

Jeffery D. Palumbo
Partner

July 31, 2020

BY HAND DELIVERY
VIA ELECTRONIC MAIL

Town of West Seneca Planning Board
c/o Jeffrey Schieber
Code Enforcement Officer
West Seneca Town Hall
1250 Union Road, Room 210
West Seneca, NY 14224

Re: 799 Indian Church Road
Levy Grid LLC - Battery Energy Storage System
Site Plan Approval

Dear Honorable Members of the Town Planning Board:

On behalf of Levy Grid LLC, please accept this letter and accompanying documents as our letter of intent for the development of 799 Indian Church Road, SBL 134.06-2-28, into a battery energy storage facility. The 5.16 +/- acre parcel is dual zoned M-1 and M-2 and is located in the Town's industrial corridor east of Interstate 90 and north of the 400 Expressway and rail line. *See e.g.* Town of West Seneca Comprehensive Plan, Sec. 1 p. 22 ("Town Plan").

Levy Grid ("Applicant") is a developer of state-of-the-art battery energy storage facilities. The core features of a battery energy storage facility are banks of battery cabinets that contain smaller battery racks. Each battery bank measures 47 feet long by 9 feet high and contains 21 battery racks, and a separate auxiliary power cabinet. Each battery cabinet includes a waterless fire suppression system and internal HVAC system. Immediately adjacent to each bank is an accessory transformer and inverter installed on a skid. A sample visual is enclosed.

The facility will purchase excess energy from the immediately adjacent Gardenville Substation during non-peak times, store this excess energy in the batteries, and then make that stored energy available during peak consumption hours. The energy stored in the batteries runs to the inverters, is converted into to alternating current, and sent to the on-site substation and transmission lines. Some facilities stack battery banks on a steel structure at an approximate height of 20-25 feet. However, this facility will be single-stacked. As proposed, the facility will have a 150 megawatt capacity.

The facilities are desirable to public utilities as a cost-saving tool because battery stored energy is less expensive than energy from third-party generators, like a gas-fired power plant. Given the symbiosis between battery energy storage facilities and public utilities, the Applicant selected 799 Indian Church Road because of the inherently industrial character of the area and proximity to the Gardenville substation. The Gardenville substation has sufficient capacity to both fill the batteries and take energy from the batteries. The Applicant anticipates a project-owned transmission line to the adjacent Gardenville substation. Currently, the Applicant is considering two possible transmission line routes, both of which connect directly to the land owned by National Grid, the Gardenville substation operator. A visual of possible transmission line routes is enclosed. For the past two years, The Applicant has worked with National Grid on project connectivity through the New York Independent System Operator interconnection study process.

As currently designed, the project's 115kv substation is anticipated to comprise approximately 17,500 square feet of electrical equipment. The equipment includes a lightning rod and lightning arrester. While the lightning rod and arrester bring two components of the substation above 40 feet in height, the structures fall into zoning code exceptions for height in the M-district under Town of West Seneca Town Code § 120-35(c) ("Town Code"). Additionally, the Town confirmed that the facility is an acceptable use under either of the Parcel's zoning classifications. *See* enclosure; Town Code §§ 120-21, 120-22. Consequently, no variance will be sought.

Battery storage facilities are low maintenance. This facility will have no permanent employees, but one employee will visit for regularly scheduled maintenance. Traffic impact is minimal. The facility does not require potable water or wastewater service. The facility will not generate air pollutants or greenhouse gas emissions. Overall, the use is low-impact.

The facility will be governed by National Fire Protection Association Standard 855 for energy storage systems, which regulates their design, construction, installation, commissioning, operation, maintenance, and decommissioning. As an additional layer of fire protection, the Applicant proposes to install fire hydrants around the facility, and as noted above, each cabinet contains a waterless fire suppression system. The cabinets each have a smoke detector installed inside. An access road is also provided around the entire site for fire truck access at all sides of the site.

The site will also contain a 4,500 square foot detention pond with 2 foot depth. The detention pond is sized to contain a 10-year storm event. Stormwater will collect in the detention pond and drain to the existing catch basin. The site will be crushed rock and, between the access road and site boundary, will be green space. The Applicant is adding green space to this site, which is entirely impervious in its current state. The Applicant anticipates 8-12 months of construction.

This development offers an opportunity to introduce a safe, state-of-the-art, low-impact industrial use to the Town's existing industrial corridor. *See* Town Comprehensive Plan Sec. IV.G.3, IV.H.3, IV.H.12. Battery energy storage facilities are currently incentivized by the New

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York Public Services Commission. Consequently, this development may serve as a model for battery energy storage facilities in the Town and region.

Enclosed with this letter are the following:

1. Site Plan Review Application
2. Property Survey and Legal Description
3. Concept Plan
4. Renderings of Example Batteries
5. Transmission Line Routing Options
6. Short Environmental Assessment Form
7. Letter of Zoning Compliance
8. Owner Authorization

Levy Grid LLC respectfully requests the opportunity to introduce this project to the Town and looks forward to subsequent discussions and input from the Town, agencies, and departments. Should you require anything additional, please do not hesitate to contact me. Thank you for your consideration

Very truly yours,

Jeffery D. Palumbo

JDP:amg

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE _____

FILE # _____

PROJECT NAME _____

PROJECT LOCATION (Include address and distance to nearest intersection)

APPLICANT _____ PH/FAX _____

ADDRESS _____

PROPERTY OWNER _____ PH/FAX _____

ADDRESS _____

ENGINEER/ ARCHITECT _____ PH/ FAX _____

ADDRESS _____

SBL # _____

PROJECT DESCRIPTION (Include all uses and any required construction)

Standalone battery energy storage facility; site preparation, minimal site infrastructure construction, installation of batteries and related materials, installation of generator transmission lines to immediately adjacent National Grid Substation, and landscaping as needed.

SIZE OF LOT (acres) _____ ACREAGE TO BE REZONED _____

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

EXISTING ZONING _____ PROPOSED ZONING _____

EXISTING USE(S) ON PROPERTY _____

PROPOSED USE(S) ON PROPERTY _____

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET

Seneca Woods Senior Apartments (R-50(S)), Spectrum Cable (M-1 & M-2), National Grid Substation (M-1& M-2), Energy/Kiantone Pipeline Corporation (M-2), Railroad (M-2), residential area (R-65(A) & R-65)

PUBLIC SEWER YES ___ NO ___

PUBLIC WATER YES ___ NO ___

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL REQUIREMENTS LISTED HERE

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED _____ BY _____

PLANNING BOARD MEETING DATE _____

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

NON-REFUNDABLE FILING FEE (SEE TOWN OF WEST SENECA WEBSITE FOR CURRENT FEE SCHEDULE)

TOWN OF WEST SENECA

APPLICANT CHECKLIST FOR SITE PLAN REVIEW

PLEASE REFER TO APPENDICES A, B, & C AND THE TOWN OF WEST SENECA ZONING ORDINANCE FOR ADDITIONAL DESIGN INFORMATION. THE APPLICANT/ AGENT MUST INITIAL EACH ELEMENT AS PROOF THAT ALL REQUIREMENTS HAVE BEEN MET.

I. SITE PLAN All site plan drawings shall be prepared, signed, and sealed by an architect, landscape architect, engineer, or surveyor licensed in the State of New York, drawn to scale, and must include the following elements (also see checklist in Appendix A) :

_____ Title of drawing.

_____ Name, address, and telephone number of applicant, owner of record, and person who prepared the drawing. If owner of record is different from applicant, a letter of authorization from the owner or a contract of sale is required.

_____ North arrow, scale, revisions block and date.

_____ Site location map.

_____ Name, location, width, and jurisdiction of existing roads and sidewalks.

_____ Location of curb cuts on project site and on adjacent properties (including properties across the street).

_____ Location of all existing and proposed buildings and structures, paving, curbs, and pedestrian and bicycle facilities with those to be removed clearly identified.

_____ Show all zoning district boundaries, zoning classifications for all adjacent properties (including across the street), and zoning setback dimensions. If a portion of the site is proposed to be rezoned, the new zoning district boundaries should be shown.

_____ Zoning data block comparing existing and proposed requirements, including greenspace and parking calculations.

_____ Location of any areas proposed for outdoor display and sale of merchandise, if applicable.

_____ Layout of all off-street parking areas showing access drives, aisles, parking spaces, handicapped accessible spaces, and loading areas (conforming to all requirements of the Town of West Seneca Zoning Ordinance). A cross-section of proposed pavement must be provided.

_____ Existing and proposed rights-of-way and easements and location of areas to be in common ownership or to be offered for dedication.

_____ Existing and proposed watercourses including wetlands, floodways, and floodplains (this information should also appear in the drainage plan and grading plan).

_____ Location of all proposed signage (conforming to all requirements of the Town of West Seneca Zoning Ordinance).

_____ Any other information as might be required by the Planning Board.

II. BOUNDARY SURVEY

_____ A topographic boundary survey and a written legal description. (metes and bounds)
Provide in Electronic Form as well as written

III. UTILITY PLAN – to include the following elements (also see checklist in Appendix A)

_____ Location of existing water mains, showing main size and material type, o-site and off-site fire hydrant locations, and on-site main line valve locations.

_____ Location of proposed water service showing material type and diameter of water main.

_____ Location of existing and proposed gas and electric service.

_____ Sanitary service showing location, proposed line, and existing main size. Include all manhole rim and invert elevations, pipe slope, and construction materials, if appropriate

_____ The estimated daily sanitary sewage flow calculations must be included in the site plan Engineering Report.

_____ Written confirmation that the process has been initiated with County or State Highway Departments for sanitary sewer connection, curb cuts, work permits, etc. (Applicant must furnish a letter from the appropriate County or State agency indicating their approval of the proposal prior to issuance of a Building Permit)(if necessary).

IV. GRADING PLAN – To include the following elements (also see checklist in Appendix A).

_____ Existing and proposed grade elevation with contour lines at 1-foot intervals.

_____ Finished floor elevations for all proposed and adjacent structures.

V. DRAINAGE PLAN – to include the following elements (also see checklist in Appendix A):

_____ All catch basins, line size, and proposed construction materials. No stormwater shall drain onto adjoining properties. All downspouts shall be connected to the stormwater collection system.

_____ Systems shall be designed for a minimum 10-year storm.

_____ Stormwater calculations, prepared by a person licensed to design a storm drainage system in New York State.

_____ Site plan Engineering Report (refer to requirements in Appendices A & B).

_____ Any proposed project that will involve one or more acres of soil disturbance is required to comply with NYSDEC SPDES General Permit requirements for stormwater discharges. A copy of the Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (WPPP) must be provided with the site plan Engineering Report..

VI. LANDSCAPING PLAN – to include the following elements (also see Appendix C).

_____ All existing and proposed tree lines.

_____ All proposed trees, shrubs, and other plantings with appropriate labeling.

_____ Planting schedule data block with legend key, species name (botanical and common names), quantity, size, and spacing.

_____ Planting details for trees and evergreens must illustrate the crown of root ball at six (6) inches above finished grade; three (3) inches for shrubs.

_____ Refer to the Town of West Seneca Zoning Ordinance for applicable landscaping and screening requirements.

VII. CLEARING 7 SOIL EROSION CONTROL PLAN - to include the following elements:

_____ Site preparation and clearing shall be designed to fit with the vegetation, topography, and other natural features of the site and shall preserve as many of these features of the sight and shall preserve as many of these features as possible.

_____ Show clearing limits, stock pile area, and all temporary and permanent drainage facilities. Erosion and sediment control facilities must be shown.

_____ A time schedule that is keyed to the operation must be provided.

_____ Include a note on the plan to indicate that stumps and brush may not be buried in the Town and that topsoil may not be removed from the work site without a permit.

VII. LIGHTING PLAN – to include the following elements:

_____ Location of all lighting fixtures and standards on the property and structures, including a fixture schedule.

_____ Photometric data for site illumination.

IX. BUILDING HEIGHT AND DESIGN

_____ Building elevations and floor plans of all non – residential structures and all residential structures containing three (3) or more dwelling units (including net floor area calculations).

