



**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

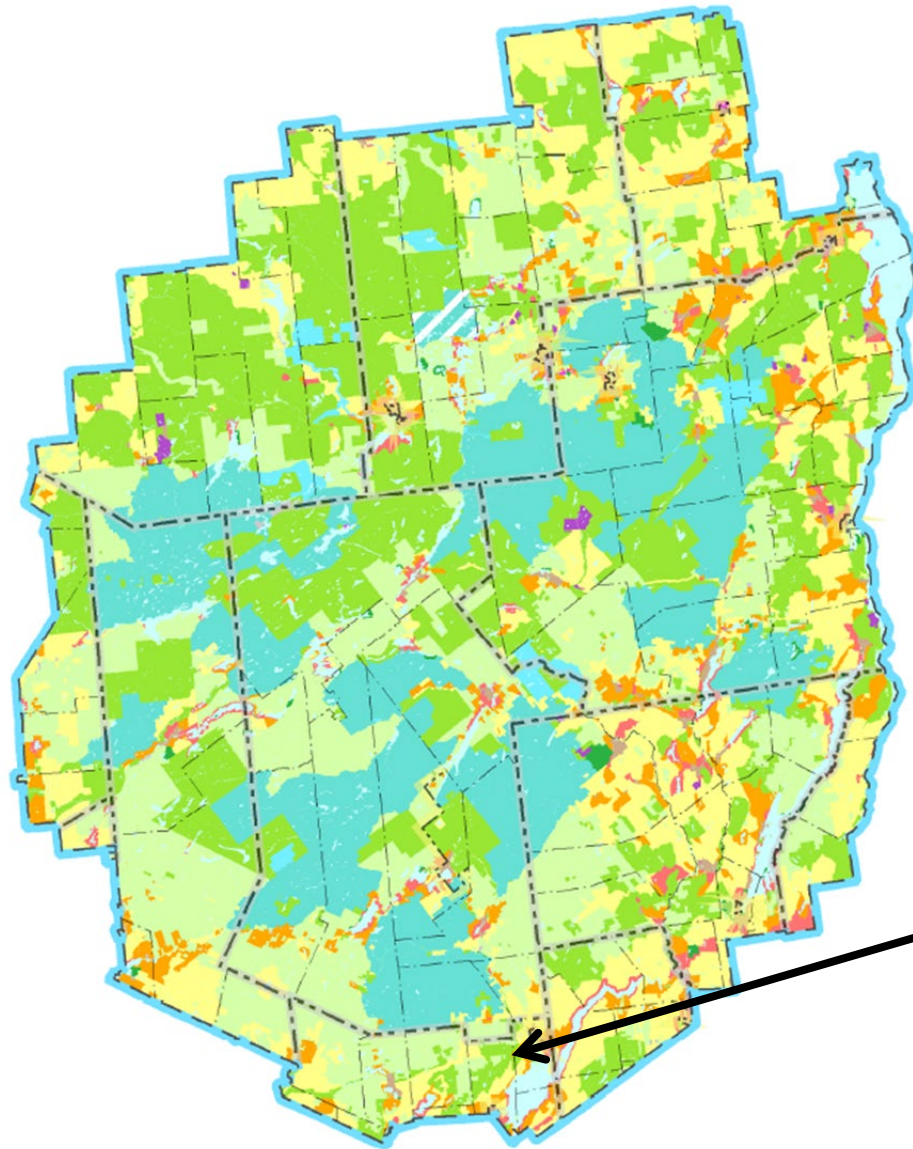


Staff Recommendation

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

Project Location

Project Location



**Town of Northampton
Fulton County**

This map illustrates the land use and geographical context of the Northampton Beach area. Key features include:

- Shaker Mountain Wild Forest:** Located in the upper left, this area is colored in shades of green.
- Great Sacandaga Lake:** The large body of water on the right side of the map.
- Northampton Beach NYSDEC Campground:** A green area at the bottom right, adjacent to the lake.
- Land Use Zones:** The map is divided into several colored regions:
 - Orange:** A large, winding zone running from the top left towards the center.
 - Yellow:** Areas surrounding the orange zone and along the lake shore.
 - Red:** A large area on the right side, adjacent to the lake.
 - Pink:** A small rectangular area in the upper right.
- Infrastructure:**
 - Roads:** Labeled roads include "Seven Hills Rd" and "White".
 - Highways:** Marked with shields for routes 123 and 152.
- Other Features:** A black-outlined polygon is located in the lower left, and a dashed line runs through the orange and yellow zones.

