

5400 Butternut Dr
East Syracuse, NY 13057
Phone: 315.446.3910
Fax: 315.449.0620

Planning Board

Nathan Brown, Chair
Douglas Arena, Vice Chair
Randy Arnold
Kathleen Kotz
Kevin Porter
Jenny Ragan
William Maxwell
Sarah Krisch, Alternate



Jamie Sutphen, Attorney

**Planning Board Meeting
DeWitt Town Hall
Tuesday, May 26, 2026
8:00 AM**

The Town of DeWitt is inviting you to a scheduled Zoom meeting.

Topic: 2026-05-26 Planning Board Workshop Meeting

Time: May 26, 2026 08:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85281845485?pwd=pl5aZMdUEzvLxVdRG8hrnj2iZX2azh.1>

Meeting ID: 852 8184 5485

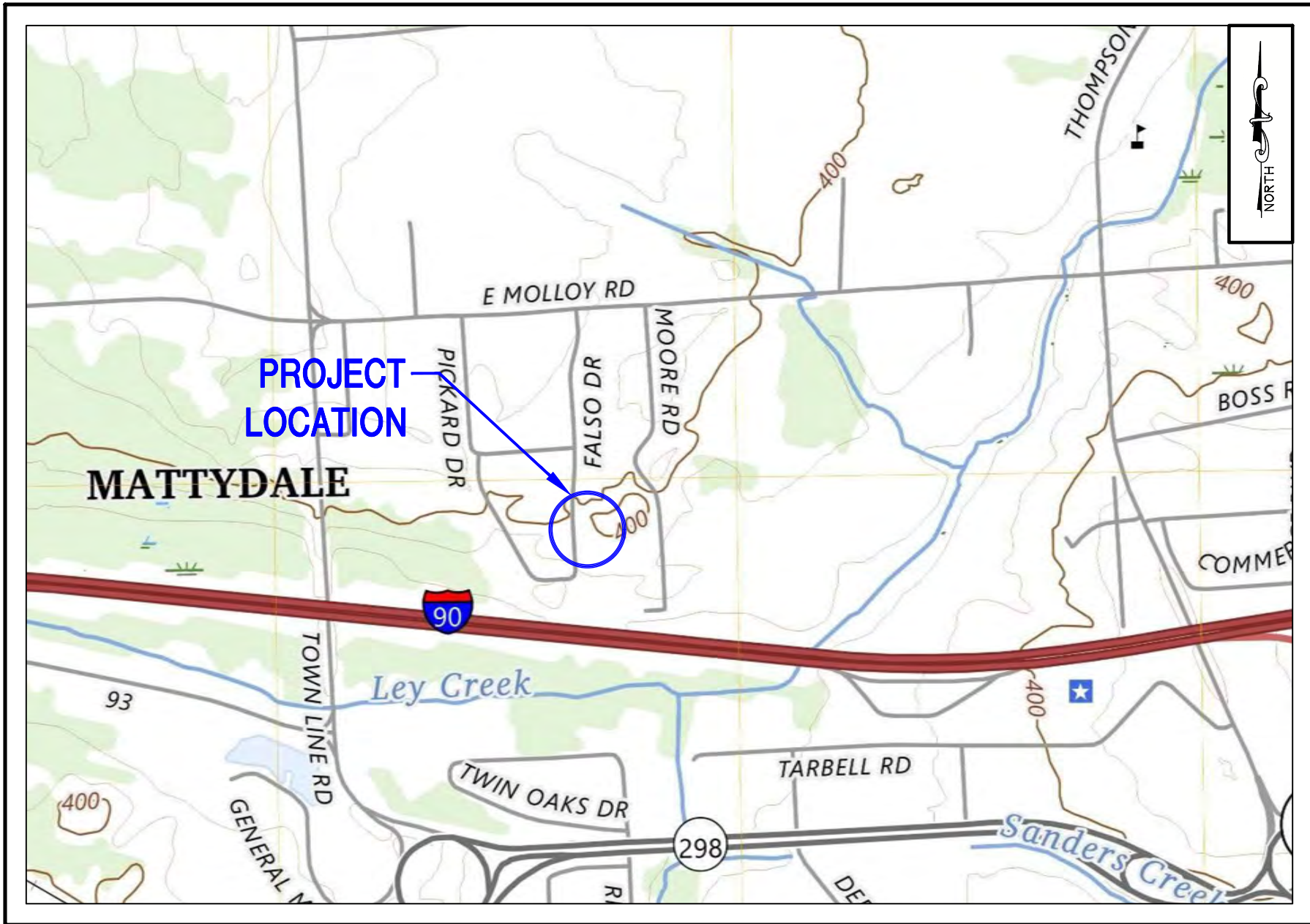
Passcode: 154717

Call to Order

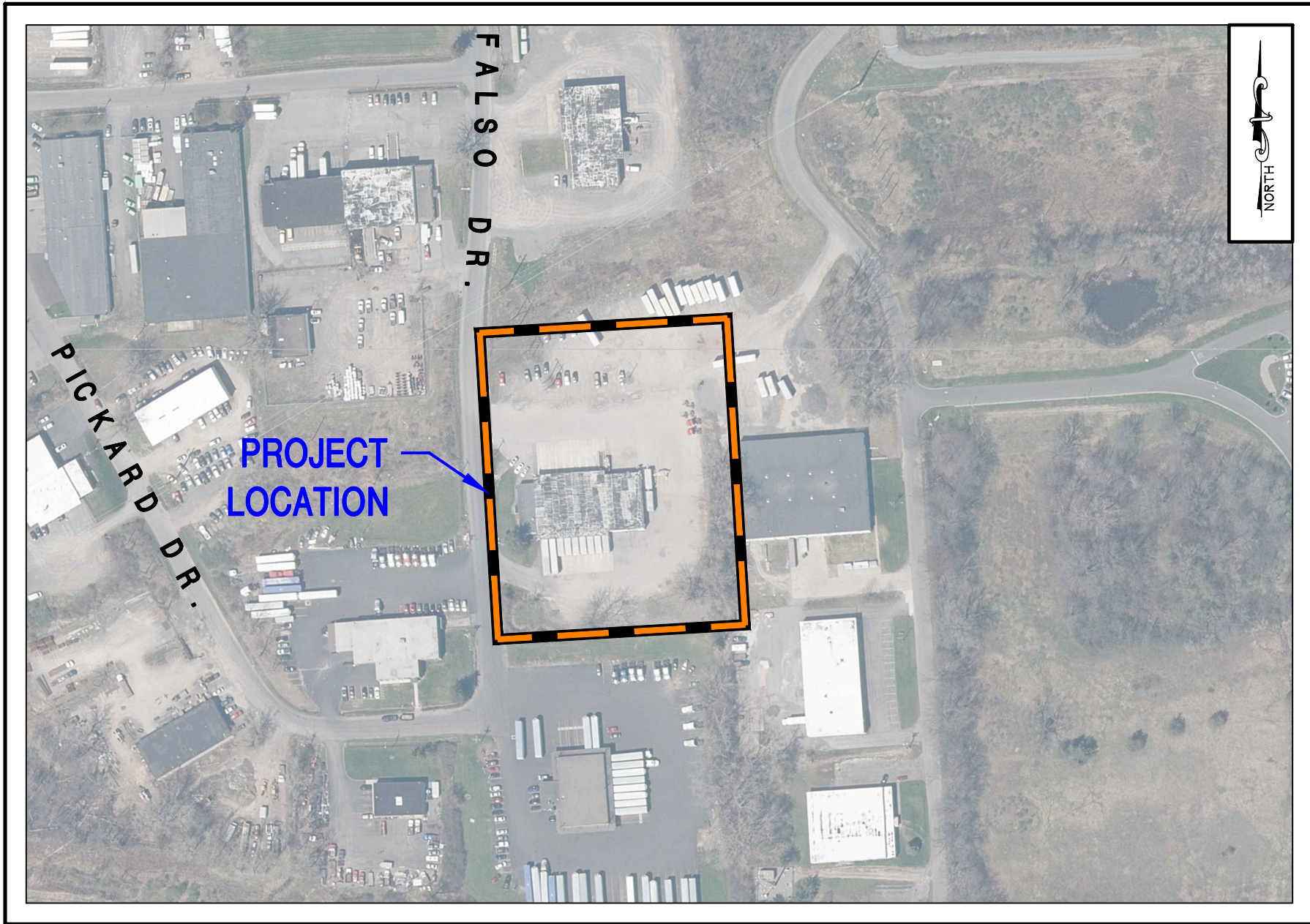
Projects

- SAIA Motor Freight Line** - 8:00 am
147 Falso Dr, 022.-04-07.0, PB-845-26
OCPB: Received
Project Overview: Demolishing approximately 4,000 sq ft of existing building and adding new dock doors and concrete apron on east side of remaining building. Relocating dumpster from north side to east side (rear) of the building. Adding ADA accessible ramp, sidewalk, stairs, and parking.
Track: A **Zone:** IND **Status:** Preliminary
- Town of DeWitt - Zoning Map** - 8:15 am
