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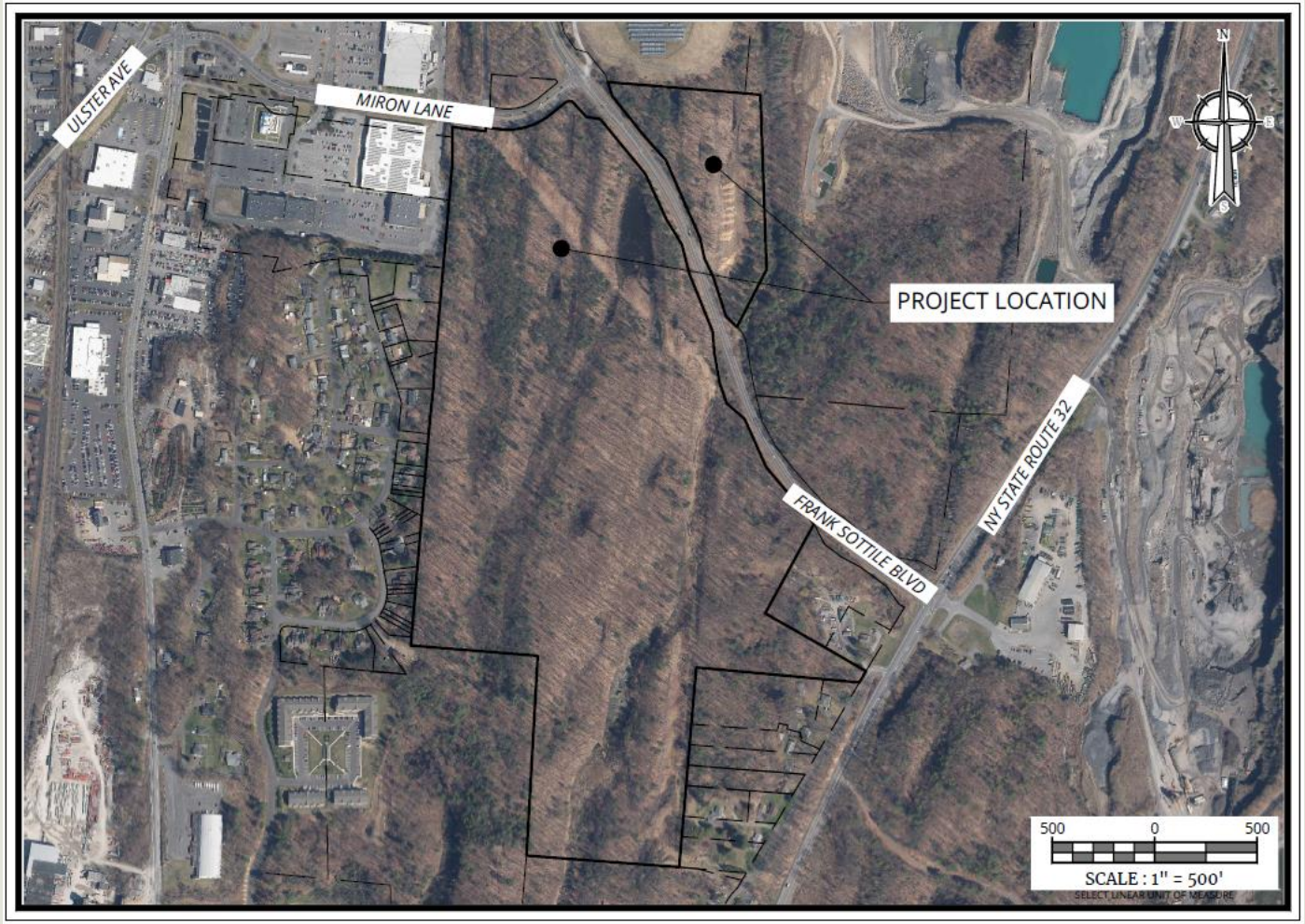
# Lincoln Park Energy Storage

