISSIONING PLAN IN ACCORDANCE WITH NYSERDA MODEL LAW SECTION 2.7(G)(1). ADDRESS SERVICE LIFE, REMOVAL RESPONSIBILITIES, WASTE DISPOSAL, COST ESTIMATES AND UPDATES, FUNDING, SITE RESTORATION, AND REMOVAL OF DAMAGED EQUIPMENT. PROVIDE FINANCIAL ASSURANCE AS REQUIRED BY THE CITY.
3. THE OWNER/OPERATOR SHALL SUBMIT A PROJECT-SPECIFIC FIRE SAFETY COMPLIANCE PLAN IN ACCORDANCE WITH NYSERDA MODEL LAW SECTION 2.7(H)(9). DOCUMENT COMPLIANCE OF THE BESS, ASSOCIATED CONTROLS, AND SAFETY SYSTEMS WITH THE APPLICABLE NEW YORK STATE UNIFORM CODE.
4. THE OWNER/OPERATOR SHALL SUBMIT AN EMERGENCY OPERATIONS PLAN IN ACCORDANCE WITH NYSERDA MODEL LAW SECTION 2.7(H)(13). ADDRESS ALARM RESPONSE, EMERGENCY SHUTDOWN AND ISOLATION, FIRE AND RELEASE RESPONSE, DAMAGED EQUIPMENT, INSPECTION, AND TRAINING.
5. PROVIDE A MINIMUM 7-FOOT-WIDE LANDSCAPE STRIP
   - 5.1. ONE SHADE TREE PER 30 LINEAR FEET
   - 5.2. ONE SHRUB PER 3 LINEAR FEET OF LANDSCAPE LENGTH
6. SHRUBS SHALL BE AT LEAST 18 INCHES HIGH AT PLANTING AND REACH AT LEAST 3 FEET AT MATURITY.
7. PROPOSED FENCING AND LANDSCAPING SHALL FOLLOW THE SURVEYED PROPERTY BOUNDARY CONFIGURATION AT THE OFFSETS DIMENSIONED ON THE PLANS. KEEP ALL IMPROVEMENTS WITHIN THE SUBJECT PROPERTY AND CLEAR OF REQUIRED ACCESS AND UTILITY EASEMENTS. FENCING SHALL NOT OCCUPY THE REQUIRED STREET SETBACK.
8. PROVIDE CURBING ALONG THE CANAL STREET FRONTAGE, ALIGNED WITH EXISTING STREET CURBING AND SUBJECT TO CITY ENGINEERING/PUBLIC WORKS APPROVAL. CONSTRUCT TO THE APPROVED CURB AND DRIVEWAY DETAILS. COORDINATE GRADING AND DRAINAGE TO PREVENT PONDING AND ADVERSE RUNOFF ONTO ADJACENT PROPERTIES.
9. SCREEN GROUND-MOUNTED MECHANICAL EQUIPMENT FROM VIEW WITH LANDSCAPING, FENCING, OR WALLS EQUAL TO OR GREATER THAN THE EQUIPMENT HEIGHT
10. SURFACE DRIVEWAYS AND PARKING AREAS WITH DURABLE, ALL-WEATHER PAVEMENT PROVIDE ASPHALT, CONCRETE, OR ANOTHER CITY-APPROVED SURFACE AS IDENTIFIED ON THE PLANS.
    - 10.1. ASPHALT: 2½" TYPE 3 BINDER + 1" TYPE 7 TOP COURSE.
    - 10.2. CONCRETE: 6" CLASS D CONCRETE.
11. THE TOTAL PROPOSED PAVED SURFACE AREA, INCLUDING BUILDING FOOTPRINTS, CONCRETE EQUIPMENT PADS, DRIVEWAYS, AND PARKING AREAS, IS LESS THAN 10,000 SQUARE FEET. THEREFORE, THE FIRST-INCH STORMWATER FILTRATION OR STORAGE REQUIREMENT AND ASSOCIATED STORMWATER MANAGEMENT PLAN REQUIRED BY ROME CODE SECTION 80-15.10 ARE NOT TRIGGERED.
12. PROVIDE A MINIMUM OF TWO (2) NEW FIRE HYDRANTS. EACH HYDRANT SHALL BE CAPABLE OF SUPPLYING AT LEAST 1,500 GPM OR AS APPROVED BY THE FIRE MARSHAL. VERIFY AVAILABLE WATER-SUPPLY CAPACITY WITH THE CITY WATER DEPARTMENT. CONFIRM REQUIRED SIMULTANEOUS FLOW, RESIDUAL PRESSURE, AND SUPPLY DURATION WITH THE FIRE CHIEF.
13. PROVIDE A CONTINUOUS 3'-0" HIGH REINFORCED CONCRETE RETAINING/CONTAINMENT WALL ALONG THE CHAIN-LINK FENCE SURROUNDING THE BESS AREA. WALL HEIGHT SHALL BE MEASURED ABOVE FINISHED GRADE ON THE CONTAINMENT SIDE. THE SYSTEM SHALL RETAIN POTENTIALLY CONTAMINATED FIREFIGHTING WATER FOR CONTROLLED COLLECTION AND APPROVED DISPOSAL.
    - 13.1. EXCAVATE THE ENCLOSED BESS AREA AND INSTALL A CONTINUOUS, IMPERMEABLE, CHEMICALLY COMPATIBLE GEOMEMBRANE LINER 12" BELOW FINISHED GRADE. 10 MIL MINIMUM.

Bauen Consultants
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WEBSITE: BCEAGROUP.COM

STATE OF NEW YORK
CORY J HOLMES
102703
LICENSED PROFESSIONAL ENGINEER
10/21/2026

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GENERAL PLAN NOTES
OWNER TO PERFORM THE FOLLOWING BEFORE CONSTRUCTION COMMENCES, DESIGNER ASSUMES NO LIABILITY FOR CONSTRUCTION:
1. BUILDER OR CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUILDER OR CONTRACTOR SHALL VERIFY COMPLIANCE WITH CITY AMENDMENTS TO IBC.
3. DO NOT USE SCALED DIMENSIONS; USE ONLY DIMENSIONS AS CALLED OUT. WHEN NO DIMENSION IS PROVIDED, CONSULT WITH THE OWNER BEFORE PROCEEDING WITH WORK.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, SITE UTILITY SERVICES AND DIMENSIONS AND NOTIFY ARCHITECT OF DISCREPANCIES THAT MAY AFFECT THE EXECUTION OF THE WORK BEFORE PROCEEDING.
5. OMISSIONS OR CONFLICTS WITHIN THE DRAWINGS, NOTES OR DETAILS SHALL BE REPORTED THE OWNER BEFORE PROCEEDING WITH WORK.
6. DETAILS TAKE PRECEDENCE OVER DRAWING NOTES

REVISION SCHEDULE

REV. #	NAME	DATE

PROJECT:
4.97 MWAC BATTERY ENERGY STORAGE PLANT

ADDRESS:
600-8 CANAL ST, ROME, NY 13440

OVERALL SITE PLAN

DATE 10.03.2026

C100

SCALE AS INDICATED ON 24x36