OCPB: Pending
Project Overview: Amending 2008 Zoning Map
Track: A **Status:** Discussion

3. **Town of DeWitt BESS Local Law Draft** - 8:30 am
OCPB: Pending
Project Overview: Battery Energy Storage Systems Local Law
Track: A **Status:** Discussion



LOCATION PLAN
SCALE= 1"=1,000'



SITE PLAN
SCALE= 1"=200'

BUILDING RENOVATIONS FOR SAIA

LTL FREIGHT-SYRACUSE

TOWN OF DEWITT, ONONDAGA COUNTY NEW YORK MARCH, 2026

TOWN OF DEWITT PLANNING BOARD

NATHAN BROWN, CHAIRPERSON

MEMBERS

DOUGLAS ARENA, VICE CHAIR
RANDY ARNOLD, MEMBER
KATHLEEN KOTZ, MEMBER
WILLIAM MAXWELL, MEMBER
KEVIN PORTER, MEMBER
JENNY RAGAN, MEMBER
SARAH KRISCH, MEMBER



Know what's below.
Call before you dig.

NOTIFY BY AT LEAST TWENTY (20) DAYS BEFORE, INCLUDING THE DAY OF THE NOTIFICATION, BEFORE ANY EXISTING DISTURBANCES, AND HAVE THE UNDERGROUND UTILITIES MARKED (U.S. WAY) FOR THE AFFECTED UTILITY OPERATORS TO RESPOND AND THEN COMPARE THE LOCATED DATA WITH ACCURATELY LOCATED, RESPECT THE MARKED LOCATIONS AND THE ACCOMPANYING TAPPING PRECAUTIONS, ESPECIALLY WITHIN THE KNOWN TOLERANCE ZONE. IN THE EVENT MARKS/UTS CANNOT BE MAINTAINED AND/OR EXISTING DISTURBANCES CONTINUED LONGER THAN TEN (10) DAYS, NOTIFY BY AND REQUEST A REMARK.