I, _____ as owner/applicant of _____, located at _____, Town of West Seneca, to the best of my knowledge has submitted a complete application package for a site plan for review.

TOWN OF WEST SENECA

APPENDIX A-SITE PLAN APPLICATION CHECKLIST

I. GENERAL

_____ All elevations must reference the actual elevation of the site and proposed building (utilize Town of West Seneca data). Setting a base elevation at the centerline of the road to use as reference is not acceptable.

_____ All profiles provided must be drawn so that the horizontal scale is no more than 1" = 10' horizontal, and 1" = 5' vertical.

_____ Profiles be provided for utility crossings, the sanitary sewer system, and storm sewer system.

_____ Profiles for any utilities as deemed necessary by the engineer for construction.

II. UTILITY PLAN

_____ Add a note to the plan that states: "A minimum of 10 feet of horizontal and 18 inches of vertical separation must be maintained between all sanitary sewer and water services".

_____ Add a note to the plan that states: "The Erie County Water Authority is to be notified a minimum of 48-hours prior to starting the connection to the new water service.

_____ Add a note to the plan that states: "Select backfill is required for all utilities (gas, water, storm, sanitary) that cross through any pavement area." The limits of the select backfill must be shown on the utility plan.

_____ The plans must clearly state the type of proposed connection to the existing waterline to be made. Will it saddle with corporation stop or tapping sleeve and valve.

_____ All existing utilities, grading, etc. must be shown as a grey line type.

_____ All proposed utilities, grading, etc. must be shown as a black line type.

_____ Provide a trench detail for the proposed waterline installation. The detail must show the depth of cover, stone bedding, and indicate the use of underground waterline marker tape.

_____ Provide a trench detail for the proposed sanitary sewer lateral. The detail must show the depth of cover, stone bedding, and indicate the use of underground waterline marker tape. /when connecting the Erie County Sewer District No. 1 or No. 3 system, their details must be provided.

_____ Provide a profile for the proposed sanitary sewer service showing the connection to the existing system and connection at the facility.

III. PAVEMENT

_____ Asphalt pavement grades should be at least 1.5%, preferably 2.0% to drain properly, minimize public safety concerns, and avoid liability issues. These grades must be shown on the drainage plan with flow arrows showing the direction of water flow.

_____ Show on the plans a cross-section of the proposed sidewalk.

_____ Show on the plans a cross-section of the proposed asphalt pavement. It is suggested that a thicker asphalt section be used for high traffic travel areas, where the dumpster is located, or where the deliveries will occur.

_____ On the asphalt pavement cross-section, show the use of filter fabric (Mirafi 140N, or equal) under the pavement sub-base.

_____ If connections to cross –access driveways are being made with adjacent sites, a detail must be shown on the plans for the proposed connection. The pavement transition detail must include a V-shaped saw cut into the existing pavement and tack coat.

IV. DRAINAGE/GRADING

_____ The stockpile area for topsoil and fill must be shown on the design plans.

_____ Spot elevations for adjacent properties must be provided on the grading plan.

_____ A minimum of 6-inches of cover are required for all storm sewer pipes in grass area. A minimum of 12-inches of cover are required for all storm sewer pipes in pavement. Storm sewer pipe located within the sub-base of the pavement is not allowed.

_____ Invert elevations must be shown for all culverts under driveways.

_____ Provide stone rip rap at the pipe outlets from the detention pond.

_____ Provide emergency overflow for the detention pond for the 100-year storm elevation.

_____ All culverts under driveways must be shown with galvanized end sections.

_____ Diameter, material type, and inverts of all roof leader downspouts must be shown.

_____ Diameter, material type, and inverts of all storm sewer pipes must be shown on the plans.

_____ For sites with less than one (1) acre of disturbance, the design engineer is required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm.

_____ For sites with greater than one (1) acre of disturbance, the design engineer is required to comply with all NYSDEC Stormwater Phase 2 regulations and design guidance.

V. SITE PLAN ENGINEERING REPORT

_____The applicant must provide three (3) copies of the site plan Engineering Report. This report will contain (at a minimum), the following sections:

- General Project Description.
- Project Location Map.
- Water System Calculations.
- Sanitary Sewer System Calculations.
- Stormwater Calculations

No new water or sewer service is proposed.

_____Provide the following information related to the proposed waterline for the facility in the design report. This would include the following:

- Domestic water demand (include calculations).
- Static waterline pressure (at the water right-of way).

_____Anticipated pressure at the facility (include head loss calculations through the water service and backflow preventer/R.P.Z and meter); the design engineer must comment on the need to provide a sprinkler system for the facility. Provide fire flow calculations for the facility (if applicable). Provide the following information related to the proposed sanitary sewer system for the facility in the design report. This would include the following:

- Number of employees at the facility.
- Sanitary sewer demand and lateral pipe sizing (include calculations).

_____Provide the following information related to the stormwater calculations for the facility in the design report. This would include the following:

Soil types of the site.

- Permeability and depth of water table of the soil.
- Description/dialogue on existing grading and stormwater runoff.
- Description/dialogue on proposed grading and stormwater runoff.
- Comment on the presence and show location of any NYSDEC or Federal Wetlands or 100-year Floodplain boundary.
- For sites with less than one (1) acre of disturbance, the design engineer is required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm. Calculations must be provided
- For sites with greater than one (1) acre of disturbance, the design engineer is required to comply with all NYSDEC Stormwater Phase 2 regulations. Calculations must be provided.
- Calculations to be provided must include all assumptions, time of concentration, and detention pond sizing, and stormwater pipe sizing.
- All existing headwater and tailwater conditions must be considered for the design calculations.

Refer to APPENDIX B "Design of Stormwater Detention Facilities" for design guidance.

APPENDIX B-DESIGN OF STORMWATER DETENTION FACILITIES

The following method of determining the size of stormwater detention and retention facilities is presented as a guide for engineers, architects, and developers involved with construction projects in the Town of West Seneca.

Detention facilities are those facilities that detain the flow of stormwater runoff and discharge it at a reduced rate from the detention area. This type of system operates by gravity with a large inlet and a small outlet. Retention facilities retain stormwater runoff, and it is necessary to pump the collected water into the downstream drainage system after peak flows have passed. Normally, detention facilities are installed much more frequently than retention facilities.

The Town of West Seneca requires that the stormwater detention system be designed in accordance with the following documents:

1. NYS Stormwater Design Manual
2. NYSDEC:SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001)
3. NYSDEC: Standards and Specifications for Erosion and Sediment Control

A copy of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan(SWPPP) as required by the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-10-001) must be received and accepted by the Town prior to construction activities.

- For projects accepted by the town, construction cannot begin until:
 - * Five (5) business days from the date the NYSDEC receives a copy of the NOI; or the applicant receives an Acknowledgement Letter from the NYSDEC.

The engineer must provide all calculation and mappings, and state all assumptions necessary for review by the Town of West Seneca.

Legal Description

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF WEST SENECA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PARTS OF LOTS Nos. WM AND I90, TOWNSHIP 10, RANGE 7 OF THE BUFFALO CREEK RESERVATION AND FURTHER DISTINGUISHED AS PART OF LOT No. 66 OF THE EBENEZER LANDS, SO-CALLED, BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT No. 66 IN THE CENTER LINE OF INDIAN CHURCH ROAD;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT No. 66, A DISTANCE OF 1164.48 FEET TO THE NORTHEASTERLY LINE OF LANDS CONVEYED TO THE BUFFALO NIAGARA ELECTRIC CORPORATION BY DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 2747 OF DEEDS AT PAGE 517;

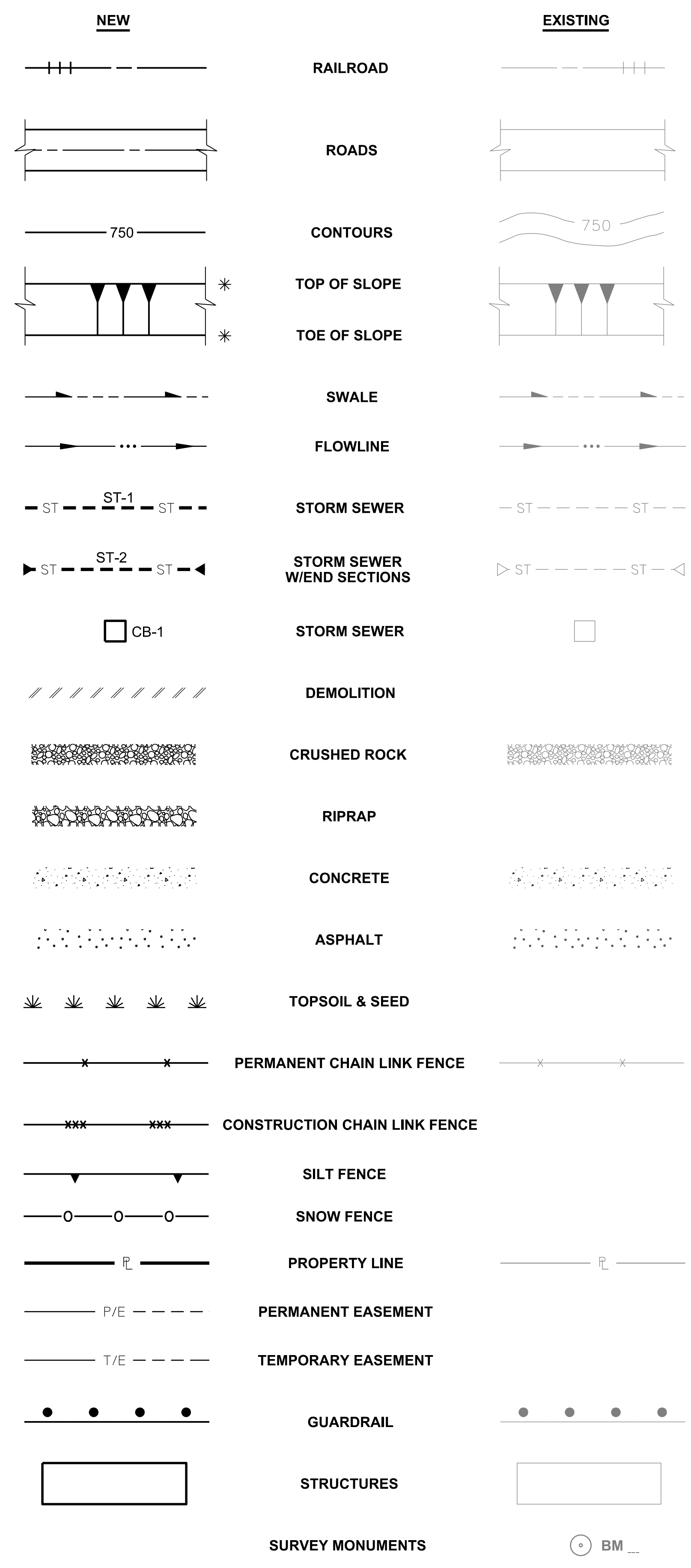
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE BUFFALO NIAGARA ELECTRIC CORPORATION'S LANDS, AS AFORESAID 321.61 FEET TO A POINT IN THE SAID NORTHEASTERLY LINE WHICH IS 229.59 FEET SOUTHEASTERLY FROM THE WEST LINE OF SAID LOT No. 66 AS MEASURED ALONG THE NORTHEASTERLY LINE OF THE BUFFALO NIAGARA ELECTRIC CORPORATION'S LANDS, As AFORESAID;

THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT No. 66, A DISTANCE OF 663.63 FEET TO A POINT;

THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT No. 66 (WHICH SAID NORTH LINE IS ALSO THE CENTER LINE OF INDIAN CHURCH ROAD) 275 FEET TO A POINT;

THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF LOT No. 66, A DISTANCE OF 367 FEET TO THE CENTER LINE OF INDIAN CHURCH ROAD;

THENCE EASTERLY ALONG THE CENTER LINE OF INDIAN CHURCH ROAD, 25 FEET TO THE POINT OF BEGINNING.