## Community Engagement Meeting

March 18, 2026

Entering TOWN of ULSTER Established 1879

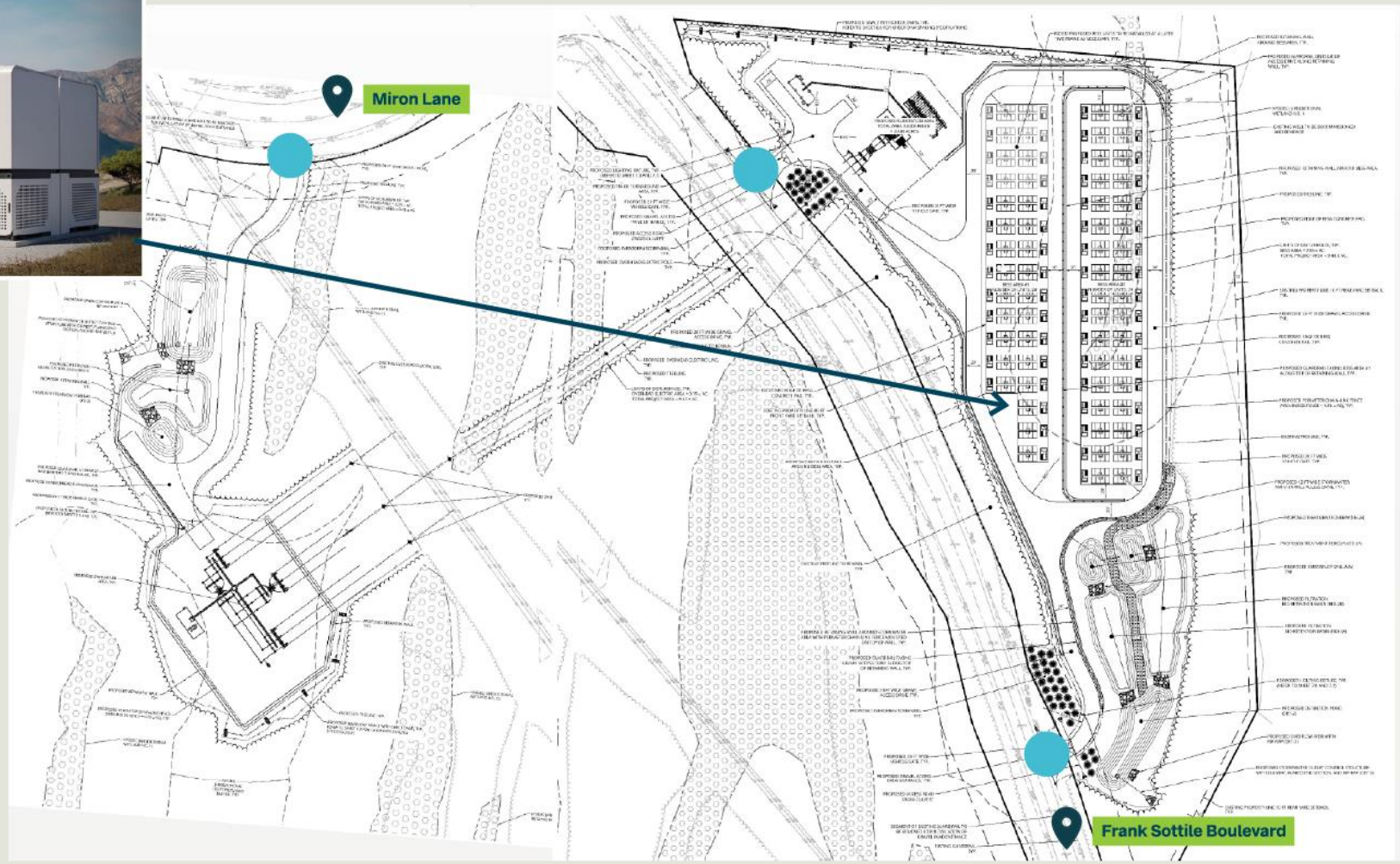
# Lincoln Park Energy Storage Project Location




- Located on **Frank Sottile Blvd** at the intersection of **Miron Lane**.
- Zoned as **Office Manufacturing**– Parcel IDs 48.12-1-20.110 & 48.16-1-1.110 (115.5 acres)
- Adjacent to reclaimed **Ulster County Landfill** and solar project
- This location was **previously approved** for Glidepath's 20 MW Lincoln Park Battery Project in 2019.
- Parcel 48.12-1-20.120 does not include disturbance and will be **donated** to Town of Ulster.
- More than 80 acres of Parcel 48.16-1-1.110 will be **donated** to the Town of Ulster as **park land**.

