



Adirondack
Park Agency

Carson Power

2025-0238

January 22, 2025

Project Overview

- Battery Energy Storage System
 - Two 5MW ac systems (10MW total)
 - Located within 0.86-acre leased area
 - Overhead interconnection with existing roadside utility
- Project Site
 - 30-acre private property
 - Pre-existing commercial development
 - Project Area – Existing 2-acre cleared location

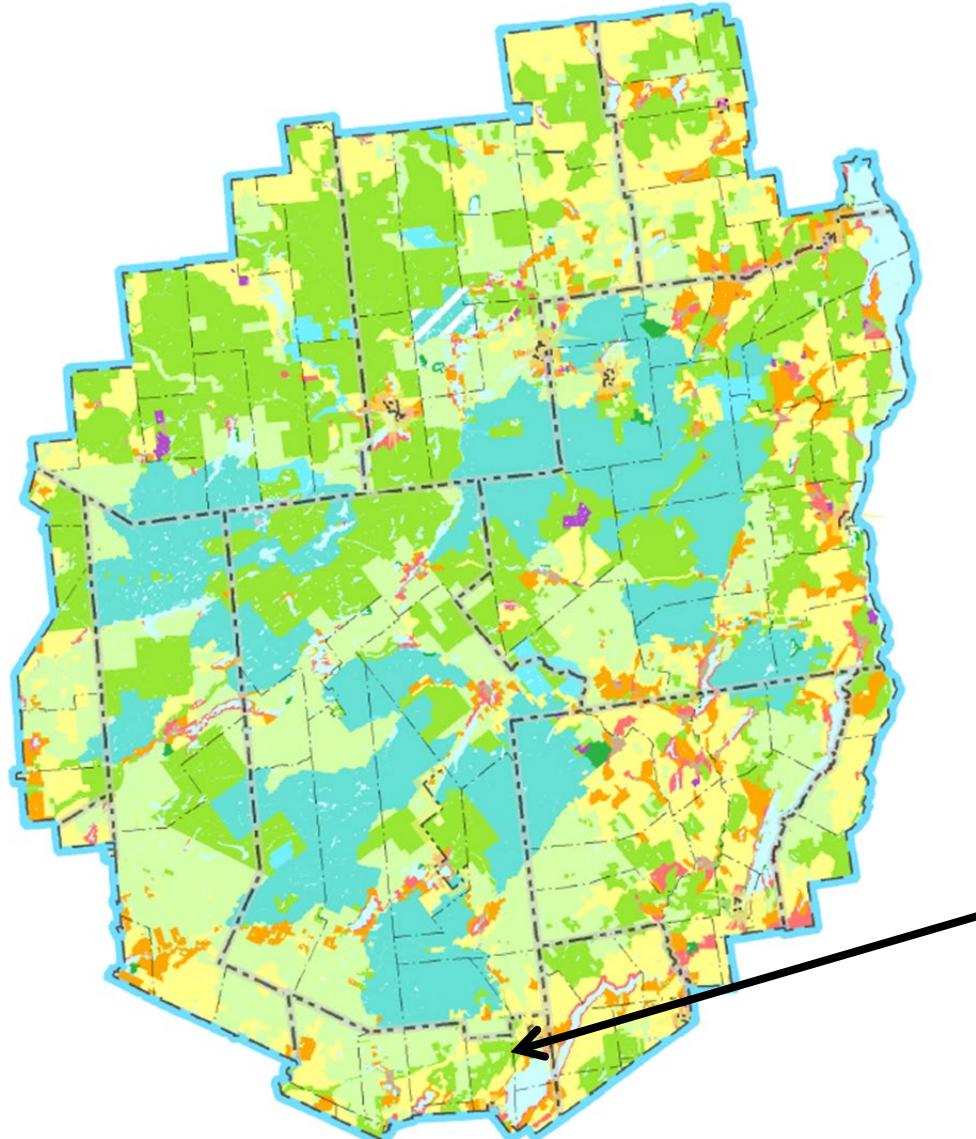


Staff Recommendation

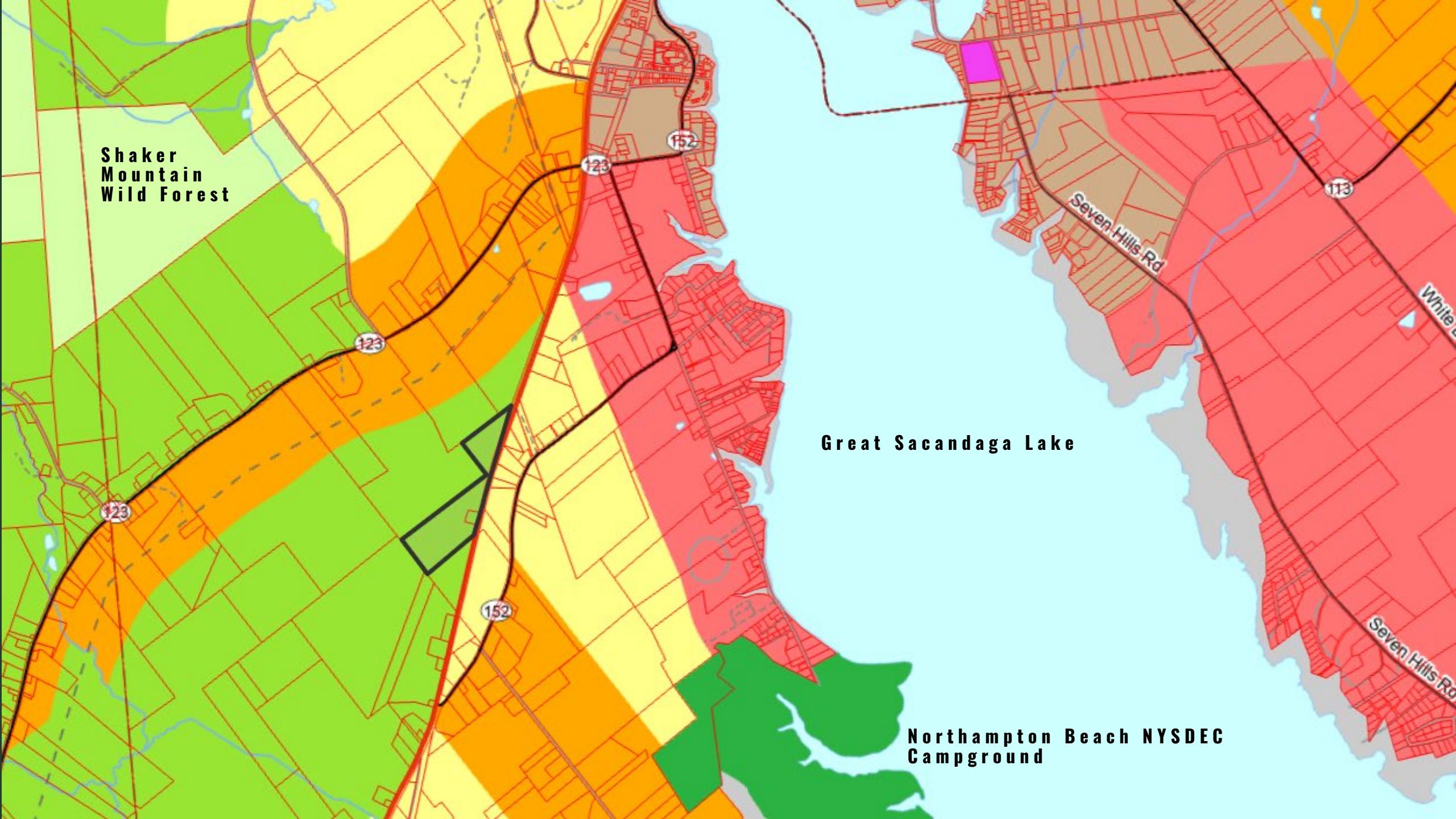
- Approve With Conditions Related to:
 - Preconstruction Activities
 - Construction
 - Development
 - Preoperational Documentation
 - Decommissioning