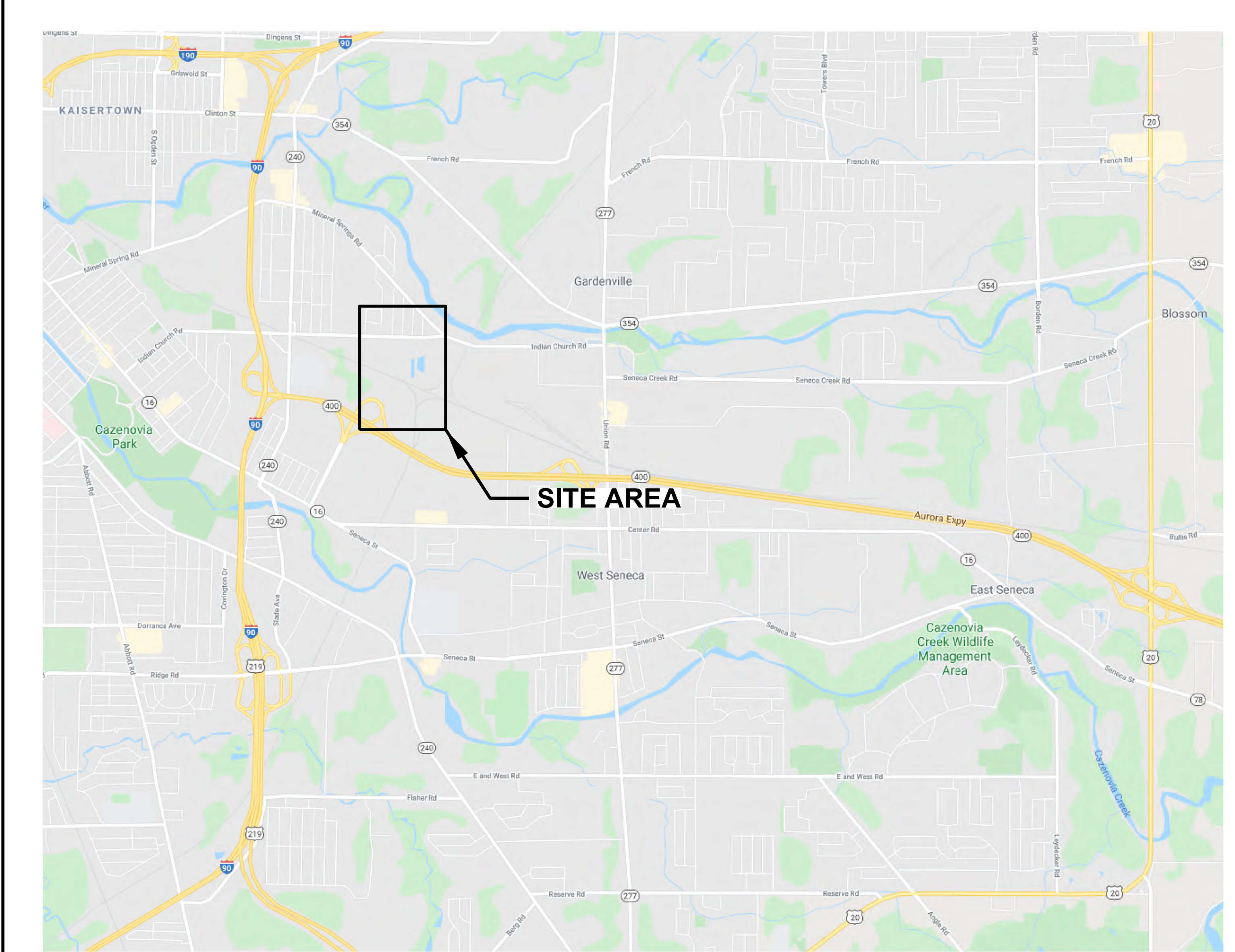


* TOP OR TOE OF SLOPE TO MATCH EXIST. GRADE UNLESS AN ELEVATION OR SLOPE IS INDICATED.
ALL SYMBOLS ARE STANDARD WITHOUT RESPECT TO CONTRACTS.

ABBREVIATION	TERM	ABBREVIATIONS	TERM
@	AT	MISC	MISCELLANEOUS
AHD	AHEAD	M.O.	MID-ORDINATE
ASPH	ASPHALT	N	NORTH
AUX	AUXILIARY	NO	NUMBER
BK	BACK	OD	OUTSIDE DIAMETER
BLDG	BUILDING	OPNG	OPENING
BM	BENCHMARK	±	PLUS OR MINUS
BOT	BOTTOM	PC	POINT OF CURVE
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
C TO C	CENTER TO CENTER	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
CHDPE	CORRUGATED HIGH DENSITY POLYETHYLENE	PT	POINT OF TANGENT
CJ	CONSTRUCTION JOINT	P.R.C.	POINT OF REVERSE CURVE
CMAP	CORRUGATED METAL ARCH PIPE	P.V.C.	POINT OF VERTICAL INTERSECTION
CMP	CORRUGATED METAL PIPE	P.V.I.	POINT OF VERTICAL INTERSECTION
CONC	CONCRETE	P.V.R.C.	POINT OF VERTICAL REVERSE CURVE
CPT	CORRUGATED POLYETHYLENE TUBING	P.V.T.	POINT OF VERTICAL TANGENT
DBL	DOUBLE	R	RADIUS
DET	DETAIL	RD	ROAD
DI	DROP INLET	RPT	RADIUS POINT
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DWG	DRAWING	RR	RAILROAD
ECB	EXISTING CATCH BASIN	RT	RIGHT
EDB	ELECTRICAL DUCT BANK	ROW	RIGHT-OF-WAY
E	EAST	S	SOUTH
EF	EACH FACE	SLP	SLOPE
EJ	EXPANSION JOINT	SHLDR	SHOULDER
EL	ELEVATION	STD	STANDARD
EMH	ELECTRICAL MANHOLE	ST	STORM SEWER
EQN	EQUATION	STA	STATION
EXIST	EXISTING	SWG	SWING
EW	EACH WAY	T&B	TOP AND BOTTOM
FBD	FLAT BOTTOM DITCH	TEMP	TEMPORARY
FLL	FLOWLINE	TOA	TOP OF ASPHALT
GA	GAGE	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TO GRATING	TOP OF GRATING
HDPE	HIGH DENSITY POLYETHYLENE	TOM	TOP OF MANHOLE
HORIZ	HORIZONTAL	TOP	TOP OF PAVEMENT
HPT	HIGH POINT	TOR	TOP OF RAIL
HWY	HIGHWAY	TOSB	TOP OF SUBBALLAST
ID	INSIDE DIAMETER	TOSG	TOP OF SUBGRADE
IF	INSIDE FACE	TYP	TYPICAL
INTSCT	INTERSECTION	UON	UNLESS OTHERWISE NOTED
INVT EL	INVERT ELEVATION	VC	VERTICAL CURVE
L	LONG	VERT	VERTICAL
LT	LEFT	W	WEST
MAX	MAXIMUM	W	WITH
MH	MANHOLE	W/O	WITHOUT
MIN	MINIMUM	WWF	WELDED WIRE FABRIC

NOTES:
1. ALL ABBREVIATIONS ARE BURNS & McDONNELL STANDARDS WITHOUT RESPECT TO CONTRACTS.
2. ABBREVIATIONS ARE APPLICABLE TO ALL DWGS.

GENERAL NOTES:
1. SITE LOCATION IS IN THE CITY OF WEST SENECA, NEW YORK.
2. ALL SLOPES ARE 3 HORIZONTAL TO 1 VERTICAL (3:1) UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN ARE TOP OF FINISH GRADE.

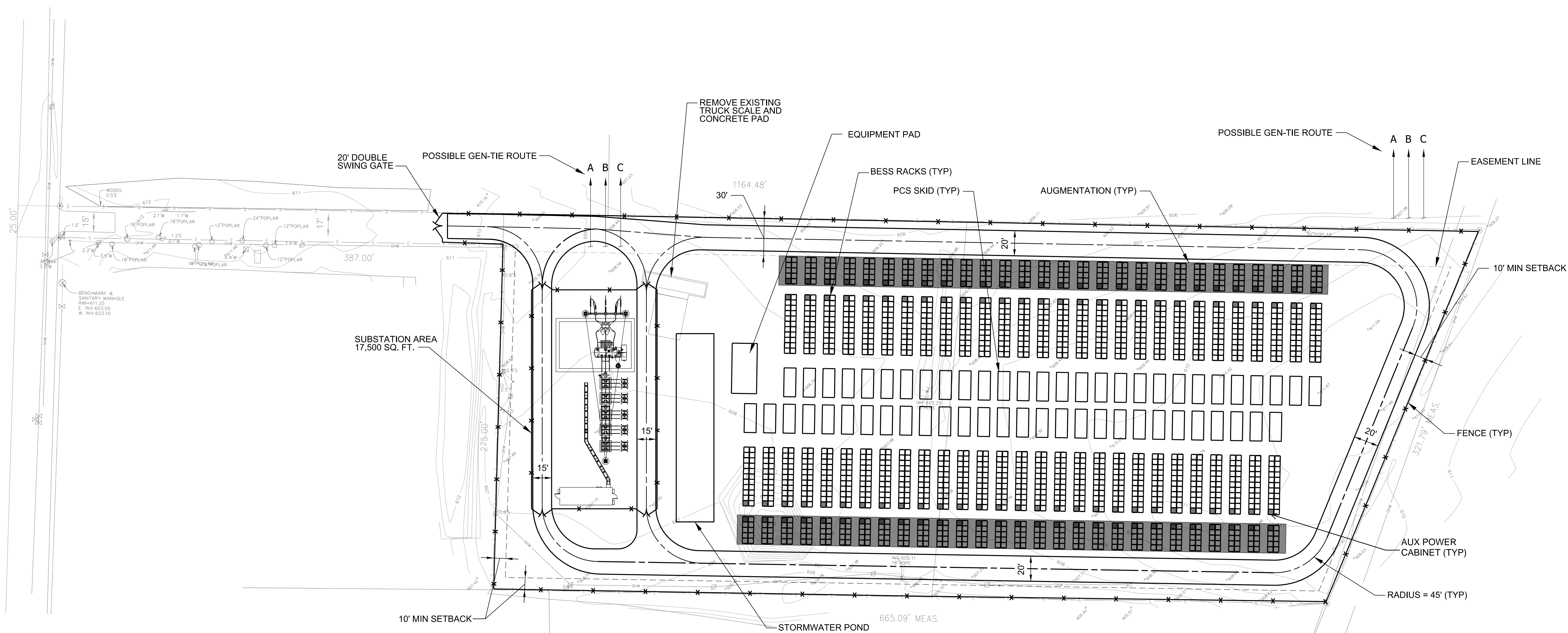


VICINITY MAP
NOT TO SCALE

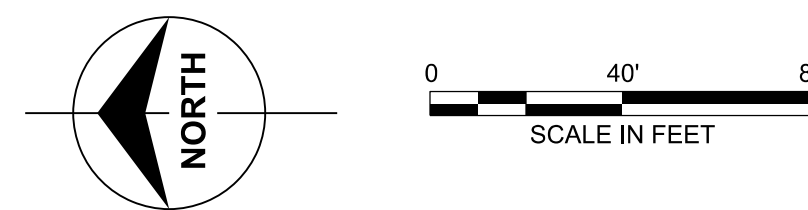
PRELIMINARY - NOT FOR CONSTRUCTION

no. date by ckd description				no. date by ckd description				<p>9400 WARD PARKWAY KANSAS CITY, MO 64114 816-333-9400 Burns & McDonnell Engineering Company, Inc. PEL-EF-LIC-600</p>	LEVY BESS LEGEND, ABBREVIATIONS, VICINITY MAP & GENERAL NOTES	
0 07/29/20 ERA - ISSUED FOR REVIEW									project 125219 contract _____ drawing SKC000 rev. 0 sheet _____ of _____ sheets file FILENAME	

INDIAN CHURCH ROAD
(FORMERLY W. WESSER AVENUE)
(66' WIDE)