GENERAL NOTES:

1. A SURVEY COMPLETED BY IANUZI & ROMANS LAND SURVEYING, P.C., DATED DECEMBER 10, 2025 WAS USED TO COMPLETE THESE DESIGN DRAWINGS.
2. "UDIG NY" TO BE CONTACTED 72 HOURS PRIOR TO THE START OF ANY EXCAVATION.
3. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THERE MAY ALSO BE OTHER UTILITIES NOT SHOWN, THE LOCATION OF WHICH ARE UNKNOWN. ANY TEST HOLES DEEMED NECESSARY BY THE CONTRACTOR TO COMPLETE THE PROJECT WILL BE AT HIS OR HER DISCRETION. PAYMENT FOR ALL TEST HOLES WILL BE COVERED UNDER MOBILIZATION. ALL TEST HOLES ARE TO BE WITNESSED BY THE ENGINEER.
4. THE CONTRACTOR SHALL:
 - A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
 - B. EXAMINE THE SITE AND INCLUDE IN HIS/HER WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
 - C. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
 - D. HOLD THE OWNER AND RESIDENT (PRIVATE) PROPERTY OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
 - E. CONTRACTOR SHALL COMPLY WITH NEW YORK DEPARTMENT OF PUBLIC SERVICE, 16NYCRR PART 753, EFFECTIVE FEBRUARY 5, 1997, AMENDED JULY 10TH, 2002 AND JANUARY 4TH 2012.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL NOTIFY DUNN & SGROMO ENGINEERS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL SAW CUT CLEAN, EVEN EDGES ALONG ASPHALT PAVEMENTS TO REMAIN.
8. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT EXPRESSED WRITTEN APPROVAL OF DUNN & SGROMO ENGINEERS.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.
10. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
11. THE OWNER'S REPRESENTATIVE (DUNN & SGROMO ENGINEERS) RESERVES THE RIGHT TO EXAMINE ANY WORK PERFORMED ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT.
12. THE CONTRACTOR SHALL MAINTAIN FLOW FOR ALL EXISTING UTILITIES, CULVERTS, AND DITCHES. ROADSIDE DRAINAGE TO BE MAINTAINED AT ALL TIMES. CONTRACTOR TO GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE, TO EITHER THE ROAD OR NEAREST CATCH BASIN.
13. IF A PARKING LOT CLOSURE IS REQUIRED THE OWNER OF THE PARKING LOT AND THE ENGINEER MUST BE NOTIFIED IN WRITING 72 HOURS IN ADVANCE OF THE CLOSURE. THE DETAILS OF THE CLOSURE MUST BE INCLUDED (I.E. REASON, DURATION).
14. ACCESS TO RESIDENTIAL PROPERTIES ADJACENT TO THE PROJECT AREA WILL BE MAINTAINED AT ALL TIMES.
15. THE CONTRACTOR SHALL RESTORE ALL LAWNS AND ROADS PER THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL RESTORE ALL CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE OWNER'S REPRESENTATIVE. ANY DAMAGED TREES, SHRUBS, HEDGES, AND/OR SIGNS THAT ARE TO BE SAVED, SHALL BE REPAIRED BY A PROFESSIONAL ASSOCIATED WITH THE ITEM DAMAGED OR ELSE BE REPLACED, AT THE CONTRACTOR'S EXPENSE.
16. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY OR THE OPEN EXCAVATION SHALL BE PROTECTED WITH FENCING. EXCAVATIONS WITHIN THE ROAD WILL BE EITHER BACKFILLED OR COVERED WITH STEEL PLATING, TO ALLOW TRAFFIC TO FLOW PROPERLY AT THE END OF EVERY WORK DAY.
17. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER SUPERVISION OF A NEW YORK STATE LICENSED SURVEYOR.

INDEX OF DRAWINGS

COVER SHEET
SURVEY PLAN (BY OTHERS)
SURVEY PLAN OF ALL PROPERTIES (BY OTHERS)
SP0 EXISTING CONDITIONS & DEMOLITION PLAN
SP1 PROPOSED CONDITIONS SITE PLAN
SP2 DETAILS
SP3 OVERALL PROPOSED CONDITIONS SITE PLAN
EXTERIOR LIGHTING PLANS (BY OTHERS)

ENGINEER OF RECORD

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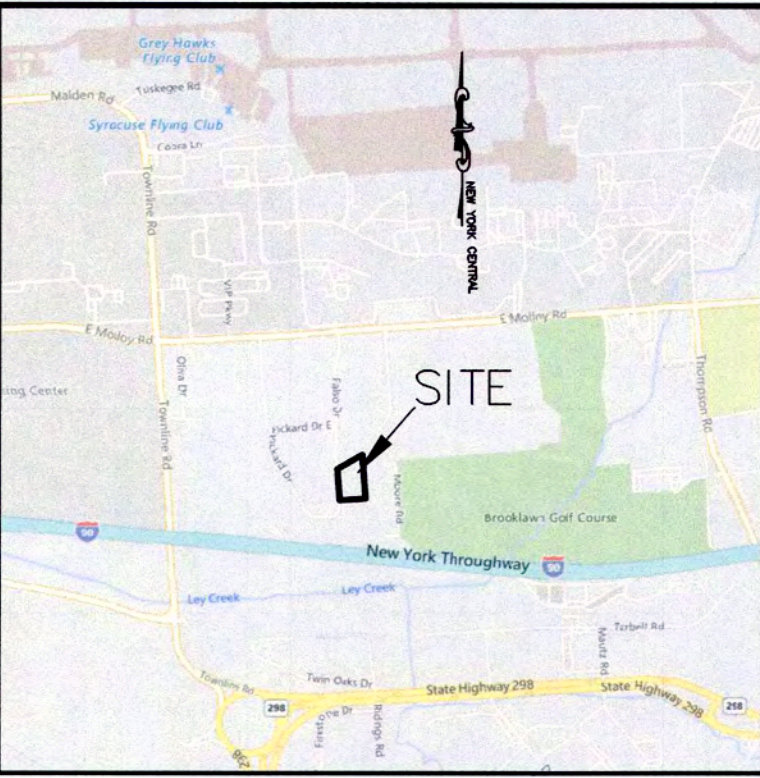
**DUNN & SGROMO
ENGINEERS**
5800 HERITAGE LANDING DRIVE
EAST SYRACUSE, NEW YORK 13057
T: (315)449-4940 F: (315)449-4941



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER A LICENSED, REGISTERED ENGINEER, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.

