

SENT VIA EMAIL ONLY

July 8, 2026

Supervisor Kevin Tollisen
Town of Halfmoon
2 Halfmoon Town Hall Plaza
Halfmoon, NY 12065

ktollisen@townofhalfmoon.org

Re: Battery Energy Storage Systems (BESS) Research, Mapping & Planning Support
MJ Proposal No. 2026305 for Planning and Engineering Services

Dear Supervisor Tollisen:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) is pleased to provide the Town of Halfmoon (Town) with this proposal for planning and engineering services associated with Battery Energy Storage Systems (BESS) Research, Mapping & Planning Support. MJ's project understanding and associated Scope of Services are included below.

PROJECT UNDERSTANDING

Based upon information provided by the Town during a virtual meeting with Town staff on June 23, 2026, MJ understands the following:

- The Town is taking a proactive approach in planning for future demand for battery energy storage facilities.
- The Town has placed a moratorium on battery storage facilities to research and review data and information related to best land use practices in anticipation of preparing local laws to establish a policy guiding these land uses.
- The Town is seeking professional planning assistance to research best practices, benefits and challenges and potential impact of battery storage facilities as well as conduct a site suitability mapping analysis.

MJ offers the following Scope of Services for your consideration.

SCOPE OF SERVICES

Task 01: Project Coordination & Committee Meetings

Technical Team Coordination: MJ will facilitate Technical Team coordination meetings (in-person or virtual). The Technical Team would likely include Town planning staff as well as the Town Attorney and would guide the process and administrative items.

BESS Memorandum: MJ will prepare a memorandum to be presented to the Town Board that evaluates best practices, the benefits and challenges, and potential impacts on emergency services.

Site Suitability Mapping Analysis: MJ will prepare suitability mapping and analysis to evaluate factors including proximity to substations and utilities, topography and slopes and other relevant siting factors.



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Fishkill, NY
Saranac Lake, NY
Levittown, NY
Picatinny, NJ





Town Board Presentation: MJ will present the BESS memorandum and site analysis mapping to the Town Board.

Deliverables:

- Up to four (4) Technical Team meetings;
- BESS Memorandum (one draft and one final)
- Presentation at one Town Board meeting

ASSUMPTIONS

The following assumptions were made in the development of this proposal:

1. The Town will secure meeting space for the meetings and any public meetings that may be necessary.
2. SEQRA assistance is not included (i.e., preparation of EAF, resolutions, coordinated review, etc).
3. MJ will notify the Town when 85% of the fee listed below is expended and provide an update on remaining tasks and estimated budget to complete each task.

SCHEDULE

This technical support is anticipated to be for a duration of one year from notice to proceed.

FEE

MJ proposes completing the above-listed services for an **Hourly Not-to-Exceed fee of \$15,000**. MJ will invoice the Town on a monthly basis based upon the number of hours completed in that period. The fee assumes there are no significant changes resulting from decisions, conditions, and/or events beyond MJ's control.

SUMMARY

Thank you for the opportunity to provide a proposal for this project. If the above scope of work is acceptable, please execute and return the Authorization to Proceed below in accordance with the Master Service Agreement between MJ and the Town. Please do not hesitate to contact Jaclyn Hakes at 518-371-0799 or via email at jhakes@mjteam.com if you have questions or require additional information.

Sincerely,

Michael D. Panichelli, P.E.
President

Cc: Ca. Dooley, File



AUTHORIZATION TO PROCEED

In accordance with the Consultant Master Services Agreement dated January 1, 2026, between MJ and the Town of Halfmoon, I hereby authorize MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. to proceed with the scope of services as described above.

Supervisor Kevin Tollisen
Town of Halfmoon

Date

DRAFT