# Lincoln Park Energy Storage Project Site Plan

| | |
|---|---|
| **Main Roadways** | Frank Sottile Boulevard & Miron Lane |
| **Acreage** | Permit Acres: 33.6 Acres<br>Disturbed Area: 9.43 |
| **Proposed Access** | |




**Site Data Table**

Tax Account Number: 48.12-1-20.110 & 48.16-1-1.110
Lot Area = ±115.50 acres
Current Zoning: Office and manufactoring (OM) zoning district
Proposed Use: Battery Energy Storage System (BESS)

| Zoning Requirements | Required | Proposed |
|---|---|---|
| Min. Lot Area | N/A | 115.50 AC* |
| Min Lot Width | N/A | 1,370' |
| Min. Lot Area Per Dwelling | N/A | N/A |
| Min. Front Setback | 40' | 74' |
| Min. Side Setback | 10' | 59' |
| Min. Rear Setback | 10' | 124' |
| Max. Building Height | 75' | 70' |
| Max. Bldg. Lot Coverage | 50% | 1% |
| Min. Green Space | 10% | 58% |
| Limits of Disturbance | N/A | 9.43 AC |

# Permitting


**Federal**

- USACE/NYSDEC Joint 404/401 Application for Nationwide Permit 39 (Application submittal in 2027)
- USFWS listed species consultation Under Section 7 of the ESA (Reviewed with USACE Permit in 2027)
- USACE Approved Jurisdictional Determination Letter (**In process**)

**State**

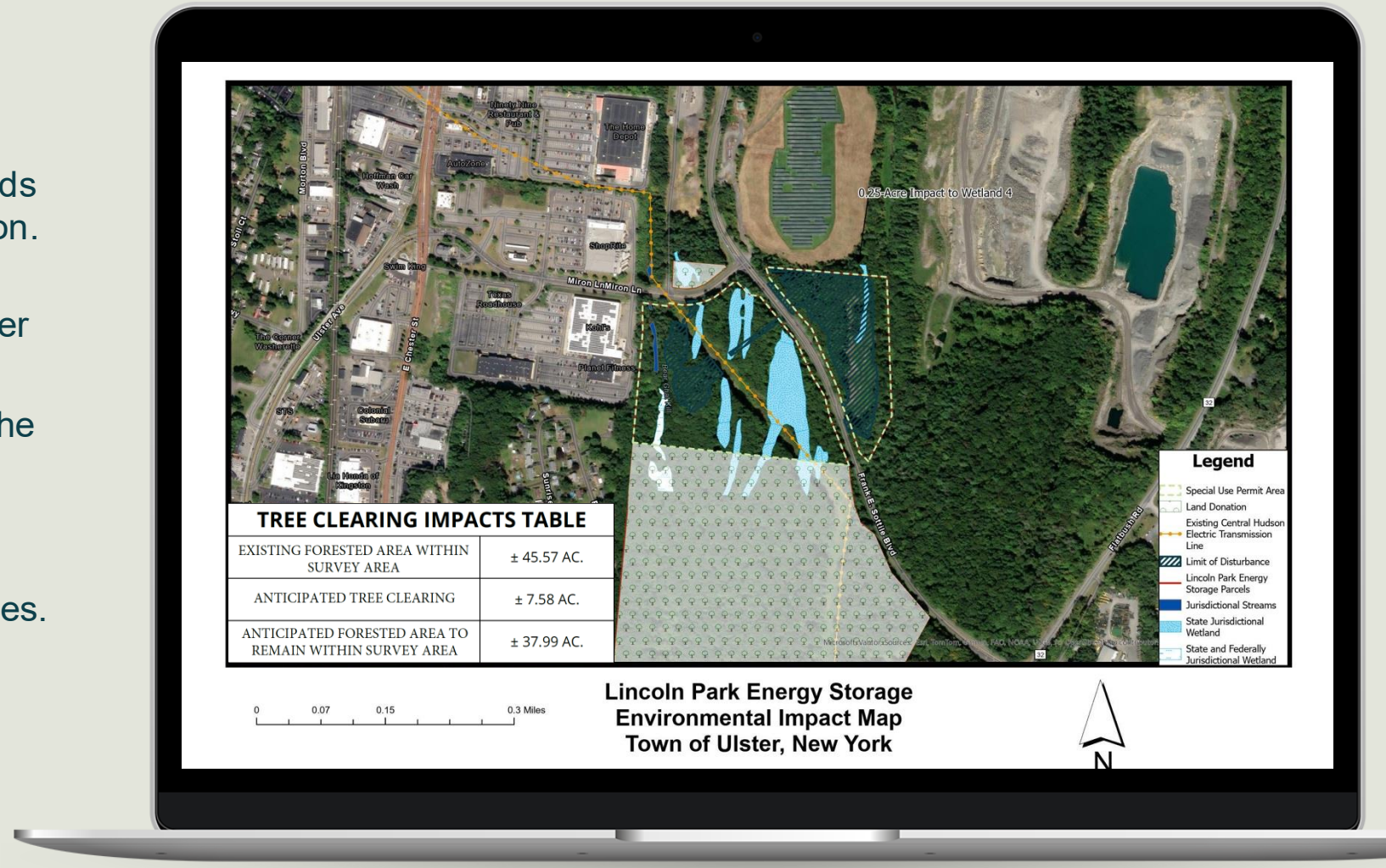
- NYSDEC Species Consultation (**Complete**)
- NYSDEC Non-Parcel Delineation (**Complete**)
- NYSDEC Article 24 Permit (Application submittal in 2027)
- NYSOPRHP Consultation (**Complete**)
- NYSDPS CPCN (Application submittal in 2027)
- NYSDEC SPDES General Permit (Application submittal in 2029)
- NYSDOT Statewide Divisible Load Overweight Permit (Application submittal in 2029)