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BENCHMARKS:
BENCHMARK NO. 1 - MAG NAIL SET ON NORTH SIDE
UTILITY POLE NM6 VZ4
ELEV=395.26
BENCHMARK NO. 2 - MAG NAIL SET ON EAST SIDE
UTILITY POLE NG20 LI32
ELEV=401.48



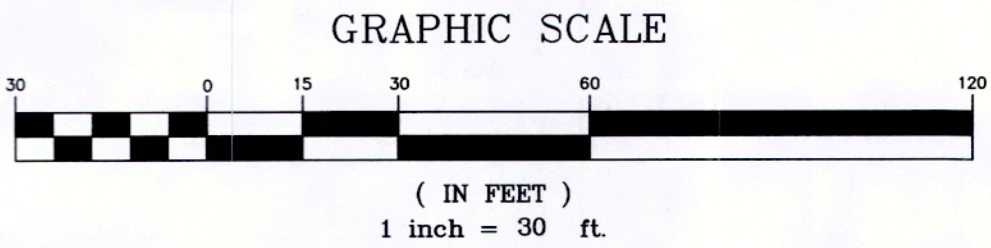
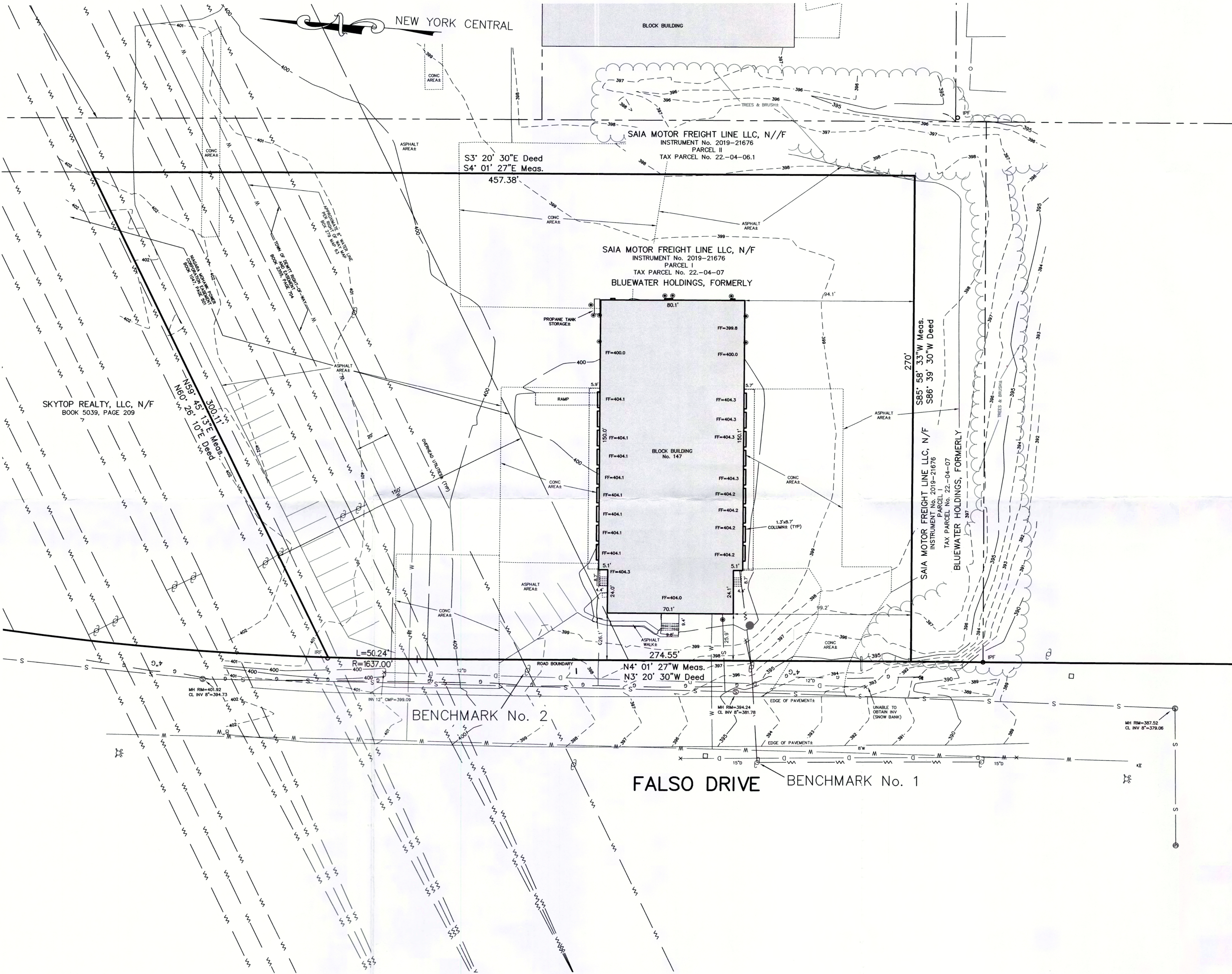
LOCATION PLAN
Scale: 1" = 2000'

NOTES:
Total area: 2.42± acres.
Present Zone: IND Industrial District
Elevations referred to NAVD 88.
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360973 226 F, Effective date: November 4, 2016.
Tax Map No. 22.-4-7

- LEGEND:**
- indicates original grade
 - indicates light stand
 - indicates utility pole, anchor & overhead lines
 - indicates iron pipe and/or monument found
 - indicates bollard
 - indicates sign
 - indicates storm culvert
 - indicates gas main, gas valve & gas line marker
 - indicates water main, water valve & hydrant
 - indicates storm sewer, catch basin & manhole
 - indicates sanitary sewer, sewer vent & manhole
 - indicates underground telephone line, manhole & box
 - indicates underground electric line & manhole
 - indicates underground television cable & box
 - indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