Project Location

Project Location



**Town of Northampton
Fulton County**



Character of the Area



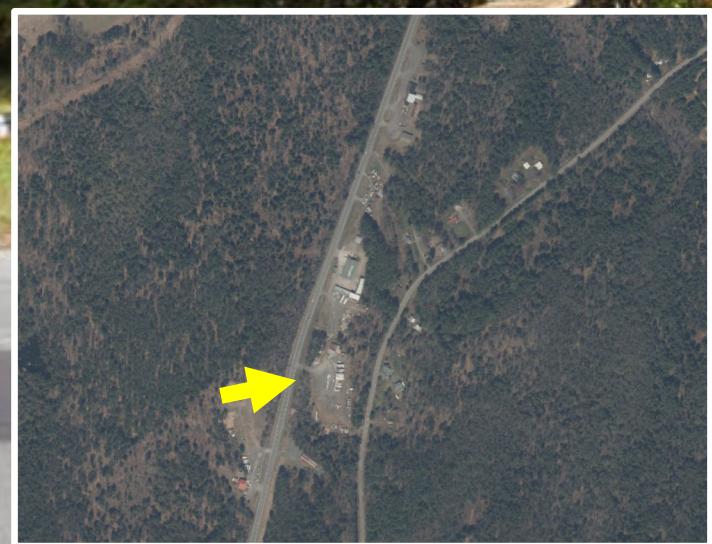


Google Maps



Google Maps