**Local**

- Town of Ulster Special Use Permit /Site Plan Approval (Application submittal in 2026)
- Town of Ulster Blasting or Excavation Permit (Application submittal in 2029)
- Town of Ulster Driveway Approval (Application submittal in 2029)
- Town of Ulster Building Permit (Application submittal in 2029)
- Ulster County 239-m Review (Review to be submitted in 2026)

# SEQRA Efforts

- No impacts to Waters of the US.
- NYSDEC has provided a Non-Parcel Delineation for the Project.
- 0.25-acres of impact to NYSDEC wetlands will be mitigated through on-site mitigation.
- NYSDEC has provided concurrence regarding protected species on December 9, 2025.
- Tree harvests will be mitigated through the donation of land for park use on Parcel 48.016-1-1.110.
- NYSOPRHP has determined the project will have “no effect” on historical resources.




**Impacts to State Waters should result in a Negative Declaration with Mitigation**

# Comprehensive Plan and Zoning Compliance

1. Site will be in compliance with Town of Ulster Law (i.e. Ch. 190,145, 117, and other applicable chapters)

2. Site is in OM District and south of landfill, west of quarry, east of commercial plaza, and north of mature forests.

3. Land donations will assist the town in goals related to open space preservation and tax revenue will boost local economy without creating additional strains on existing infrastructure.

# Visual Simulations

Truescape was hired to perform three visual representations utilizing three Key Observation Points (KOP):

1. **Frank Sottile Boulevard**
2. **Miron Lane**
3. **Dena Marie Plaza, Parking Lot**


**Proposed Project is only visible at the entrance near KOP 1.**

# Frank Sottile Boulevard Renderings

Existing

Proposed

- Visibility at new entrance will be shielded by evergreen plantings, which are not shown within this rendering.
- This location is currently the only location where commuter visibility occurs.
- Visible area is 200 feet wide
- Speed limit in this area if 40 miles per hour