GENERAL SITE PLAN

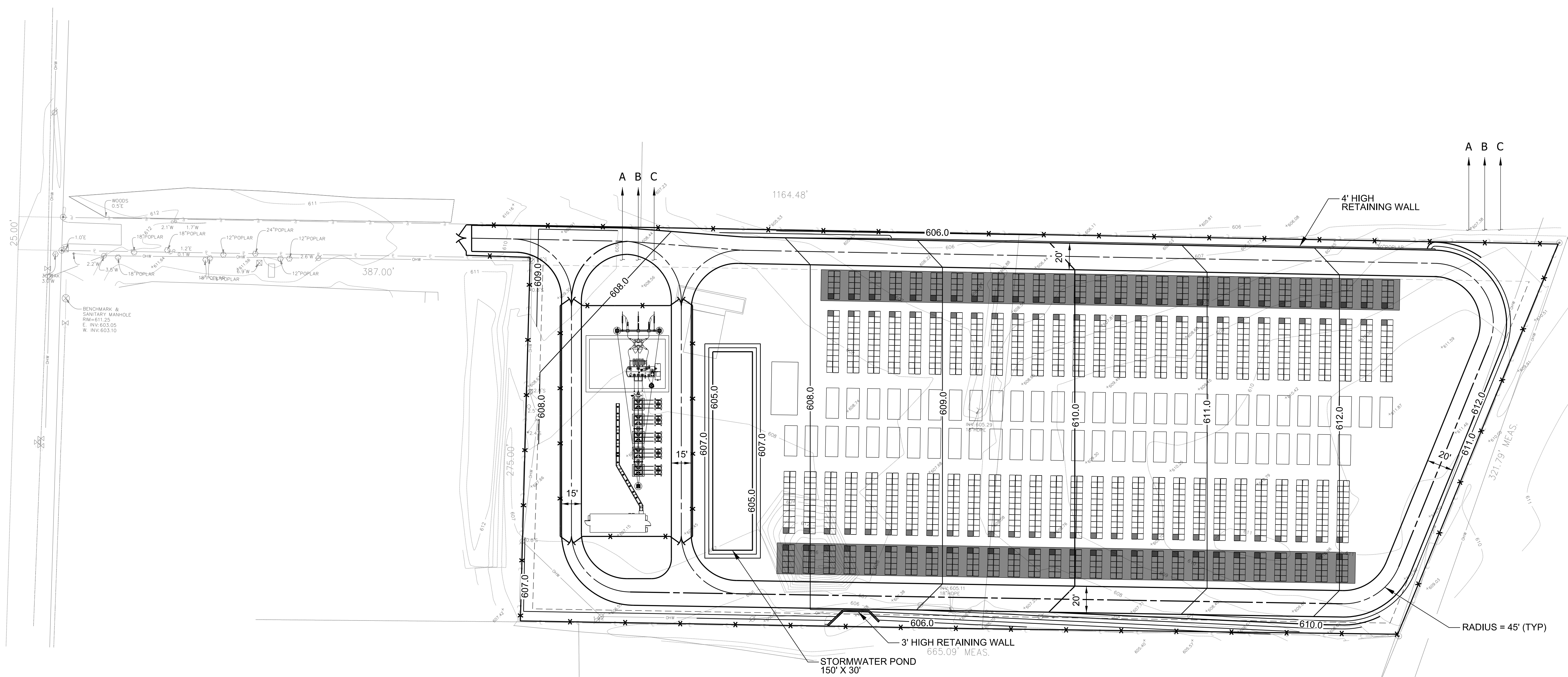


PRELIMINARY - NOT FOR CONSTRUCTION

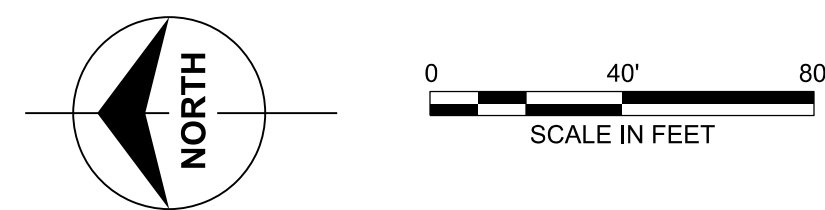
no.	date	by	ckd	description	no.	date	by	ckd	description
0	07/29/20	ERA	-	ISSUED FOR REVIEW					

<p>BURNS MCDONNELL</p> <p>9400 WARD PARKWAY KANSAS CITY, MO 64114 816-333-9400 Burns & McDonnell Engineering Company, Inc.</p>		<p>LEVY BESS GENERAL SITE PLAN</p> <p>project 125219 contract _____</p> <p>drawing SKC001 rev. 0</p> <p>sheet _____ of _____ sheets</p> <p>file FILENAME</p>	
<p>designed E. ASNICAR</p>		<p>detailed E. ASNICAR</p>	
<p>LEVY GRID WEST SENECA, NEW YORK</p>			

INDIAN CHURCH ROAD
(FORMERLY W. WESSER AVENUE)
(66' WIDE)



GRADING PLAN



PRELIMINARY - NOT FOR CONSTRUCTION

no.	date	by	ckd	description
0	07/29/20	ERA	-	ISSUED FOR REVIEW

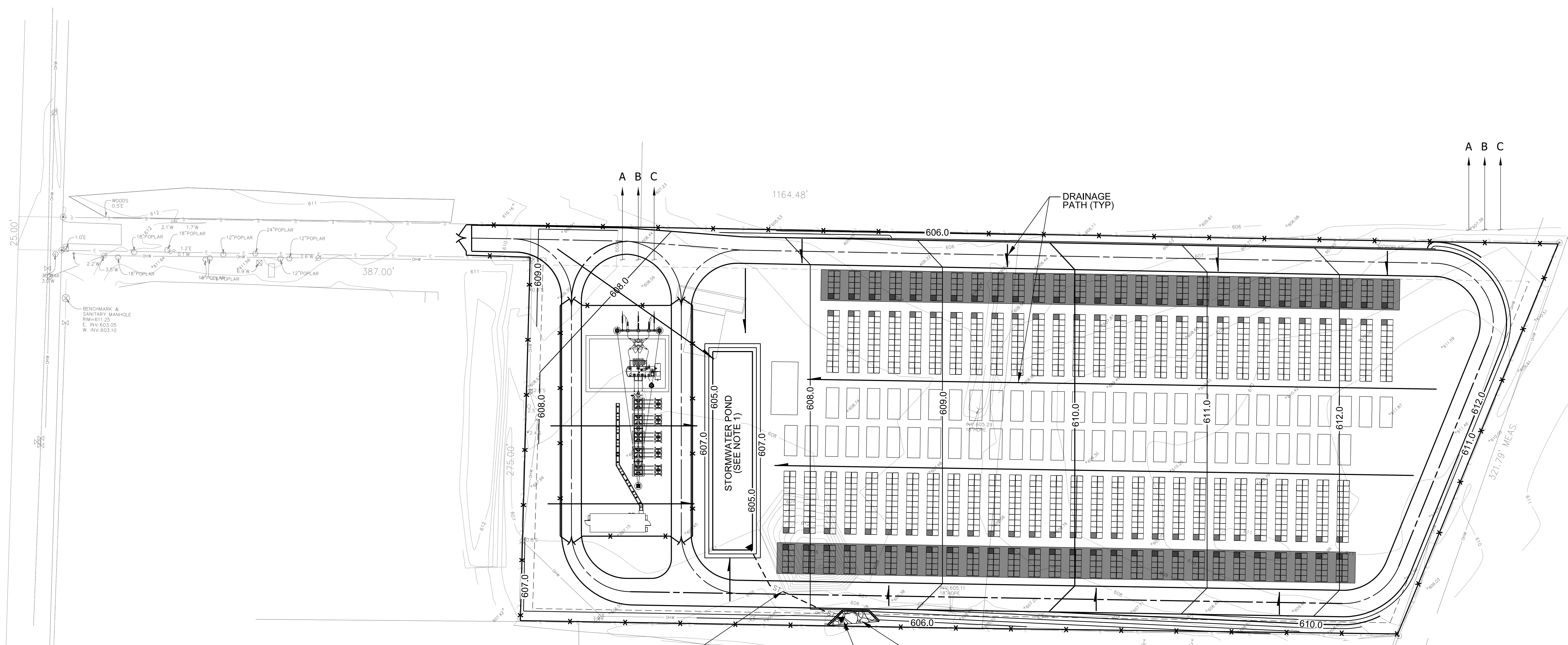
BURNS & MCDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 816-333-9400
 Burns & McDonnell Engineering Company, Inc.

designed: E. ASNICAR
 detailed: E. ASNICAR

LEVY GRID
 WEST SENECA, NEW YORK

LEVY BESS GRADING PLAN	
project 125219	contract
drawing SKC002	rev. 0
sheet of	sheets
file FILENAME	

INDIAN CHURCH ROAD
(FORMERLY W. WESSER AVENUE)
(66' WIDE)

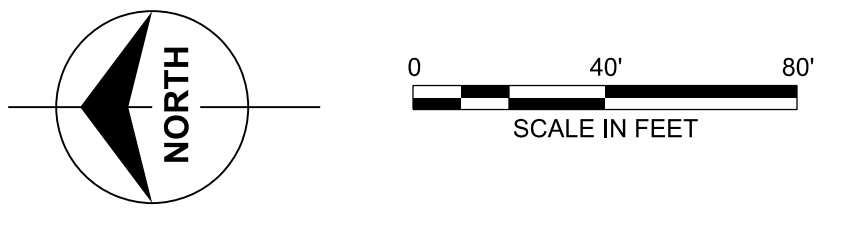


POND OUTLET
2 - 18" DIA.
CHDPE PIPES

RIPRAP (TYP.)

POND OUTLET
DRAINS TO EXISTING
CATCH BASIN

DRAINAGE PLAN



NOTES:
1. TOTAL POND DEPTH IS 2.0'. FOR A 10-YEAR STORM,
THE MAXIMUM POND DEPTH IS CALCULATED TO BE 1.38'.

