

## Summary of March 29, 2023 Planning Board Meeting – BESS Application

### Project & Request

Applicant: KCE NY 29, LLC (Key Capture Energy)

Location: 220 Rabro Drive, Hauppauge (SE corner of Rabro Drive and Wheeler Road / Route 111)

Project: Tier 3 Battery Energy Storage System (BESS)

The applicant requested:

- A Planning Board special permit under Town Code §68-456(F)(3)
- A waiver of standard fencing requirements to allow a visual and sound barrier wall
- Associated site plan modifications

### Key Points Presented to the Planning Board

- The BESS facility would interconnect directly with the existing LIPA substation located directly across Rabro Drive.
- A decommissioning plan was submitted after the public hearing in response to Planning Board requests.
- The plan was prepared by Key Capture Energy and its consultants, H2M Architects and Engineers.
- The exact location of the monitoring/control center was unknown at the time of approval.
- The monitoring location would be selected during the construction phase.
- Monitoring services were stated to be provided by Merit Controls, headquartered in New Jersey.
- The applicant asserted that remote monitoring would not affect the ability to dispatch local emergency responders.

### Planning Department Recommendation

- Planning staff confirmed receipt of the required decommissioning plan.
- Staff accepted the applicant's explanation regarding the unknown monitoring location.
- Planning recommended approval subject to conditions, including limiting battery container height to 12 feet and requiring enhanced landscaping along street frontages.

### Planning Board Discussion

- No questions were raised by Planning Board members.
- No discussion occurred on the record regarding fire risk, emergency response planning, or worst-case incident scenarios.
- The applicant agreed to all proposed conditions of approval.

## Decision

- A motion was made and seconded to approve the application.
- The vote was unanimous.
- The Planning Board granted the special permit for the Tier 3 BESS.

## Key Observations

- The project was approved despite the monitoring location being undetermined.
- The Board relied primarily on applicant representations and Planning staff recommendations.
- There was no documented independent expert review or detailed safety discussion.
- The approval predates later Town actions increasing scrutiny of BESS projects, including moratoriums.