Proposed commuter visibility will only last approximately 4 seconds

# Miron Lane Renderings

Existing

Proposed

Proposed with Project highlighted (Highlighted layers would not be visible as seen in proposed rendering)

# Dena Marie Plaza Renderings


Existing


Proposed


Proposed with Project highlighted (Highlighted layers would not be visible as seen in proposed rendering)

# Project Partner: Energy Safety Response Group

## World leaders in training, testing and response

- ESRG is comprised of **battery engineers**, former **local officials**, investigators, and **active and retired firefighters** with experience in both rural and urban areas

## Training

- With the experience of over 300 medium and large-scale battery fire tests, ESRG is an industry leader in the training of fire fighters, SMEs and code officials on risks related to ESS fires and overhaul

## Testing

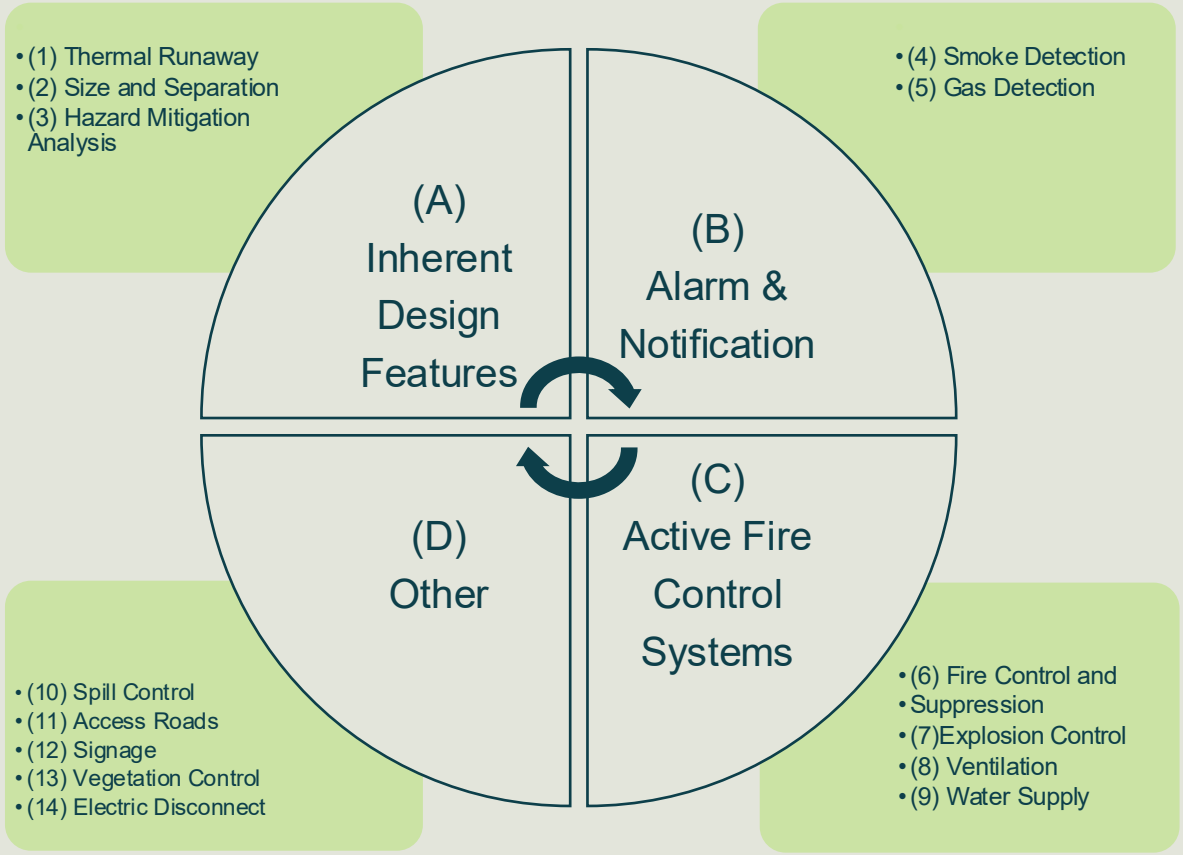
- This experience also supports product development, permitting, hazard assessment, operational safety, and disposal— full lifecycle testing