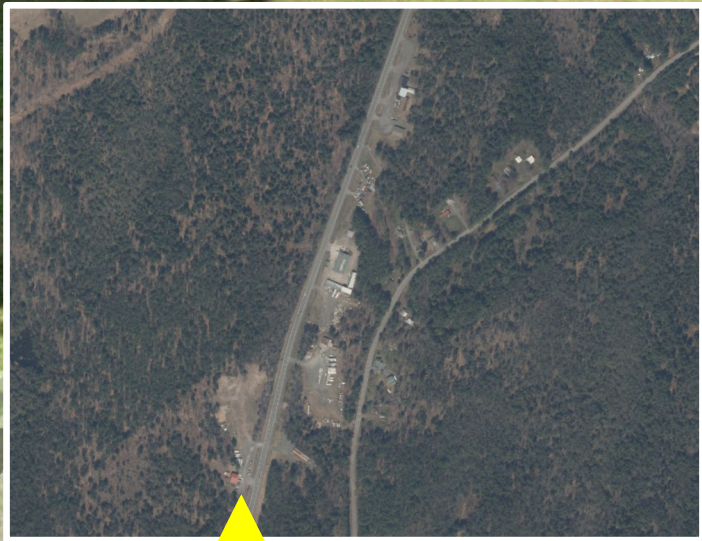
This map illustrates the land use and geographical context of the Northampton Beach area. Key features include:

- Shaker Mountain Wild Forest:** Located in the upper left, this area is shaded in light green.
- Great Sacandaga Lake:** The large body of water on the right side of the map.
- Northampton Beach NYSDEC Campground:** A green-shaded area at the bottom right, adjacent to the lake.
- Land Use Zones:** The map is divided into several color-coded zones:
 - Orange:** A large, winding zone running from the top center towards the bottom left.
 - Yellow:** Areas surrounding the orange zone and along the lake shore.
 - Red:** A large area on the right side, primarily along the lake shore.
 - Light Green:** Areas in the top left and bottom left.
 - Dark Green:** A small area at the bottom center.
 - Pink:** A small rectangular area in the top right.
- Infrastructure:**
 - Roads:** Labeled roads include "Seven Hills Rd" and "White Rd".
 - Highways:** Marked with shields for routes 123 and 152.
 - Waterways:** Several small streams and rivers are shown flowing into the lake.

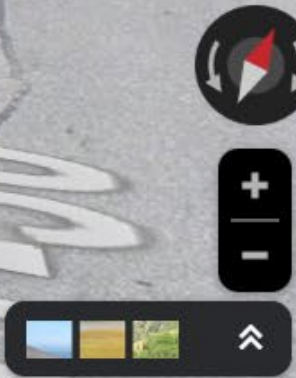
This map displays the Northampton Beach area, highlighting several key locations and land use zones. The Shaker Mountain Wild Forest is shown in green on the left. The Great Sacandaga Lake is a large blue body of water on the right. The Northampton Beach NYSDEC Campground is marked in green at the bottom right. Various land use zones are color-coded: yellow for residential, orange for commercial, and red for industrial. Major roads are labeled, including Seven Hills Rd and White Rd. Highway markers for 123 and 152 are also visible.