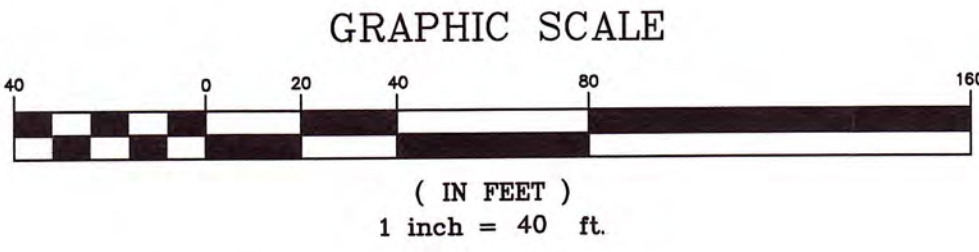
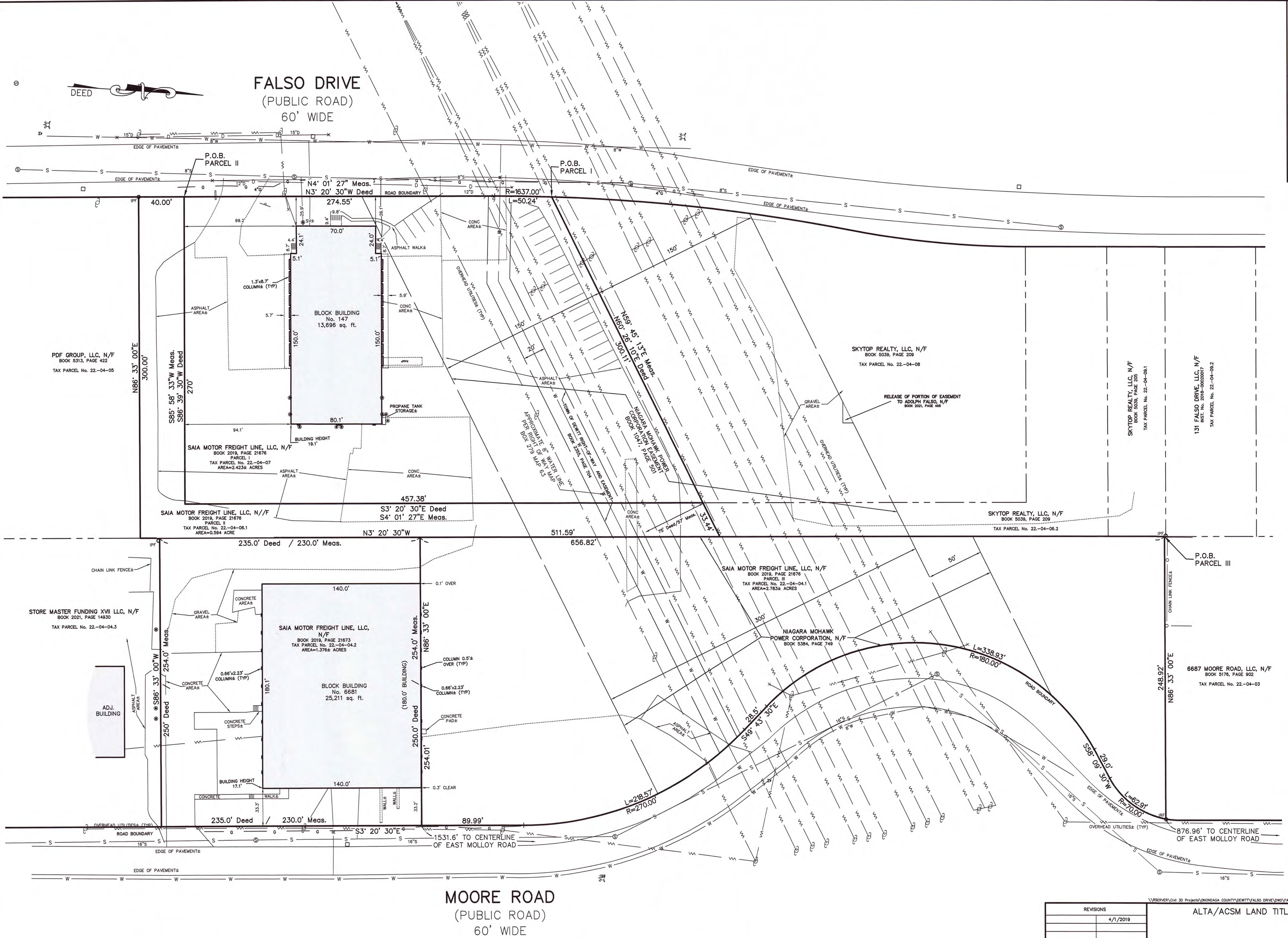
Subject to any statement of facts on accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

REVISIONS	TOPOGRAPHIC SURVEY No. 147 FALSO DRIVE	
	PART OF MILITARY LOT No. 20 TOWN OF DEWITT ONONDAGA COUNTY, NEW YORK	
	IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com	DATE: DECEMBER 10, 2025 SCALE: 1" = 30' FILE No.: 365.028
		SHEET No. F.B. No. 1752