**PRELIMINARY - NOT
FOR CONSTRUCTION**

no.	date	by	ckd	description
0	07/29/20	ERA	-	ISSUED FOR REVIEW

**BURNS
MCDONNELL**

9400 WARD PARKWAY
KANSAS CITY, MO 64114
816-333-9400
Burns & McDonnell Engineering Company, Inc.

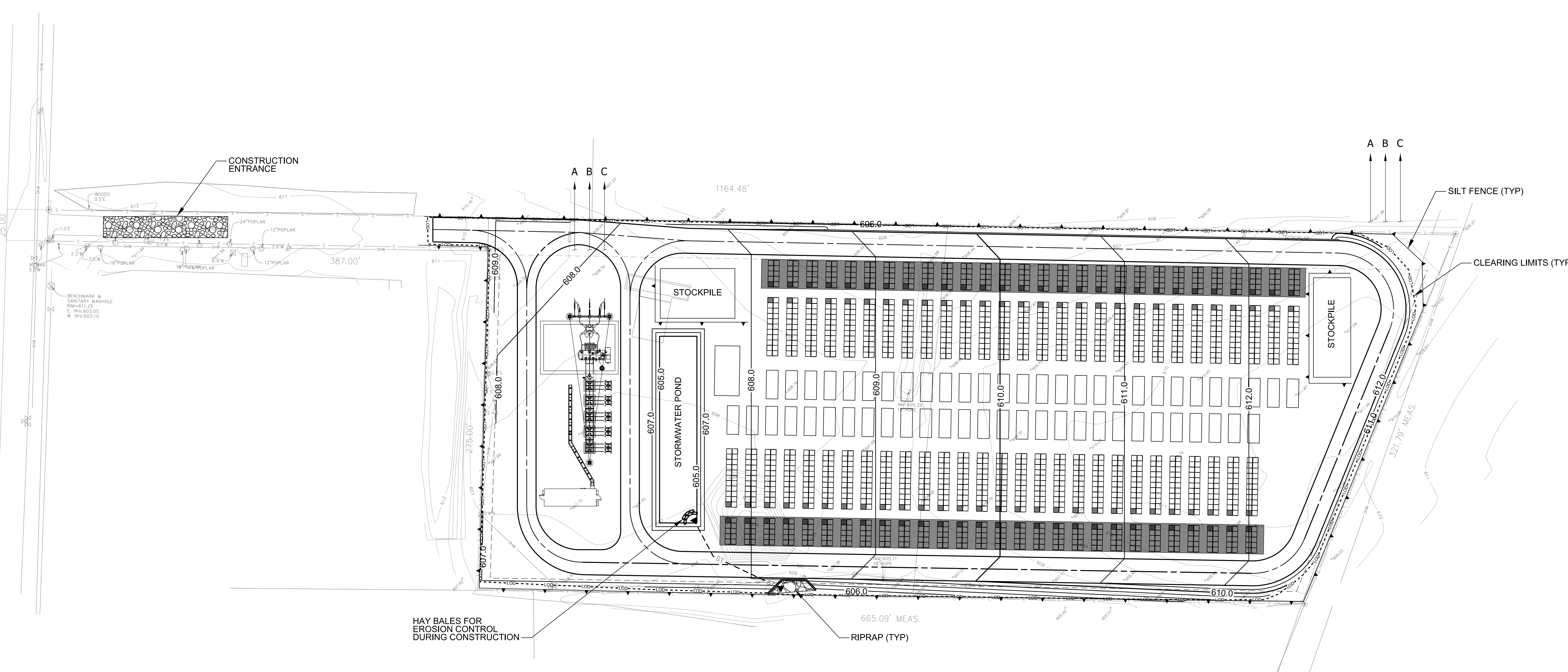
designed
E. ASNICAR

detailed
E. ASNICAR

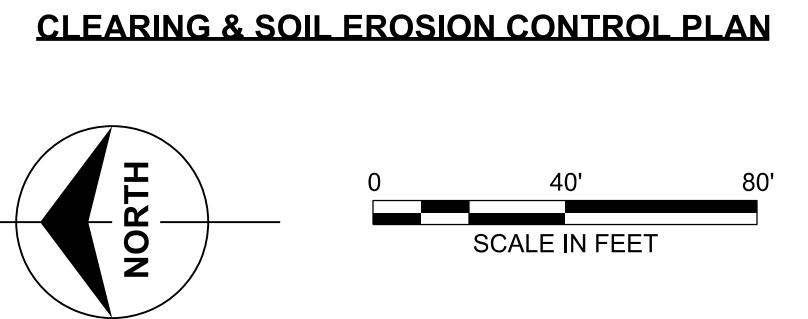
LEVY GRID
WEST SENECA, NEW YORK

LEVY BESS DRAINAGE PLAN	
project 125219	contract
drawing SKC003	rev. 0
sheet	of sheets
file FILENAME	

INDIAN CHURCH ROAD
(FORMERLY W. WESSLER AVENUE)
(66' WIDE)



HAY BALES FOR EROSION CONTROL DURING CONSTRUCTION



- NOTES:**
1. STUMPS AND BRUSH MAY NOT BE BURIED IN THE TOWN.
 2. TOPSOIL MAY NOT BE REMOVED FROM THE WORK SITE WITHOUT A PERMIT.

PRELIMINARY - NOT FOR CONSTRUCTION

no.	date	by	ckd	description
0	07/29/20	ERA	-	ISSUED FOR REVIEW

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 9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 816-333-9400
 Burns & McDonnell Engineering Company, Inc.

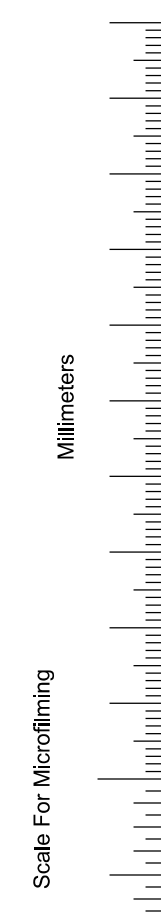
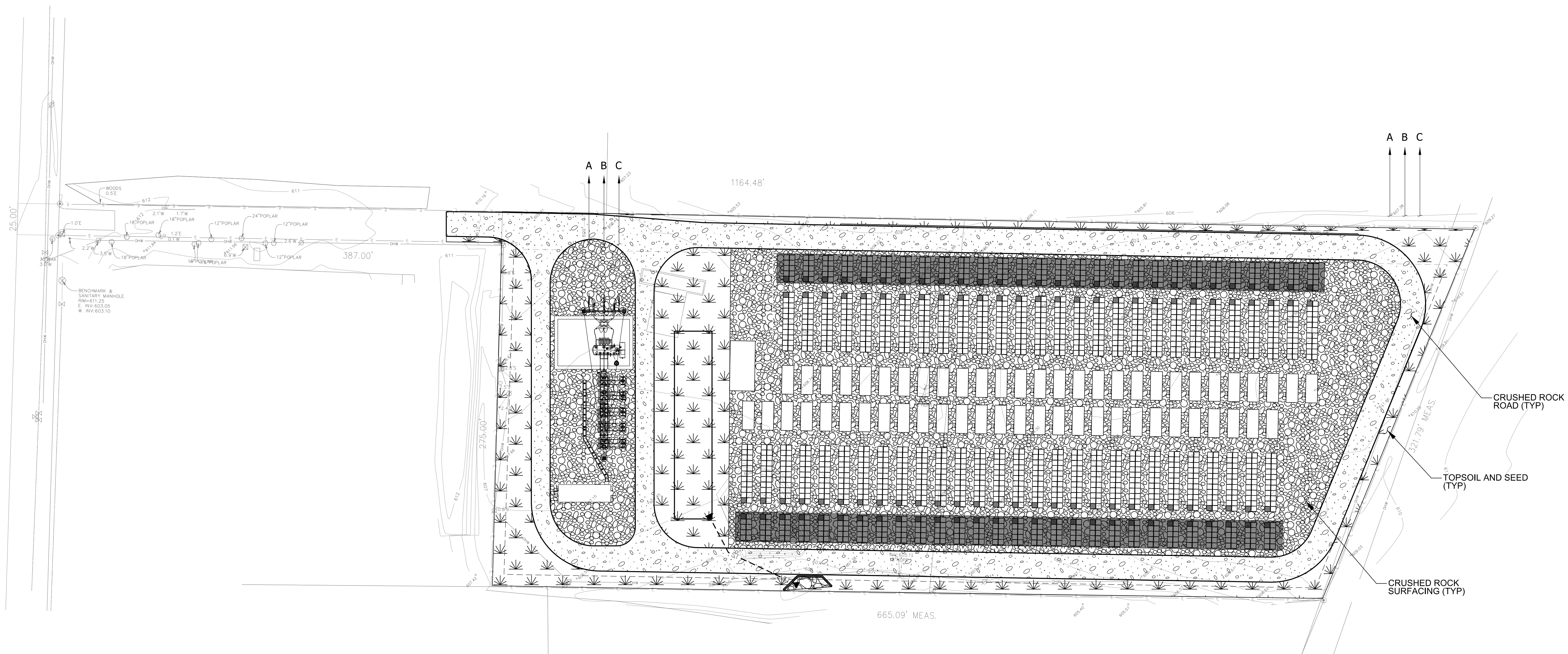
designed: E. ASNICAR
 detailed: E. ASNICAR

LEVY BESS
 CLEARING & SOIL EROSION CONTROL PLAN

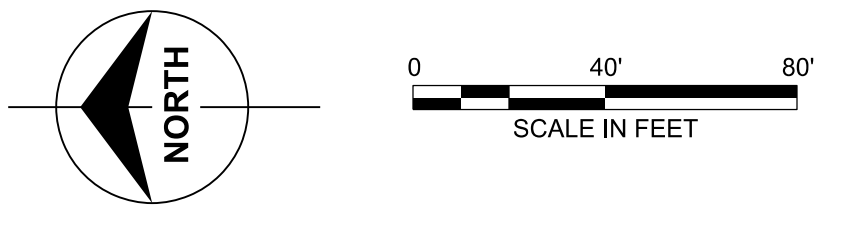
project: 125219 contract: _____
 drawing: **SKC004** rev: **0**
 sheet: _____ of _____ sheets
 file: FILENAME

LEVY GRID
 WEST SENECA, NEW YORK

INDIAN CHURCH ROAD
 (FORMERLY W. WESSLER AVENUE)
 (66' WIDE)



LANDSCAPING & SURFACING PLAN



PRELIMINARY - NOT FOR CONSTRUCTION

no.	date	by	ckd	description	no.	date	by	ckd	description
0	07/29/20	ERA	-	ISSUED FOR REVIEW					

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 McDONNELL**
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114
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 Burns & McDonnell Engineering Company, Inc.