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Existing Conditions



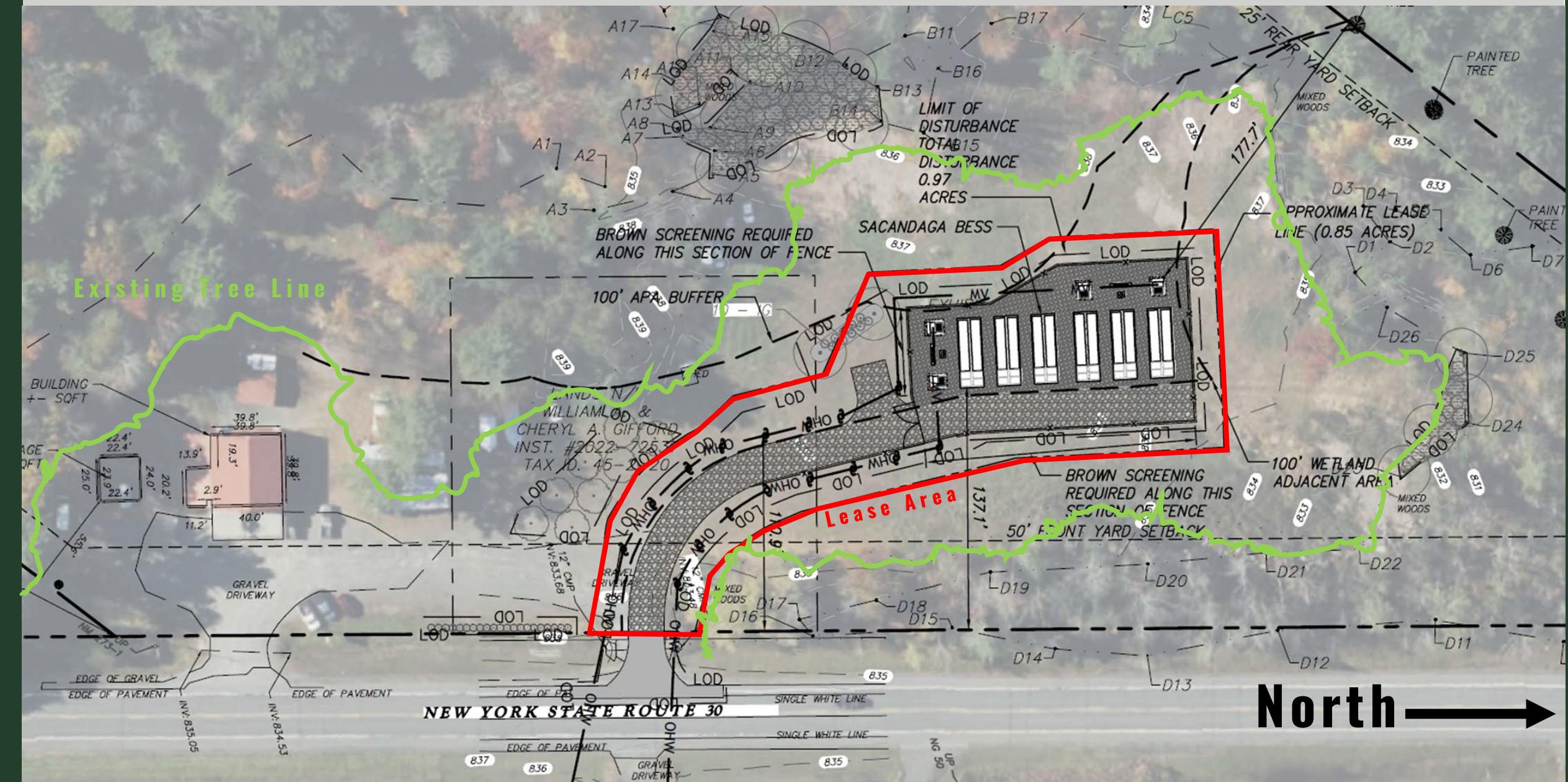




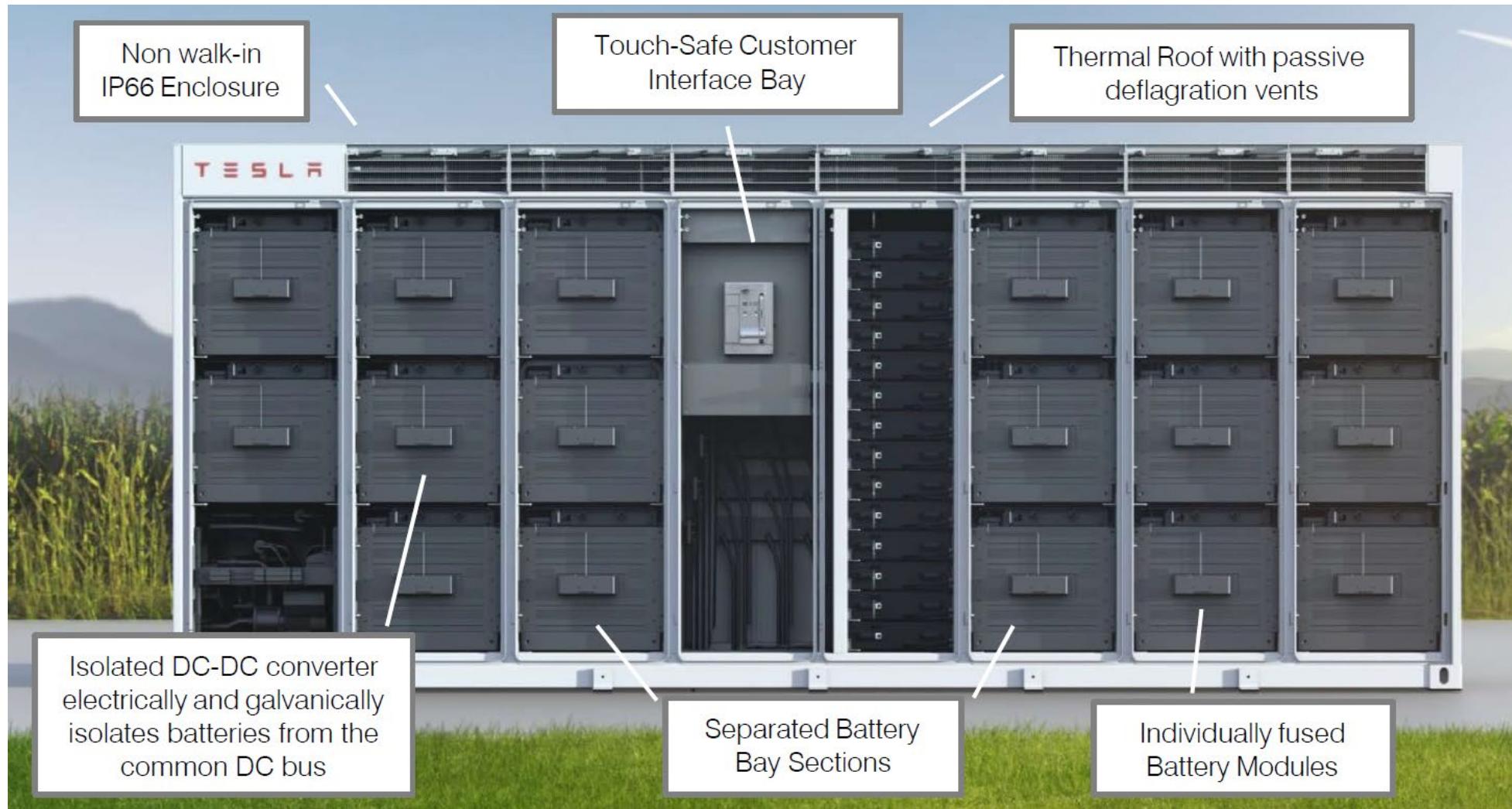


Proposed Project

Battery Energy Storage System (BESS)