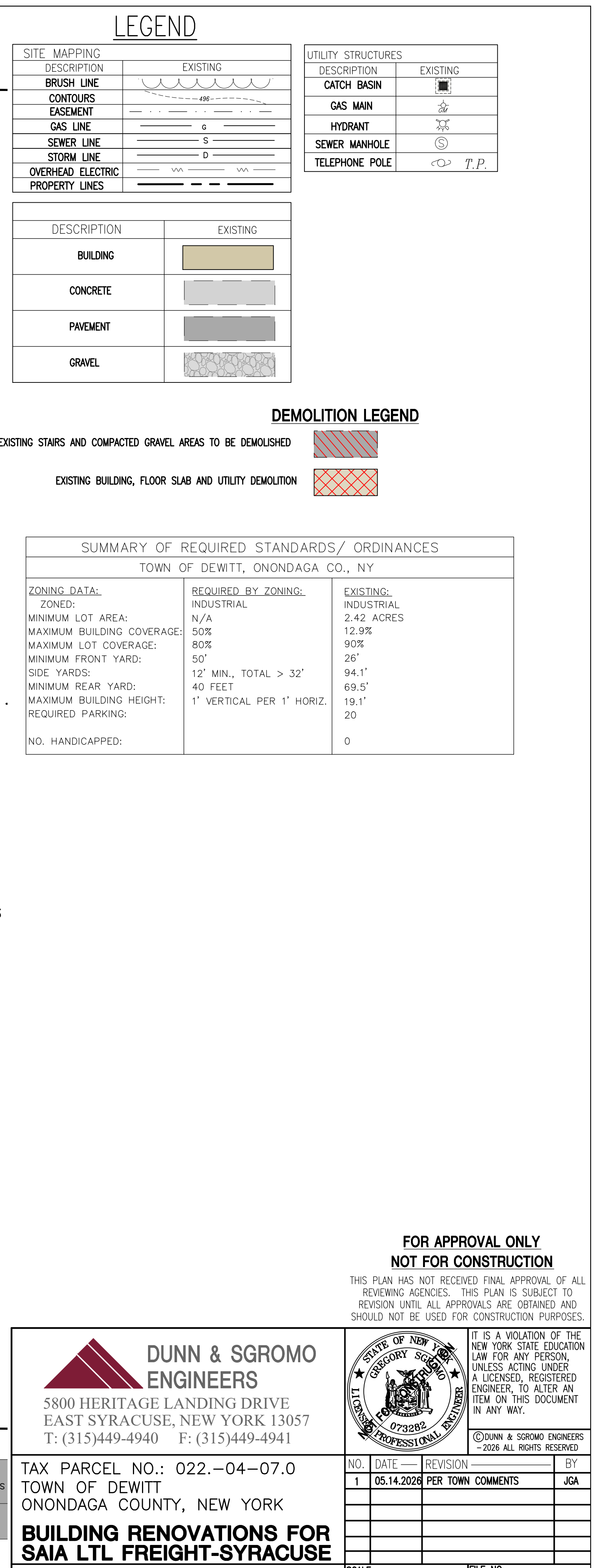


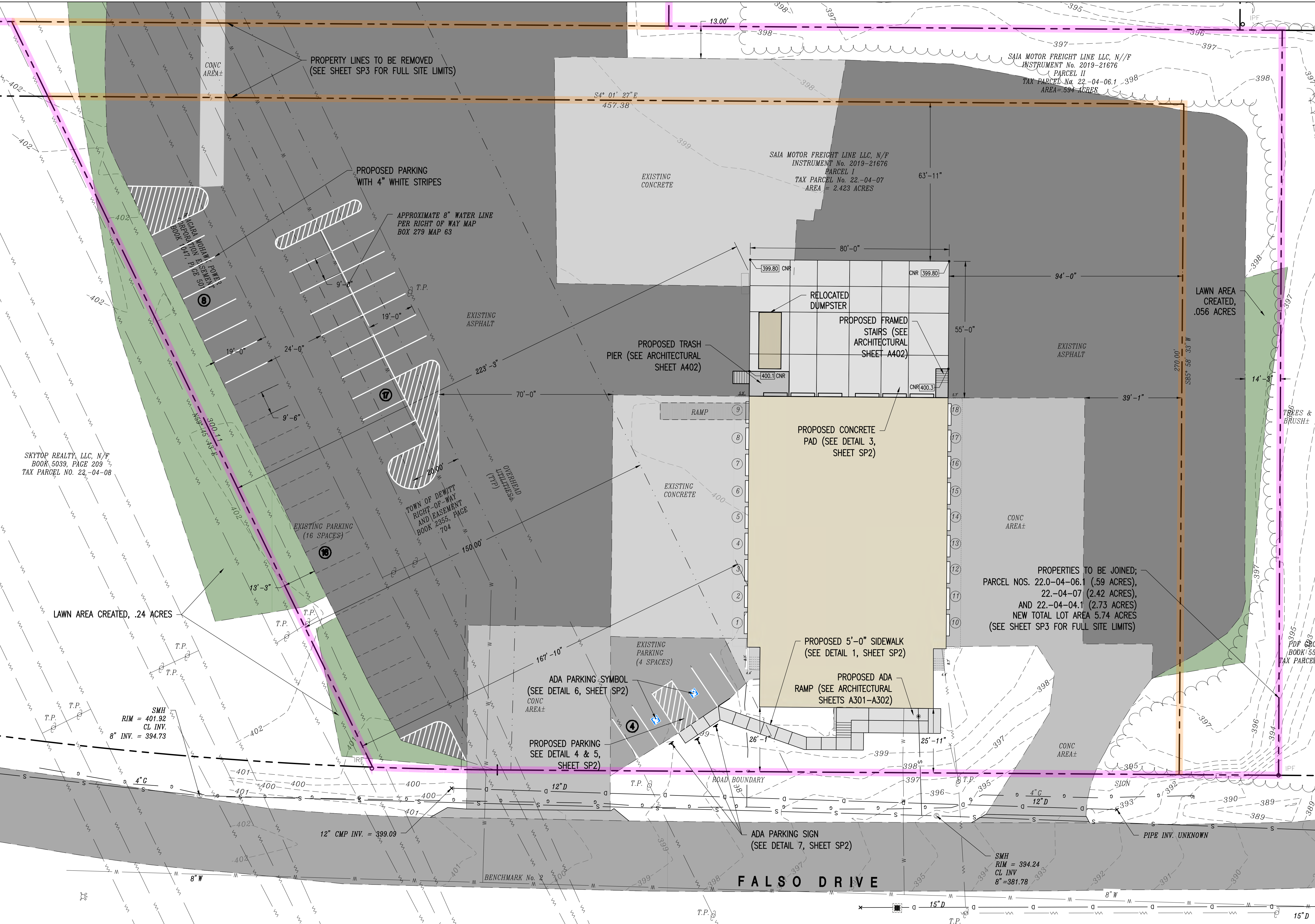
LOCATION PLAN
Scale: 1" = 2000'