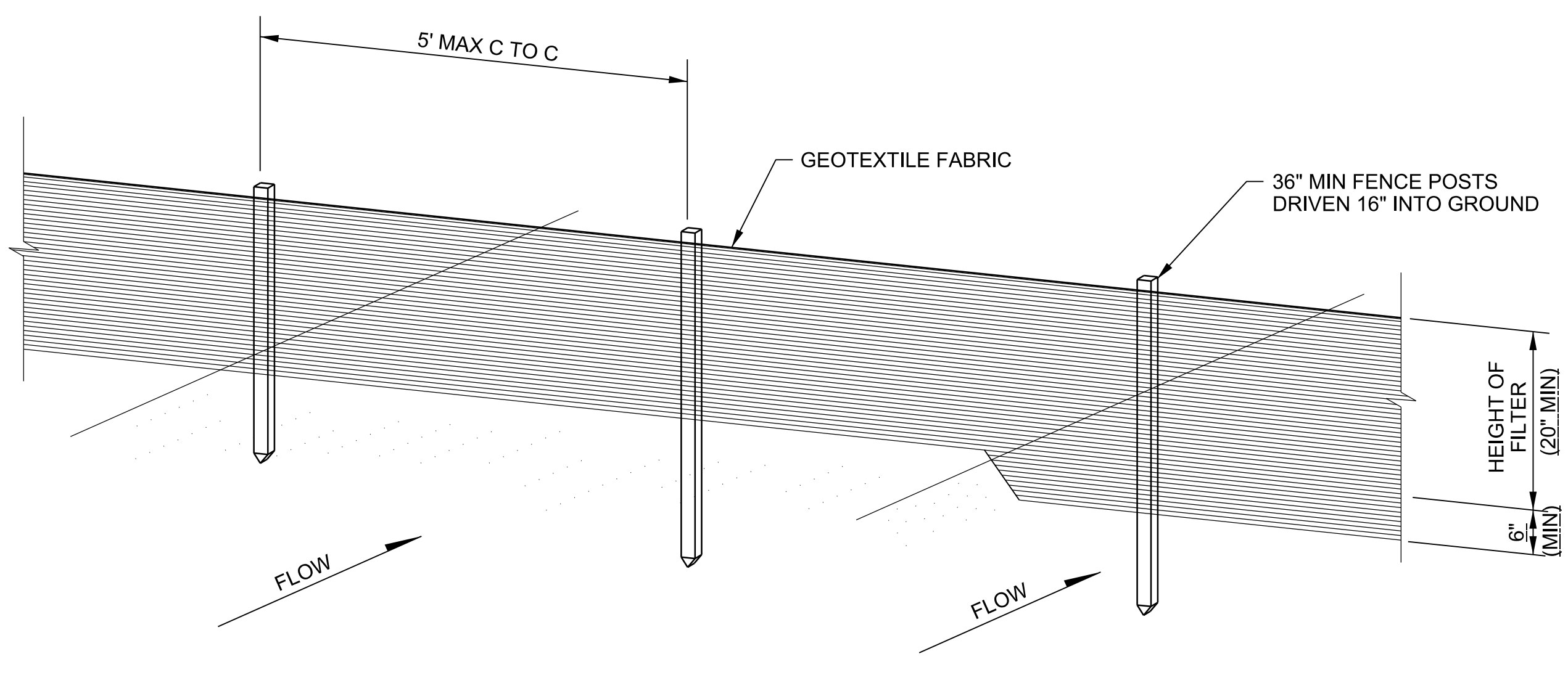
designed
 E. ASNICAR

detailed
 E. ASNICAR

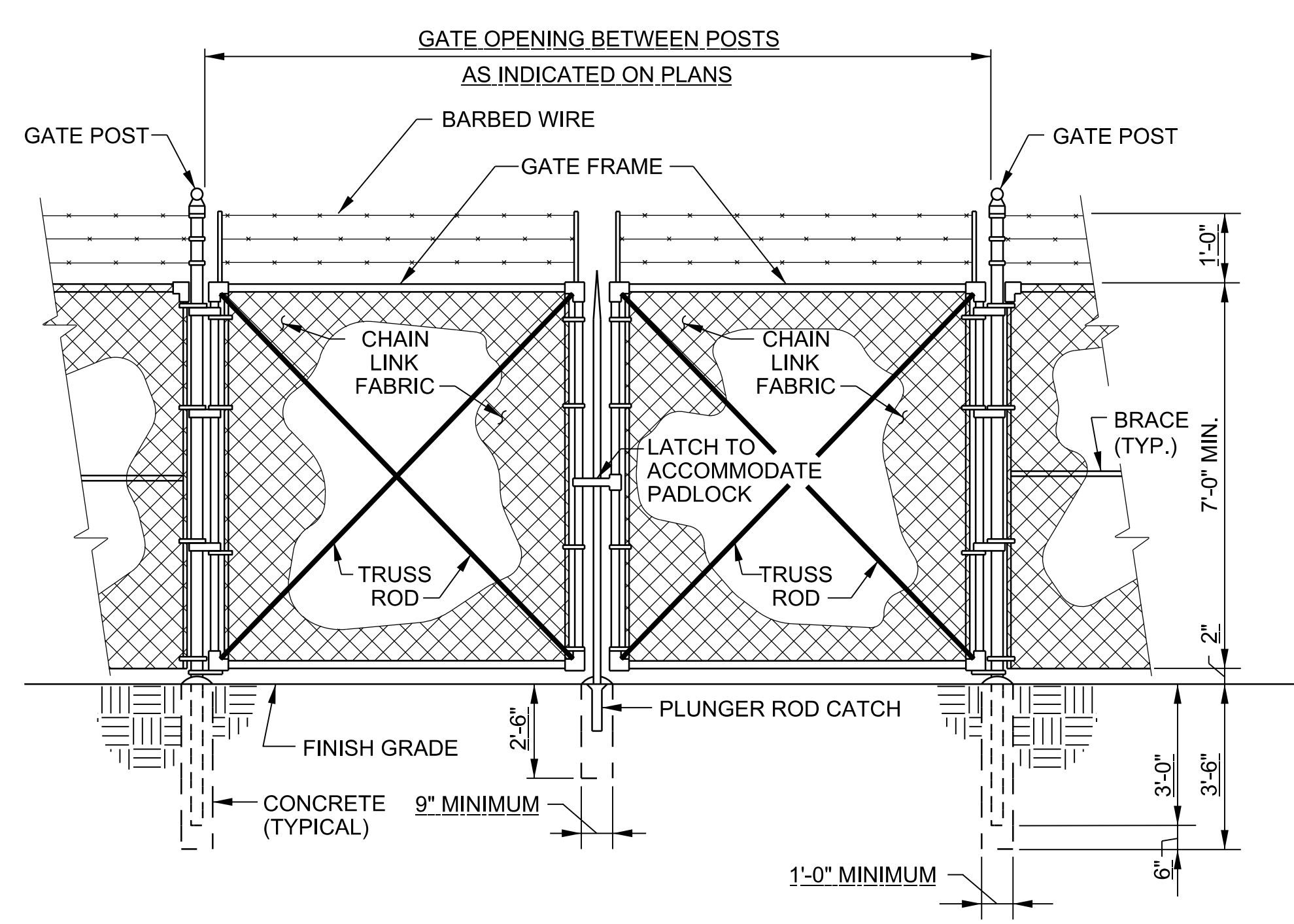
LEVY GRID
 WEST SENECA, NEW YORK

LEVY BESS
 LANDSCAPING & SURFACING PLAN

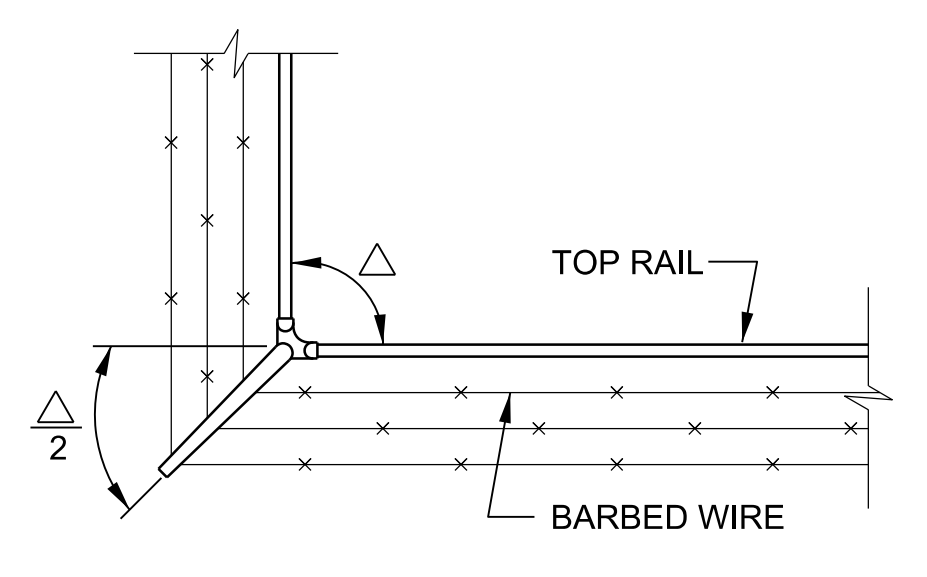
project	contract
125219	
drawing	rev.
SKC005	0
sheet	of
file FILENAME	sheets