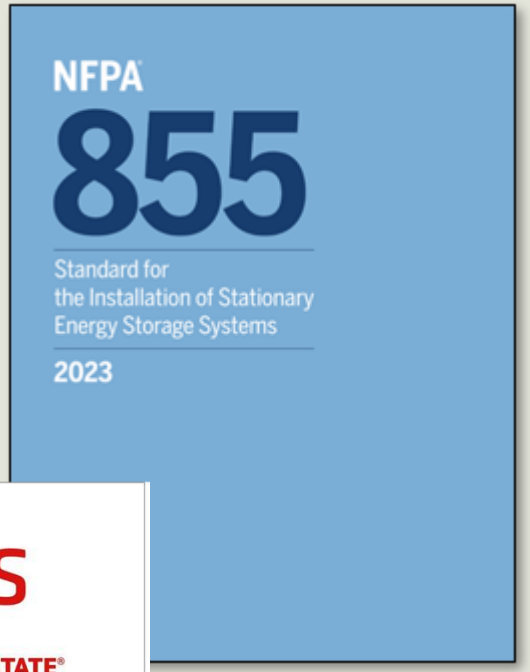
## Studies

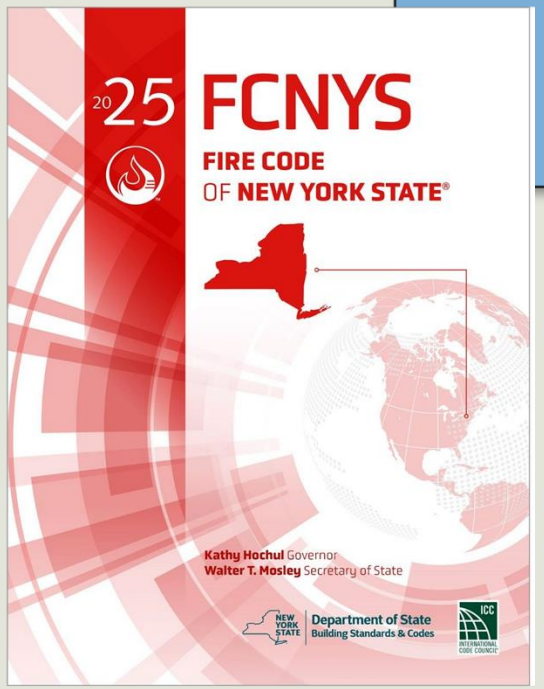
- Hazard Mitigation Analysis and Emergency Response Plan will be provided during application submittal.

ESRG
ENERGY SAFETY
RESPONSE GROUP

# Code Compliance and Community Safety



# Evolving BESS Safety Measures

- 2024 International Fire Code (IFC) Chapter 12 compliant
- Mandatory BESS Code Compliance: Tested to comply with UL 9540 and UL 9540A - the leading industry safety standards
- National Fire Protection Agency (NFPA) 855 compliant
- 2025 New York State Fire Code compliance
- 24/7 Fire Detection and Monitoring
- Non-propagation technology - Freestanding, non-occupiable battery compartment design
- Custom safety plans and local fire response training