Character of the Area



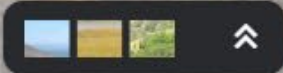


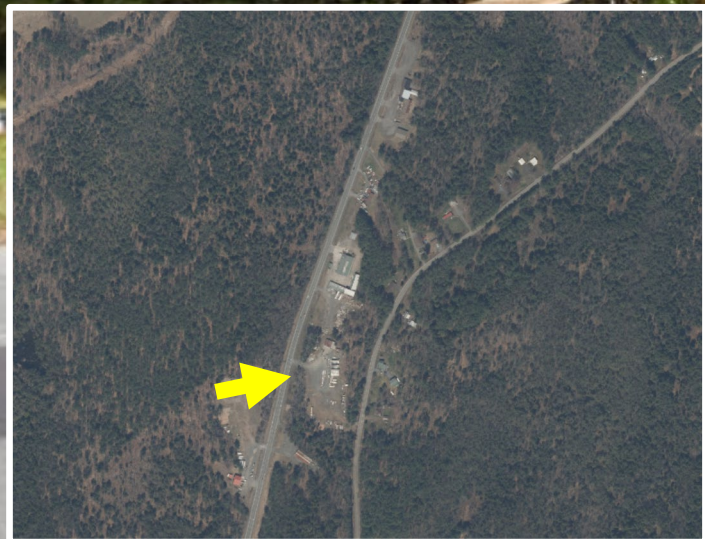
Google Maps





Google Maps







Existing Conditions



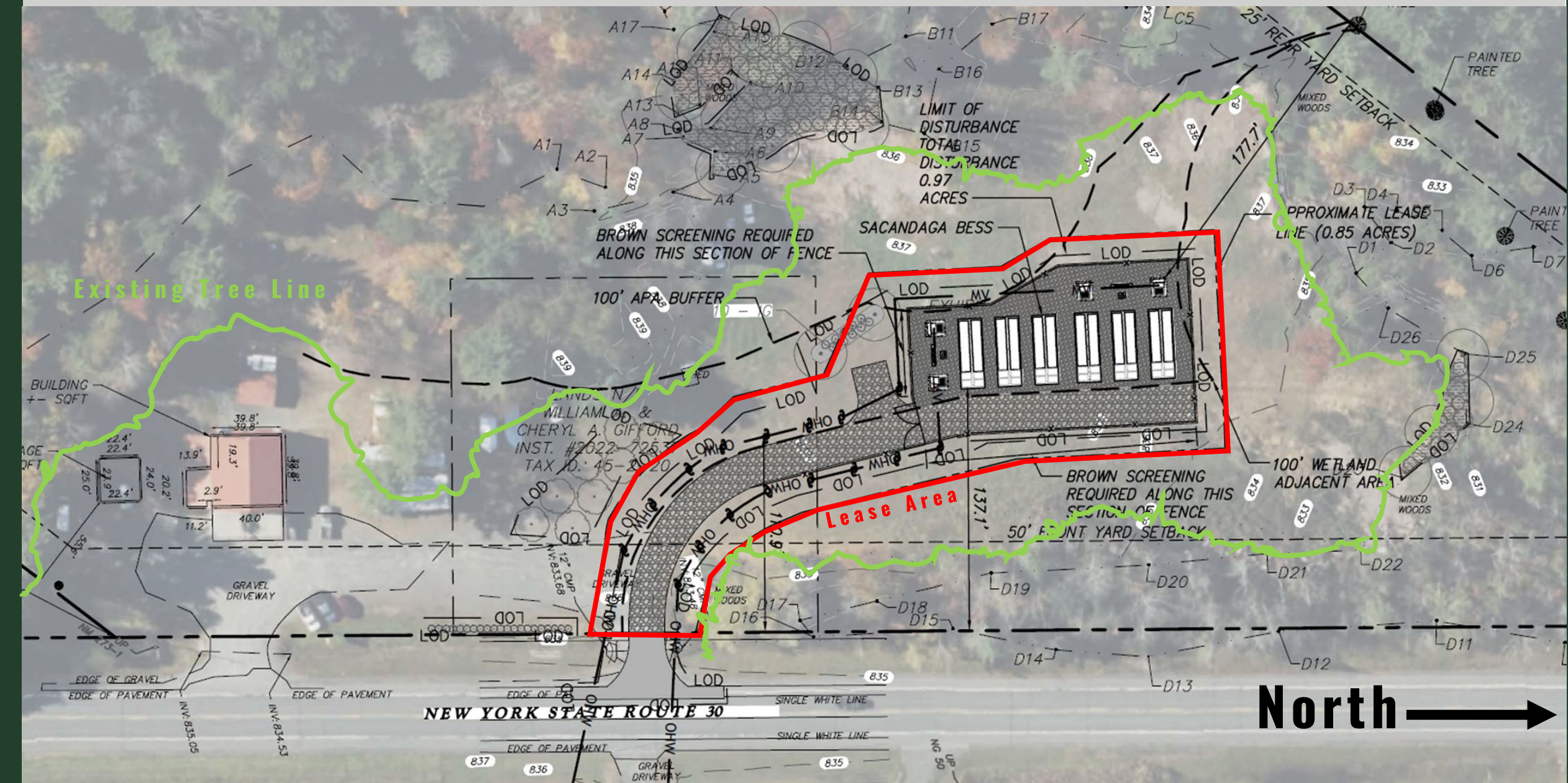




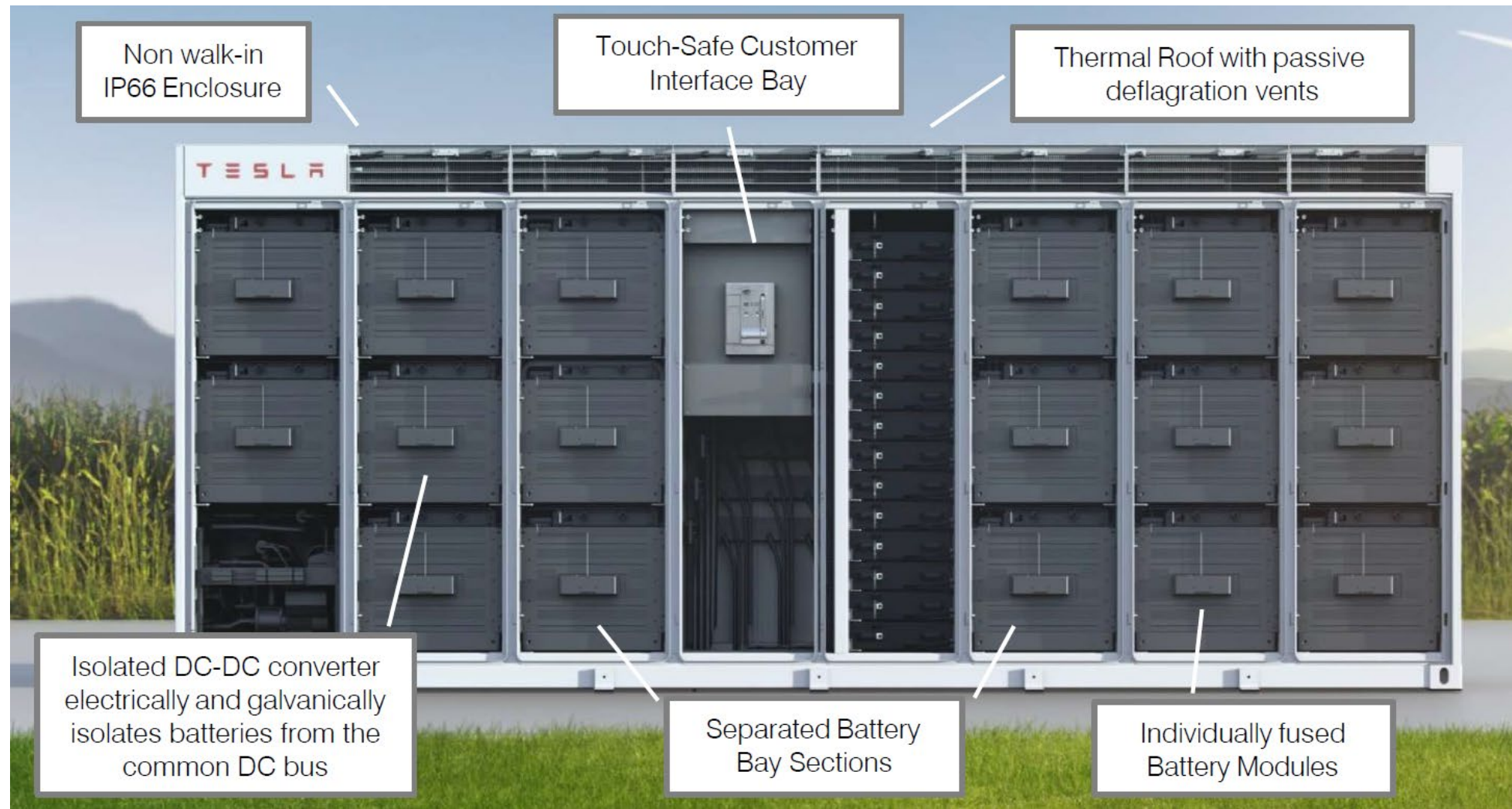


Proposed Project

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

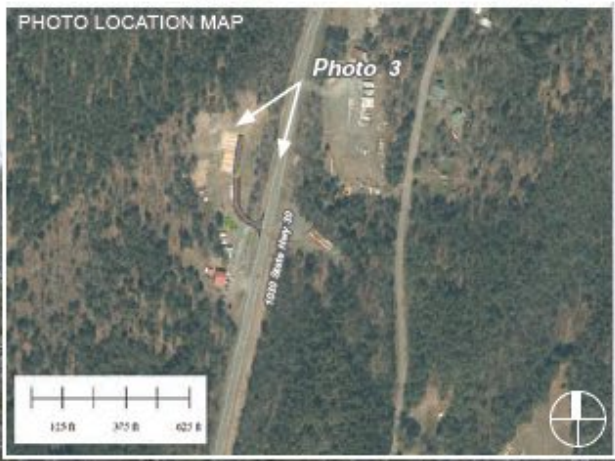
Visual Impact Analysis



PHOTO LOCATION MAP









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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