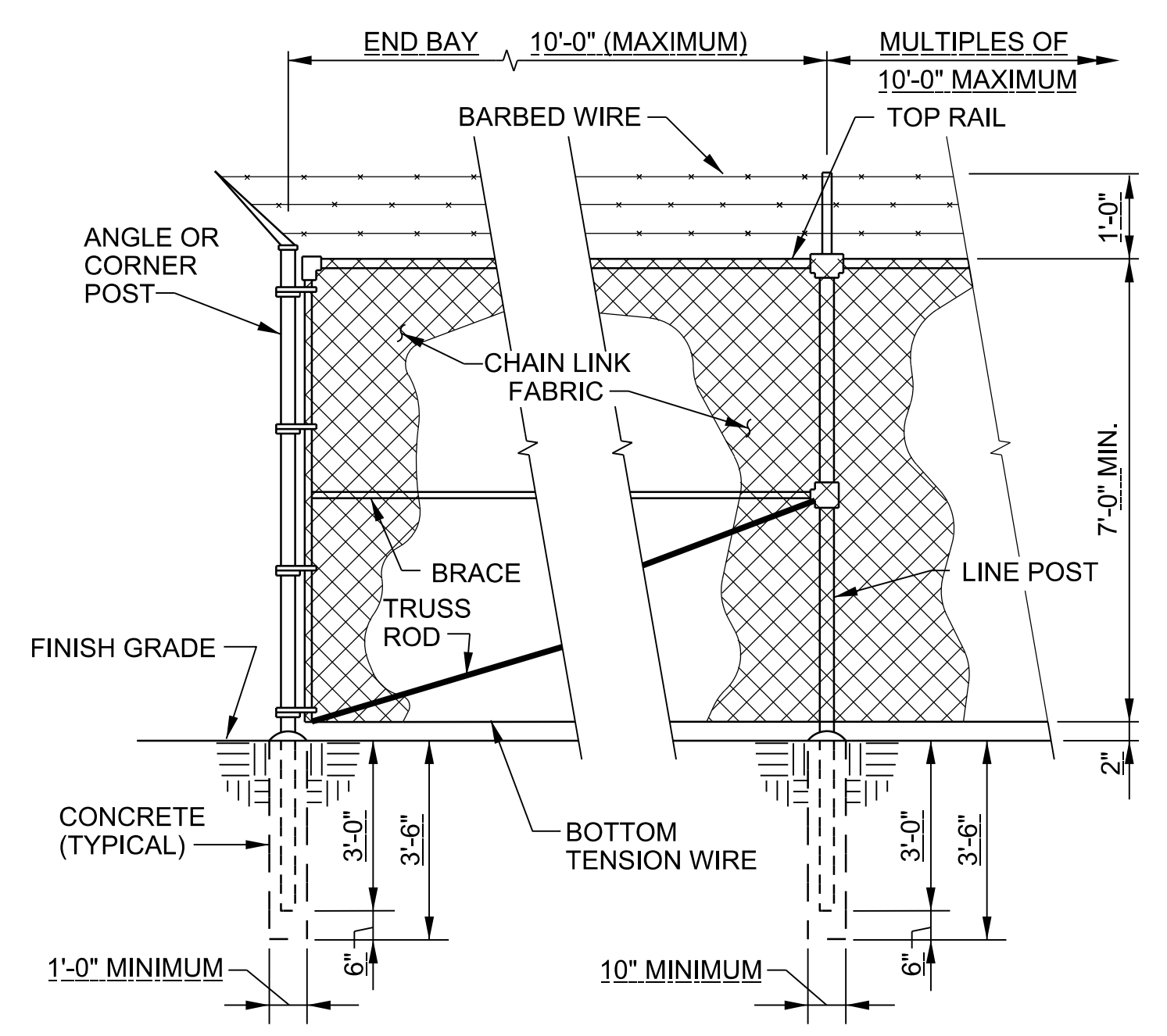
PERSPECTIVE VIEW



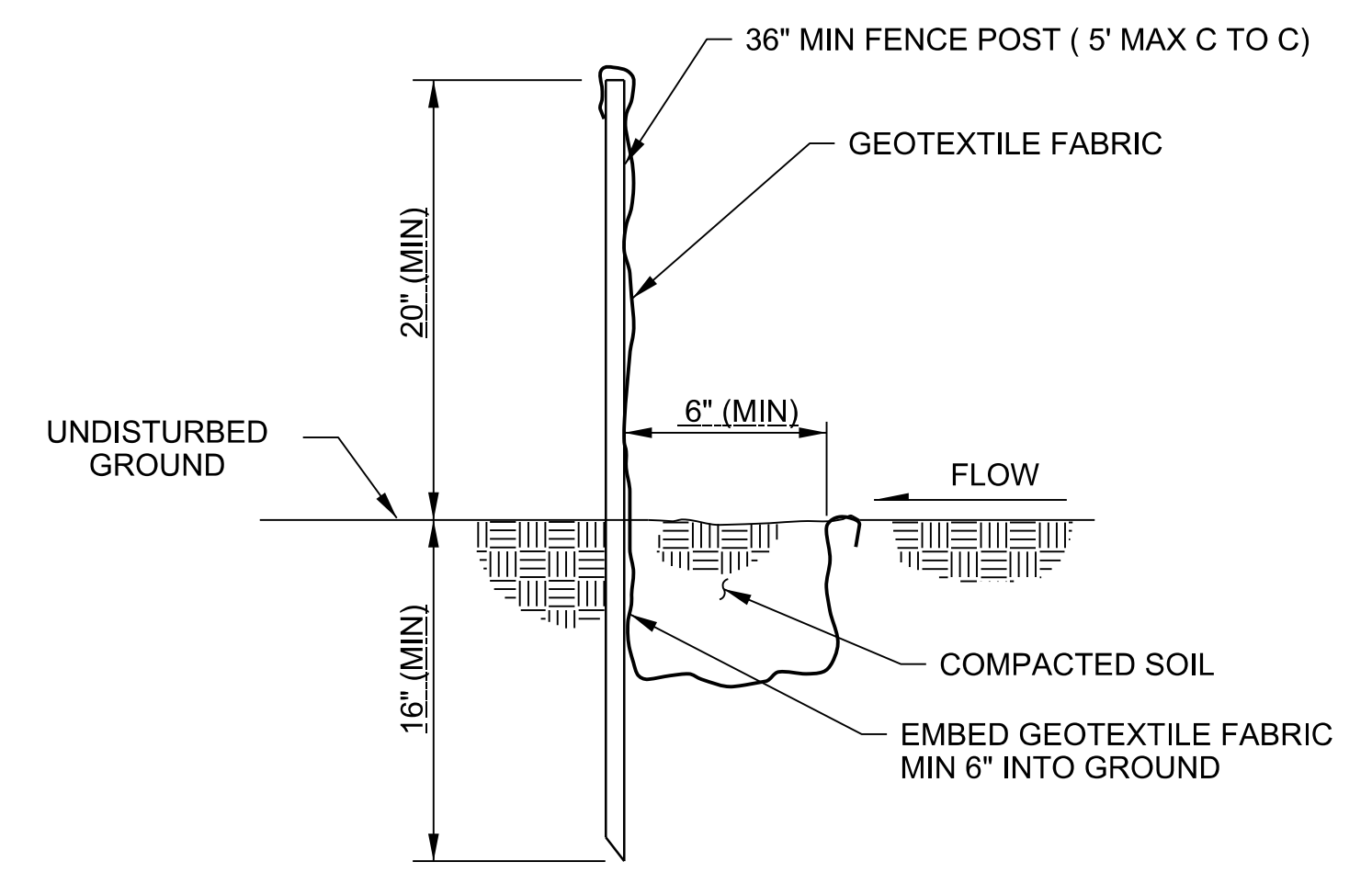
DOUBLE SWING GATE
NOT TO SCALE



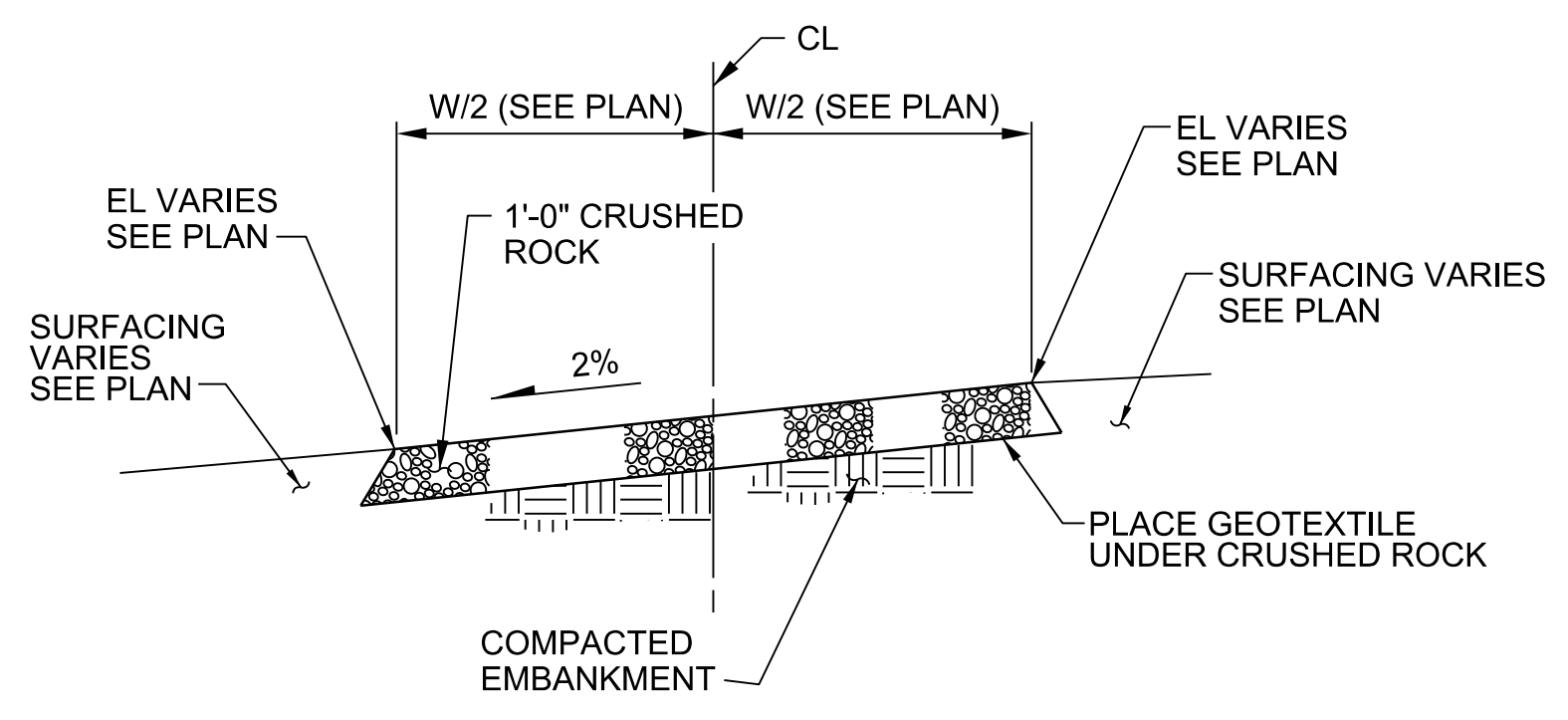
FENCE CORNER PLAN
NOT TO SCALE



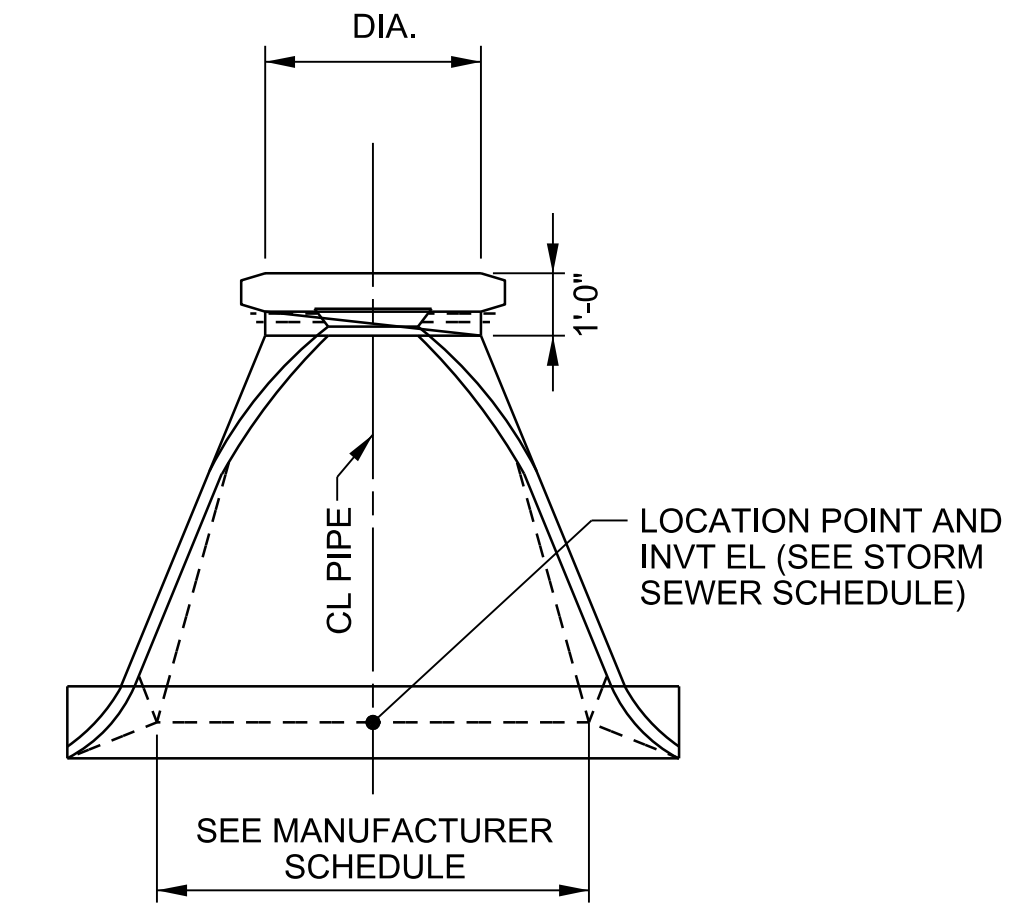
CHAIN LINK FENCE DETAILS
NOT TO SCALE



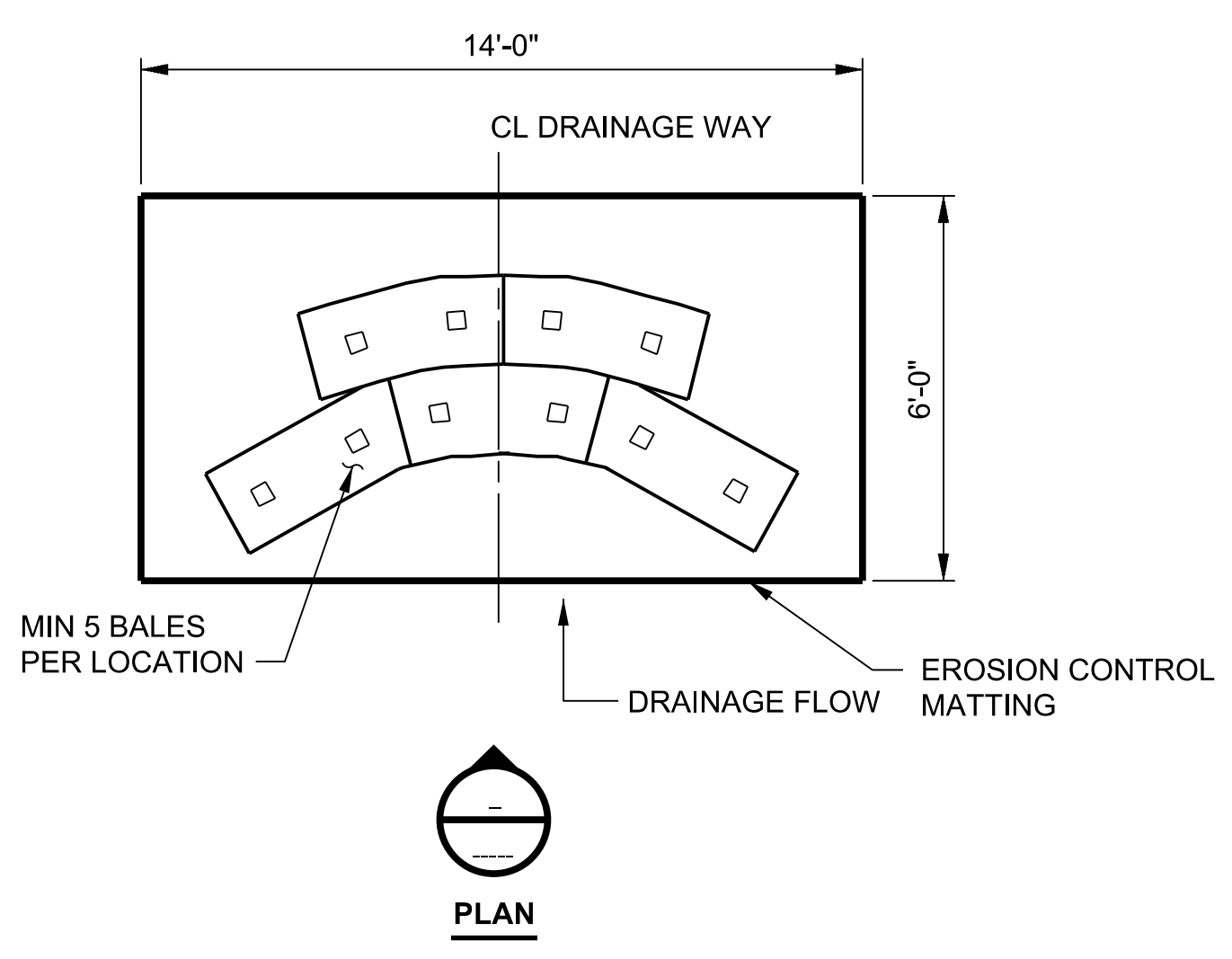
SILT FENCE TRENCH INSTALLATION DETAIL
NOT TO SCALE



