

9/9/26

Jerry Smith, LLC Battery Energy Storage System

339 Jerry Smith Road, Lansing, NY 14882

Tax Id 16.-1-10.2

Project Narrative -Area Variance

Jerry Smith, LLC(Nexamp) presented the Town of Lansing with plans for a standalone battery energy storage facility located at 339 Jerry Smith Road in Lansing, NY. The proposed project will be constructed on lands identified as Tax Parcel 16.-1-1 and located within the Town's Agricultural ("AG") zoning district. The Nexamp team looks forward to working with Town staff, the Planning Board, Zoning Board of Appeals and emergency responders to ensure the project is designed and operated in compliance with all applicable provisions of the Town of Lansing 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.

The Tesla Megapack Battery units are approximately 9'2" high. For safety, security and screening purposes, we have proposed the installation of Nexamp's standard 10' security fence to secure the perimeter of the electrical components of the project excluding the interconnection equipment. Acousti fence is also being added to the fence to mitigate the noise impact to any neighboring properties. (specifications shown on plan C-602) As per Section 270-24 of the Town of Lansing Zoning Code, fences and walls may be up to six feet tall. The Applicant is therefore seeking an area variance for a 10' security fence.