Tesla's Megapack



Additional Plans and Review

- Wetland Restoration
 - 0.144 acres to be restored
- Erosion & Sediment Control
 - Pre and Post Construction
- Noise Analysis
 - NYS DEC's Assessing and Mitigating Noise Impacts Program Policy
- Landscaping
 - Restoration, Soil Stabilization, Visual Screening
- Decommissioning
 - Plan and Bond

Visual Impact Analysis

PHOTO LOCATION MAP





PHOTO LOCATION MAP



PHOTO LOCATION MAP





Other Regulatory Review

Other Regulatory Review

- Town of Northampton
 - Special Use Permit/Site Plan application submitted August 2025
 - Local Government Notice Form provided dated October 2, 2025
 - Public Hearing held November 5, 2025
 - Conditional Approval issued December 3, 2025
 - Requires a building permit and final certification
- Fulton County Planning Department
 - Within 500 feet of State Highway
 - Reviewed and approved October 2025

Other Regulatory Review

- NYS Department of Transportation
 - Highway Work Permit required
 - Construction Traffic Safety Plan included
 - As built plans sent to the regional permit office for final inspection
- NYS Office of Parks, Recreation, Historic Preservation
 - No impact to listed or eligible Historic Places including the Adirondack Forest Preserve National Historic Landmark

Public Comment

Public Comment Opportunities

- Public Notice Form
 - Application Received September 29, 2025
 - Application Complete December 17, 2025
- Agency Website
- Environmental Notice Bulletin
- Carson Power
 - Contacted adjacent landowners October 20, 2025
 - Public hearing and information session November 5, 2025

Public Comment

- Comment Period December 17, 2025 – January 8, 2026
 - 135 Comments Received through the Agency's website
 - Online Petition submitted with 400+ signatures at close of comment period
- Concerns Raised
 - Public Safety
 - Lack of Public Benefit
 - Potential for Environmental Impacts
 - Location

Public Safety

- Fire Safety
 - Compliance with the New York State Uniform Fire Prevention & Building Code as amended effective January 1, 2026
 - Electrical equipment is located on concrete or gravel surface away from existing vegetation
 - Water supplied on site and directional wind monitoring
- Emergency Response
 - Emergency Action Plan (EAP)
 - Includes providing training prior to operation

Public Safety

- Surface and Groundwater Contamination
 - Units are self contained
- Impacts to the State Highway
 - Located outside of the Route 30 right-of-way
 - Traffic safety plan during construction
 - Clear access around the facility provided
 - Maintenance and operation requires few trips per year

Public Benefit

- Public Benefit
 - Taxable Real Property
 - Contributes to existing public utility delivery, maintenance, and construction
 - Designed to meet all standards in consultation with local services
 - Store surplus electricity generated during high-production periods and release it during peak demand, helping stabilize and improve grid reliability
 - Provide backup power during outages

Environmental

- No forest clearing necessary
- Less than 1-acre of disturbance
- No records of rare or state-listed animals or plants, or significant natural communities
- Wetland restoration and buffer provided
- Minimal new impervious surfaces
- Limited-use pervious access road
- Decommissioning Plan

Location

- Private land
- On state highway with existing overhead utilities
- No tree clearing required
- Adjacent to existing commercial development
- Existing and proposed vegetation to provide screening
- Standalone energy storage
- Will not impact wetlands

**Staff Recommendation:
Approve with Conditions**

Draft Permit Conditions

- Wetland Restoration Prior to Construction
- Proof of Bond Prior to Construction
- Location & Dimensions of all Authorized Development
- Erosion & Sediment Control
- Landscape Plan and Retention of Existing Vegetation
- Lighting & Signage
- Documentation of Construction
- Provide copy of Certificate of Completion
- Decommissioning Plan

Conclusions of Law

- Development authorized:
 - ✓ Consistent with land use and development plan
 - ✓ Compatible with character description and purposes policies, and objectives of each land use area
 - ✓ Consistent with overall intensity guidelines
 - ✓ Complies with shoreline restrictions
 - ✓ No undue adverse impact on resources of the Park



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