ROAD SECTION
NOT TO SCALE



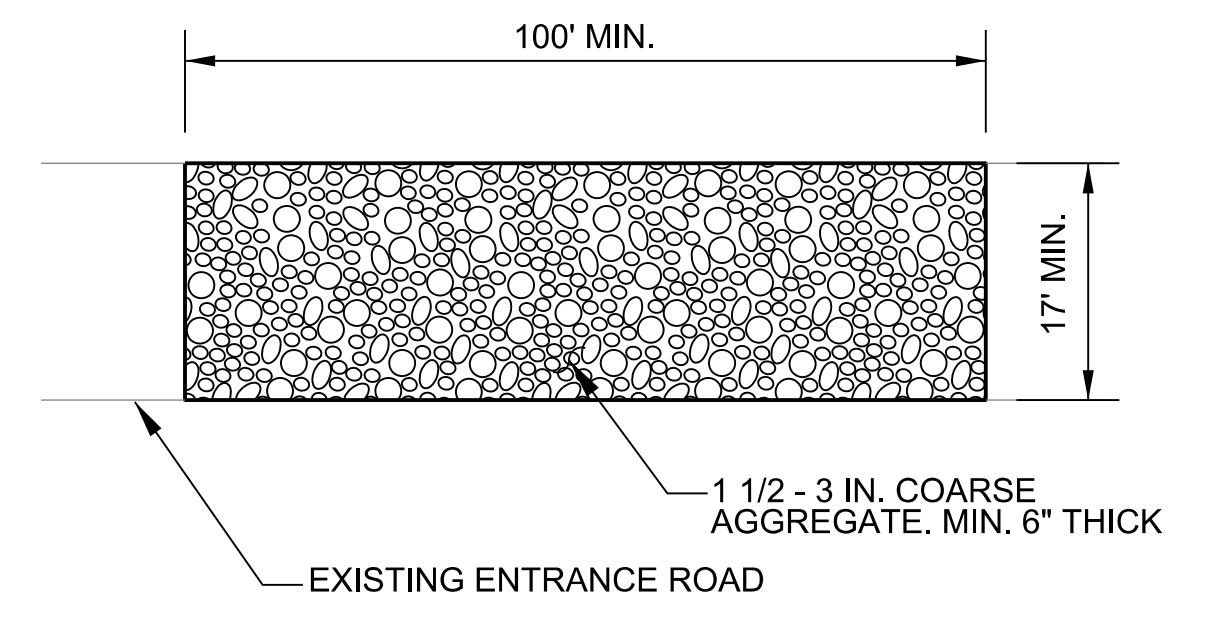
PLAN



PLAN

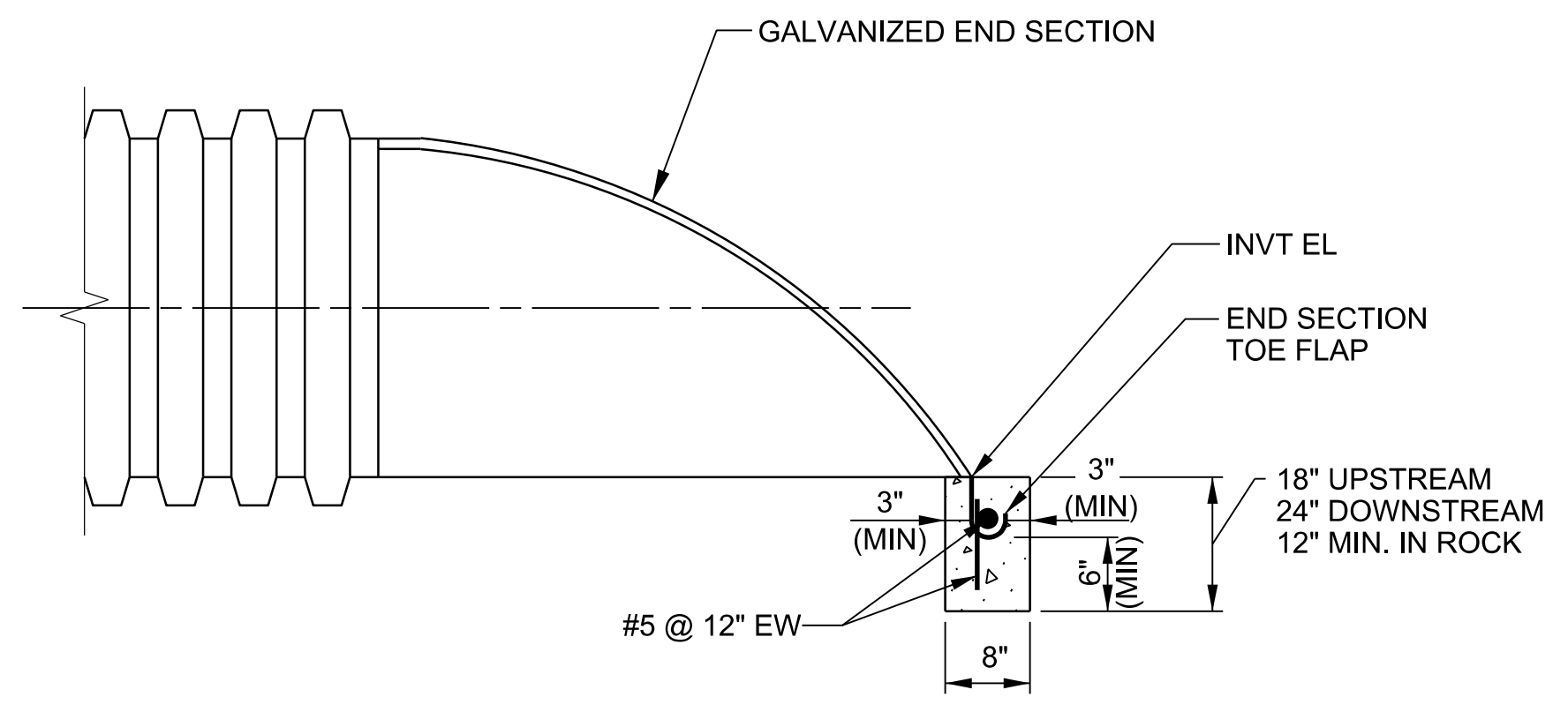
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES.
 2. WHEN TWO SECTIONS OF GEOTEXTILE FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD.
- GEOTEXTILE FABRIC: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
- PREFABRICATED UNIT: OR APPROVED EQUAL

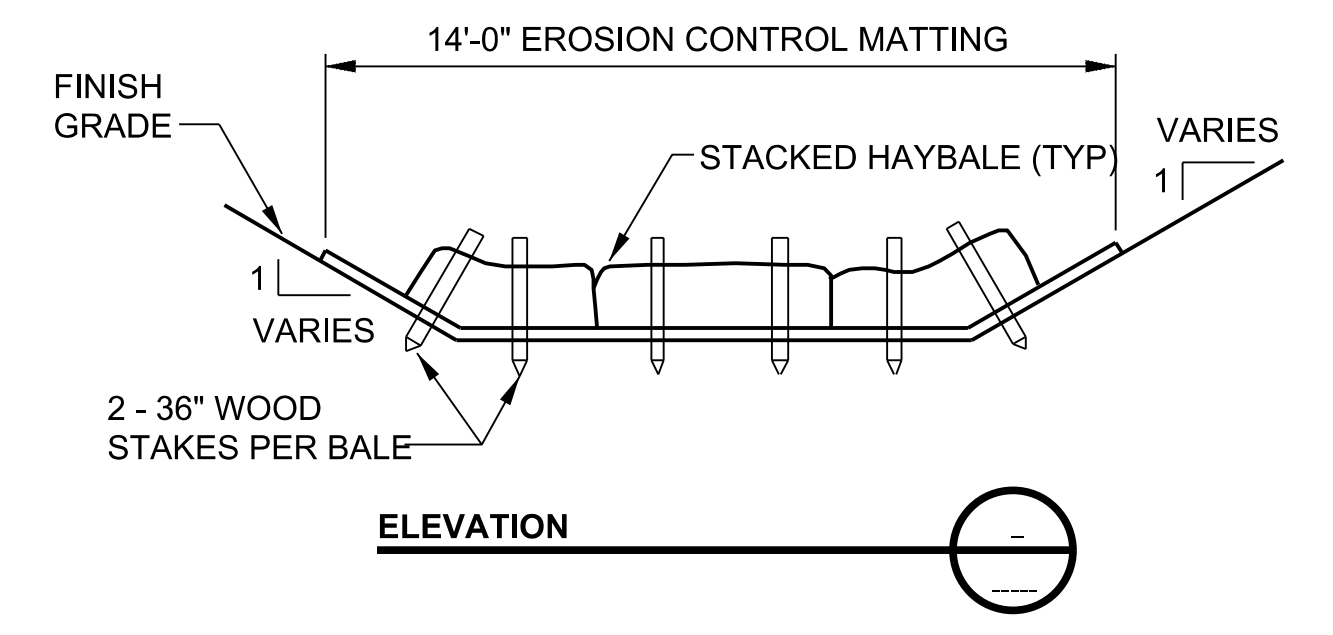


CONSTRUCTION ENTRANCE
NOT TO SCALE

- NOTES:**
1. PLACE GEOTEXTILE FABRIC UNDER AGGREGATE TO STABILIZE FOUNDATION.
 2. RENEW AGGREGATE WHEN MUD FROM TIES, ENCROACHMENT OF SUB SOIL OR LOSS OF LOOSE AGGREGATE CAUSE FINES TO FILL MORE THAN 25% OF SURFACE VOIDS.



TYPICAL SECTION
CHDPE END SECTION
NOT TO SCALE



TYPICAL BALE EROSION CONTROL BARRIER DETAIL
NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

0	07/29/20	ERA	-	ISSUED FOR REVIEW
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no.	date	by	ckd	description

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LEVY GRID
 WEST SENeca, NEW YORK

LEVY BESS DETAILS	
project	contract
125219	
drawing	rev.
SKC006	0
sheet	of sheets
file	FILENAME













799 Indian Church Rd



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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
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.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
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:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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)				
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
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 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
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 <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
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? 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 <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
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: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
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?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. 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: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



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]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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 WEST SENECA



CODE ENFORCEMENT OFFICE
"BUILDING SAFETY IS NO ACCIDENT"

TOWN SUPERVISOR
GARY A. DICKSON

TOWN COUNCIL
WILLIAM BAUER
JOSEPH J. CANTAFIO
WILLIAM P. HANLEY JR.
JEFF PIEKAREC

June 17, 2020

RE: 799 Indian Church Rd
Proposed battery storage use

FROM: Town of West Seneca
Code Enforcement Office

To Whom It May Concern:

Based upon the submission via email to this office on July 17, 2020, which outlines a proposed battery storage system at the above noted address, would comply with the M-1 and M-2 zoning requirements. In addition to zoning and Planning Board requirements, this would also have to meet all State and Local Codes. These things all get sorted out at a future Planning Board meeting.

Thank you
Jeffrey Schieber
Town of West Seneca Code Enforcement
716-558-3242

AUTHORIZATION

Nova Site Company, LLC, record property owner of 799 Indian Church Road, SBL No. 134.06-2-28, in the Town of West Seneca, hereby authorizes Levy Grid LLC, through the law firm of Barclay Damon, LLP, to file a site plan application along with any necessary supporting documentation, with the Town of West Seneca in connection with the approvals sought for the above referenced property.



By: Nova Site Company, LLC
Gino Zagarrío, Member



By: Nova Site Company, LLC
Alesia Zagarrío, Member

Dated: July, 30 2020