

# **Project Overview & Narrative**

## **Jerry Smith Road Energy Storage**

339 Jerry Smith Road | Town of Lansing, NY  
Jerry Smith, LLC

### **Primary Contact:**

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## **Project Summary**

Members of the Town Board and Planning Board,

Nexamp is excited to present the Town of Lansing with plans for a standalone battery energy storage facility located at 339 Jerry Smith Road in Lansing, New York. The proposed project will be constructed on lands identified as Tax Parcel 16.-1-10.1 and located within the Town's Agricultural ("AG") zoning district. As Nexamp advances through the local permitting and environmental review process, our team looks forward to working collaboratively with Town staff, the Planning Board, and emergency responders to ensure the project is designed and operated in compliance with all applicable provisions of the Town of Lansing Zoning Code and applicable Energy Storage regulations.

The proposed facility is a 5MWac / 23.5MWh Battery Energy Storage System ("BESS") utilizing six Tesla Megapack battery units. The project has been designed to occupy approximately ±0.25 acres of fenced area, with a total anticipated disturbance area of approximately ±1.67 acres associated with access road improvements, equipment pad installation, utility interconnection infrastructure, and stormwater controls. No solar photovoltaic panels are proposed as part of this project.

Stormwater management measures associated with the access drive and site improvements will be designed in accordance with the Town of Lansing's stormwater management requirements and applicable NYS stormwater design standards. Nexamp has proposed stormwater solution in the provided plans and is seeking any initial feedback prior to finalizing the required SWPPP. Due to the limited scale of site disturbance, stormwater infrastructure is anticipated to be associated primarily with treatment and stabilization of the proposed access road improvements.

At the end of the facility's useful life, the energy storage equipment and associated infrastructure will be decommissioned and removed from the site in accordance with a decommissioning plan to be submitted as part of the application materials.

**Best,**

The Nexamp Team

## Project Details

<b>Address</b>	339 Jerry Smith Road, Lansing, NY	<b>Project Technology</b>	Energy Storage
<b>Tax Parcels</b>	16.-1-10.1	<b>System Size</b>	5MWac / 23.4 MWh
<b>Zoning District</b>	AG	<b>Energy Storage</b>	6 Tesla Megapack 2XLs
<b>Solar Panels</b>	NONE	<b>Project Area</b>	± .22 acres
<b>Disturbance</b>	± 1.67 acres		

\*Equipment subject to change due to procurement and supply chain conditions.

## Existing Site Conditions

As part of its initial due diligence efforts, Nexamp has coordinated with civil engineering, environmental, and permitting consultants to evaluate existing site conditions associated with the proposed project area. On site investigations demonstrate the proposed facility can be developed with limited site disturbance and minimal impacts to surrounding land uses. There are no wetlands within the development area, however there is a ~2.6A isolated wetland to the northeast of the proposed development. Approximately 13,100sqft of tree clearing is proposed to allow for sufficient circulation around the facility.

The project footprint has been intentionally minimized to reduce grading requirements and preserve existing site conditions to the maximum extent practicable. The majority of proposed disturbance is associated with construction of the access road, equipment pads, underground conduit installation, and stormwater treatment infrastructure.

Based upon the currently proposed disturbance area, the project is anticipated to require stormwater review associated primarily with the proposed gravel access road and related site improvements. Stormwater management measures have been designed in accordance with the Town of Lansing's requirements and applicable NYS stormwater design standards and Nexamp is seeking initial feedback on the proposal prior to finalizing the required SWPPP.



## **Permitting and Project Design**

Nexamp has progressed through the design process while consulting the Town of Lansing Zoning Code and applicable sections governing battery energy storage systems and utility infrastructure. As currently designed, the project is anticipated to comply with applicable zoning, safety, screening, and operational requirements established by the Town.

The project is expected to require Site Plan Approval and associated environmental review by the Town of Lansing Planning Board. The following materials have been delivered to the town per the Town's local law, and discrete requests by the Planning Board during the Sketch Plan Review of the project in May of 2026.

1. Project Narrative
2. Site Plan and Special Use Application Materials
3. Property Survey
4. Site Plan and Civil Design Drawings
5. Stormwater and Erosion Control Plans
6. Emergency Response Plan
7. Fire Safety Compliance Documentation
8. Equipment Specification Sheets
9. Noise Specification Documentation
10. Operations and Maintenance Plan
11. Decommissioning Plan
12. Electrical One-Line and Three-Line Diagrams
13. SEQRA Documentation
14. Adjacent Neighbor Map and Property List

## Anticipated Permitting Matrix

Jurisdiction	Permit	Status
Town of Lansing	Site Plan Approval	In Process
	Special Use Permit	In Process
	SEQR Declaration	In Process
	Building Permit	Not Started
Tompkins County	239-M Review	Not Started
	Highway Permit (Curb Cut)	Not Started
New York State	DEC Wetland JD	In Process*
	SWPPP	In Process
	SHPO No Impact	In Process
Federal Government	FAA No Hazard	Complete

\*It is not anticipated that a DEC Wetland JD is required due to the small, isolated nature of the wetland but engagement with the DEC to be undertaken.

## Permitting and Design Compliance

The proposed project is located within the Town of Lansing Agricultural (“AG”) zoning district. The project consists solely of a standalone battery energy storage system and associated utility infrastructure.

The project will include a gravel access road designed to provide safe access for operations, maintenance personnel, utility representatives, and emergency responders. Security fencing and emergency signage will be installed consistent with applicable code requirements and utility-scale energy storage best practices.

Acoustic treatment to the fence on two sides will be required to meet applicable noise codes and is documented in noise study report.

Stormwater controls have been designed in accordance with the Town of Lansing’s requirements and applicable NYS stormwater design standards and Nexamp is seeking initial feedback on the proposal prior to finalizing the required SWPPP.

## Draft Construction Schedule

Following issuance of the building permits and signoff by all appropriate agencies, the projects construction schedule is anticipated to last 4-7 months. Schedule may be delayed, or truncated due to weather or logistics concerns.

Project Stage	Activities	Traffic Estimates
<b>Months 0-2</b>	Mobilization, erosion and sediment control installation, access road construction	<ul style="list-style-type: none"> <li>• 2-4 deliveries per week</li> <li>• 4-6 light duty visits per day</li> <li>• 1-2 large equipment deliveries</li> </ul>
<b>Months 2-4</b>	Equipment pad installation and underground conduit installation	<ul style="list-style-type: none"> <li>• 2-4 deliveries per week</li> <li>• 4-6 light duty visits per day</li> </ul>
<b>Months 4-6</b>	Delivery and installation of Tesla Megapacks and electrical infrastructure	<ul style="list-style-type: none"> <li>• 2-4 deliveries per week</li> <li>• 4-6 light duty visits per day</li> <li>• Up to 6 heavy duty deliveries</li> <li>• One mobile crane delivery</li> </ul>
<b>Months 6-7</b>	Testing, commissioning, and final stabilization	

## Company Overview

In 2007, U.S. Army veterans Will Thompson and Dan Leary realized a vision for making renewable energy more affordable and accessible to homeowners, businesses, municipalities, and communities throughout the United States. Today, Nexamp develops, constructs, owns, and operates renewable energy projects throughout the country, including numerous projects across New York State.

## Company Information

Year Founded	2007
Ownership Status	Privately Held, Delaware Corporation
Parent Company	Nexamp, Inc.
Other Legal Names	Nexamp Capital, LLC; Nexamp Solar, LLC; Nexamp Asset Management Services, LLC
Employees	470+ Full-Time Employees