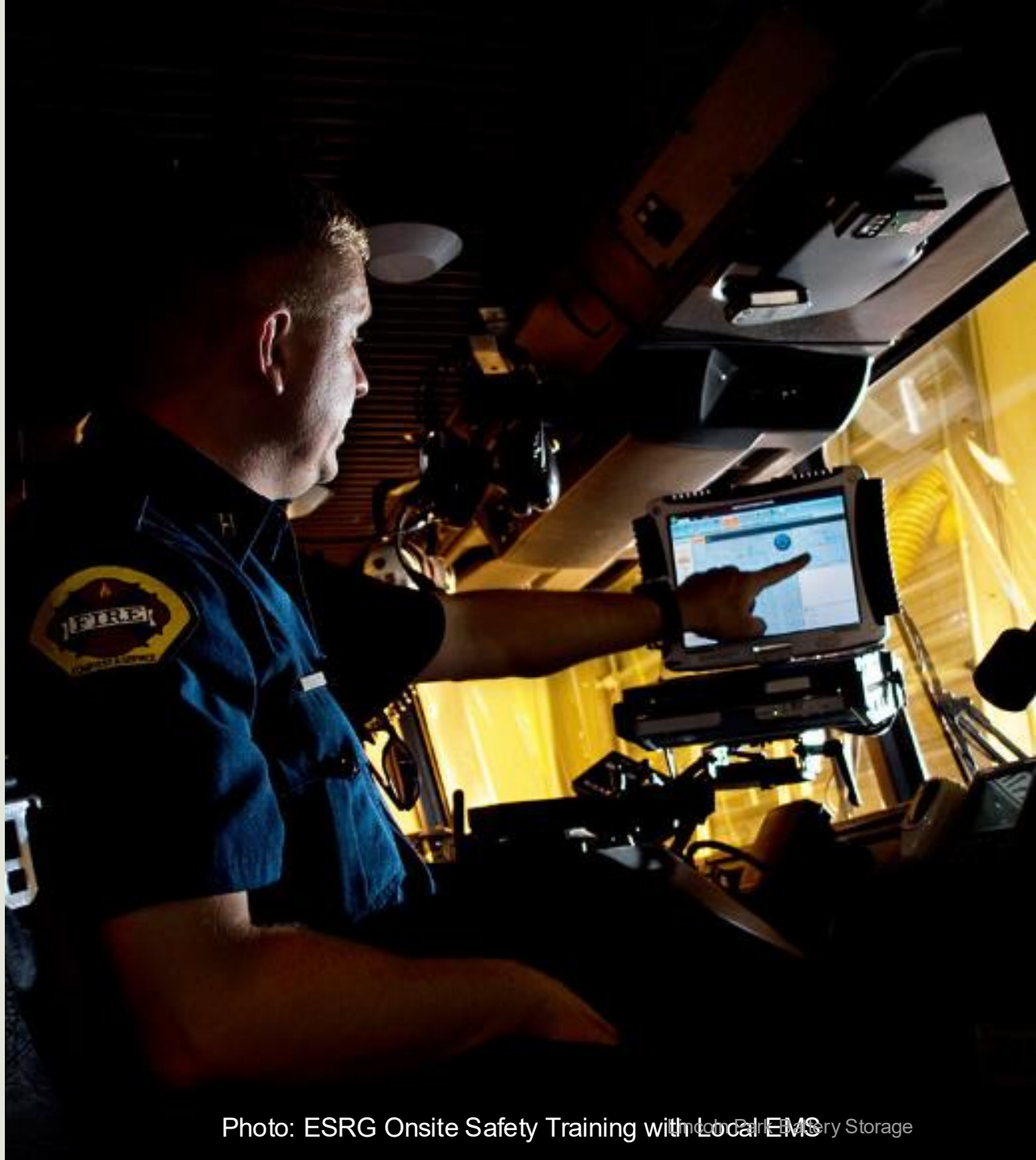


Photo: ESRG Onsite Safety Training with Local EMS

# BESS - Operational Phase

## Key information

- BESS enclosures are unmanned, non-occupiable, self-contained facilities, that are remotely monitored 24/7
- Facilities have software to monitor and control the equipment on site. This includes an alarm panel. Like all energy storage facilities in the US,  there is a Remote Operations Control Center (ROCC) that has secured access to that software.
- BESS facilities have fire systems, including alarming, installed and the ROCC operator will follow the site Emergency Response Plan (ERP) as needed.
- ROCC teams are trained to ensure that sites promptly shut down safely and field teams along with emergency services first responders are dispatched immediately.


# Lincoln Park Energy Storage Opportunities

## ~$12 million*

**In new revenue for the Ulster community**

## ~47,000 homes**

**Worth of dispatchable electricity to the grid during peak demand**

## ~75 jobs

**During construction, utilizing local labor**

## 80+ acres

**Of land donated for park use, contributing to Ulster's open space goals**

*Figures estimated from electric load profile provided by Central Hudson Gas & Electric. Calculated using the highest assumed hourly load for residential customers with electric heat.
**Estimated assuming a negotiated PILOT with the IDA.