Subject to any statement of facts on accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

REVISIONS		ALTA/ACSM LAND TITLE SURVEY		
	4/1/2019			
		PART OF MILITARY LOT No. 20 TOWN OF DEWITT ONONDAGA COUNTY, NEW YORK		
		 IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com	DATE: DECEMBER 14, 2018	SHEET No.
			SCALE: 1" = 40'	2 OF 2
			FILE No.: 12818.001	F.B. No. 1613





LEGEND

SITE MAPPING	EXISTING
BRUSH LINE	
CONTOURS	
EASEMENT	
GAS LINE	
SEWER LINE	
STORM LINE	
OVERHEAD ELECTRIC	
PROPERTY LINES	
PARCEL TO BE REMOVED	
FINAL PARCEL LIMIT	

DESCRIPTION	EXISTING	PROPOSED
BUILDING		
CONCRETE		
PAVEMENT		

UTILITY STRUCTURES	EXISTING
CATCH BASIN	
GAS MAIN	
HYDRANT	
SEWER MANHOLE	
TELEPHONE POLE	

SUMMARY OF REQUIRED STANDARDS/ ORDINANCES			
TOWN OF DEWITT, ONONDAGA CO., NY			
ZONING DATA:	REQUIRED BY ZONING:	EXISTING:	PROPOSED:
ZONED:	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL
MINIMUM LOT AREA:	N/A	2.42 ACRES	2.42 ACRES
MAXIMUM BUILDING COVERAGE:	50%	12.9%	9.27%
MAXIMUM LOT COVERAGE:	80%	90%	90%
MINIMUM FRONT YARD:	50'	26'	26'
SIDE YARDS:	12' MIN., TOTAL > 32'	94.1'	94.1'
MINIMUM REAR YARD:	40 FEET	69.5'	69.5'
MAXIMUM BUILDING HEIGHT:	1' VERTICAL PER 1' HORIZ.	19.1'	19.1'
REQUIRED PARKING:	SEE PARKING TABLE	20	45
NO. HANDICAPPED:	PER FEDERAL CODE	0	2 ADA SPACES

PARKING TABLE	CODE	AREA/EMPLOYEE	SPACES
PARKING			INDUSTRIAL
ZONED:	1 PER 150	1500 SF	10 SPACES
OFFICE	2 PER EMPLOYEE	4 EMPLOYEES	8 SPACES
WAREHOUSE	N/A	25 DRIVERS	25 SPACES
DRIVERS			

TOTAL REQUIRED PARKING: 43
TOTAL PARKING PROVIDED: 45

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NOT FOR CONSTRUCTION

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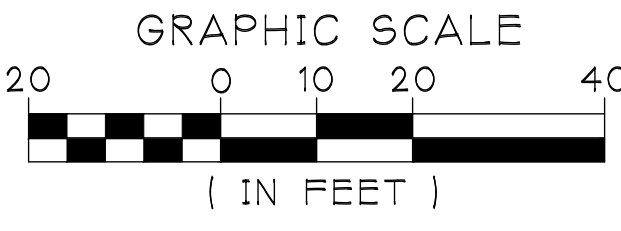
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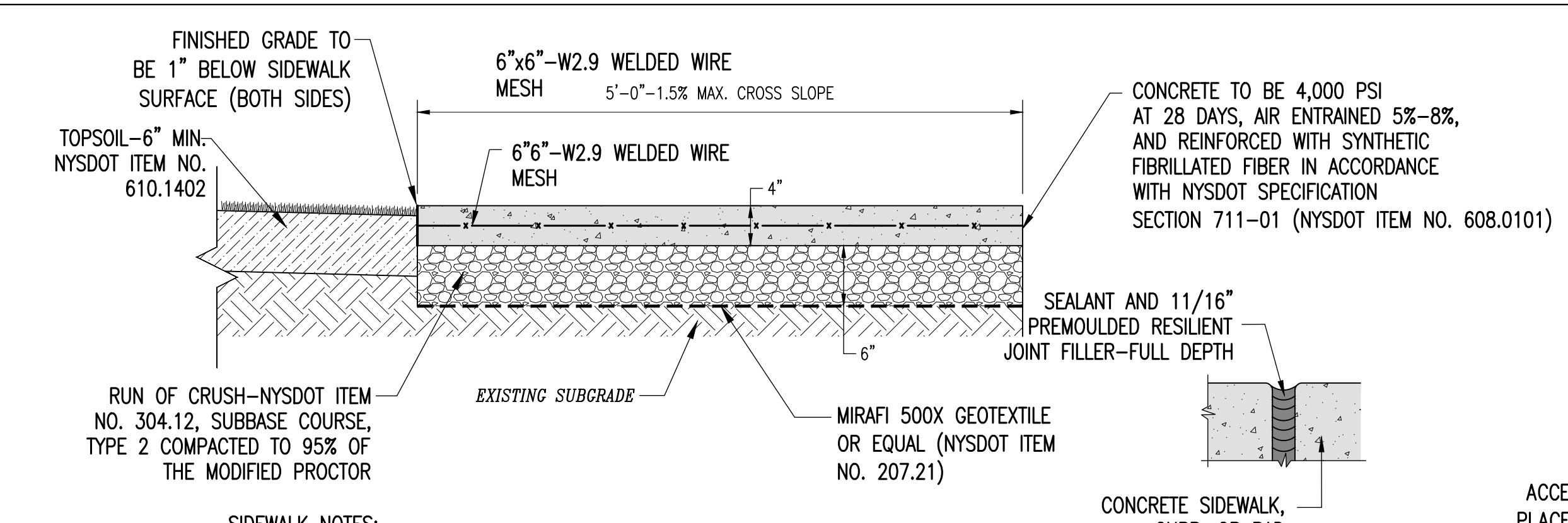
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TAX PARCEL NO.: 022.-04-07.0	NO.	DATE	REVISION	BY
TOWN OF DEWITT	1	05.14.2026	PER TOWN COMMENTS	JGA
ONONDAGA COUNTY, NEW YORK				
BUILDING RENOVATIONS FOR SAIA LTL FREIGHT-SYRACUSE				
PROPOSED CONDITIONS SITE PLAN	SCALE:	AS NOTED	FILE NO.:	1336.001
	DESIGNED BY:	GS	DATE:	04.23.2026
	DRAWN BY:	JGA	DWG. NO.:	
	CHECKED BY:	GS		SP1

1 PROPOSED SITE PLAN
SCALE: 1"=20'



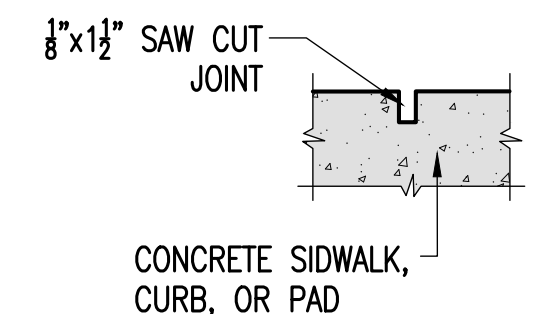


SIDEWALK NOTES:

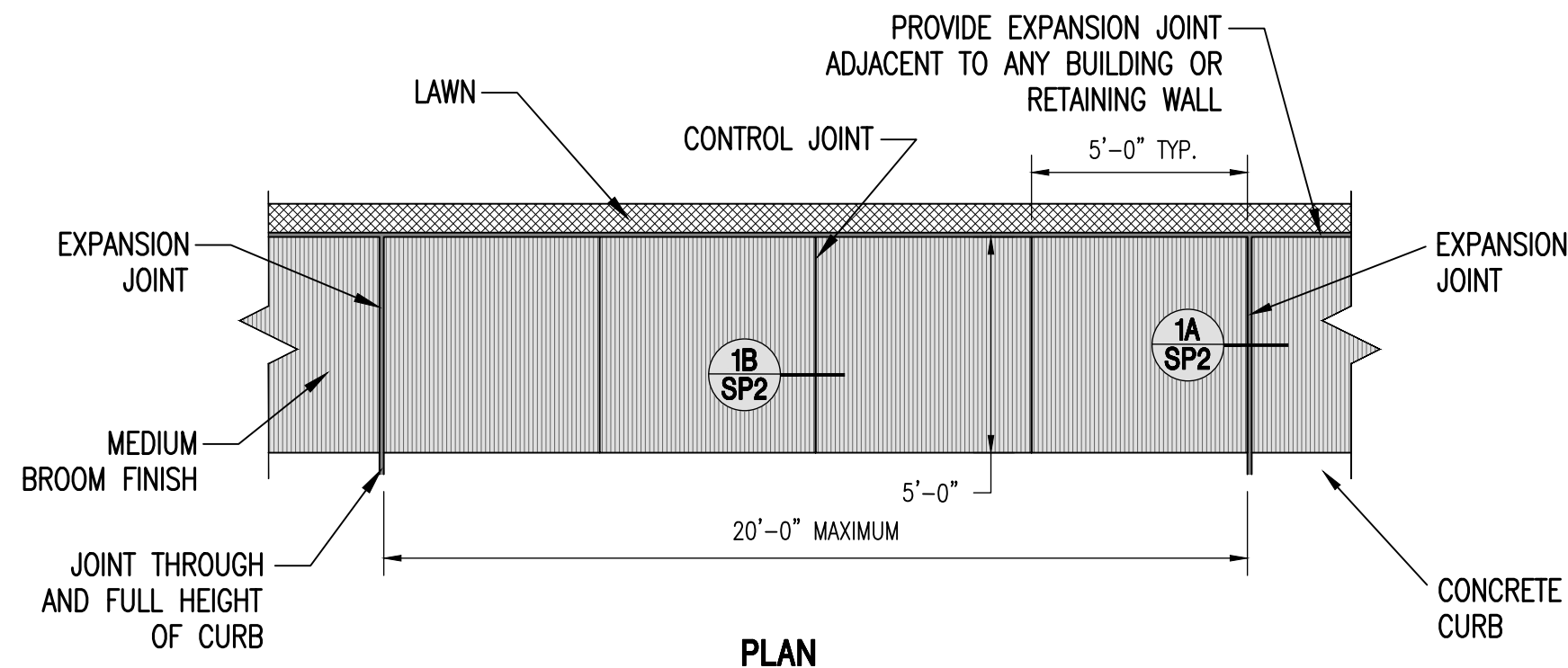
- ALL SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE NYSDOT STANDARD SPECIFICATIONS.
- INSTALL FULL DEPTH CONSTRUCTION (EXPANSION) JOINTS SPACED 20 FEET APART (EVERY FOURTH JOINT). CONSTRUCTION JOINTS TO BE 1/4" WIDE AND FILLED USING PREMOLED RESILIENT JOINT FILLER IN ACCORDANCE WITH SECTION 705-07 OF THE NYSDOT STANDARD SPECIFICATIONS.
- SCORING SHALL HAVE A 1 1/2" DEPTH AT 5' INTERVALS.
- ALL SIDEWALKS SHALL HAVE A BROOMED FINISH.
- WHERE SIDEWALKS CROSS A DRIVEWAY REFER TO DETAIL 3 "CONCRETE DRIVEWAY" FOR SUBBASE AND CONCRETE THICKNESS.

1 DETAIL: TYPICAL CONCRETE SIDEWALK SECTION
SCALE: 1"=1'

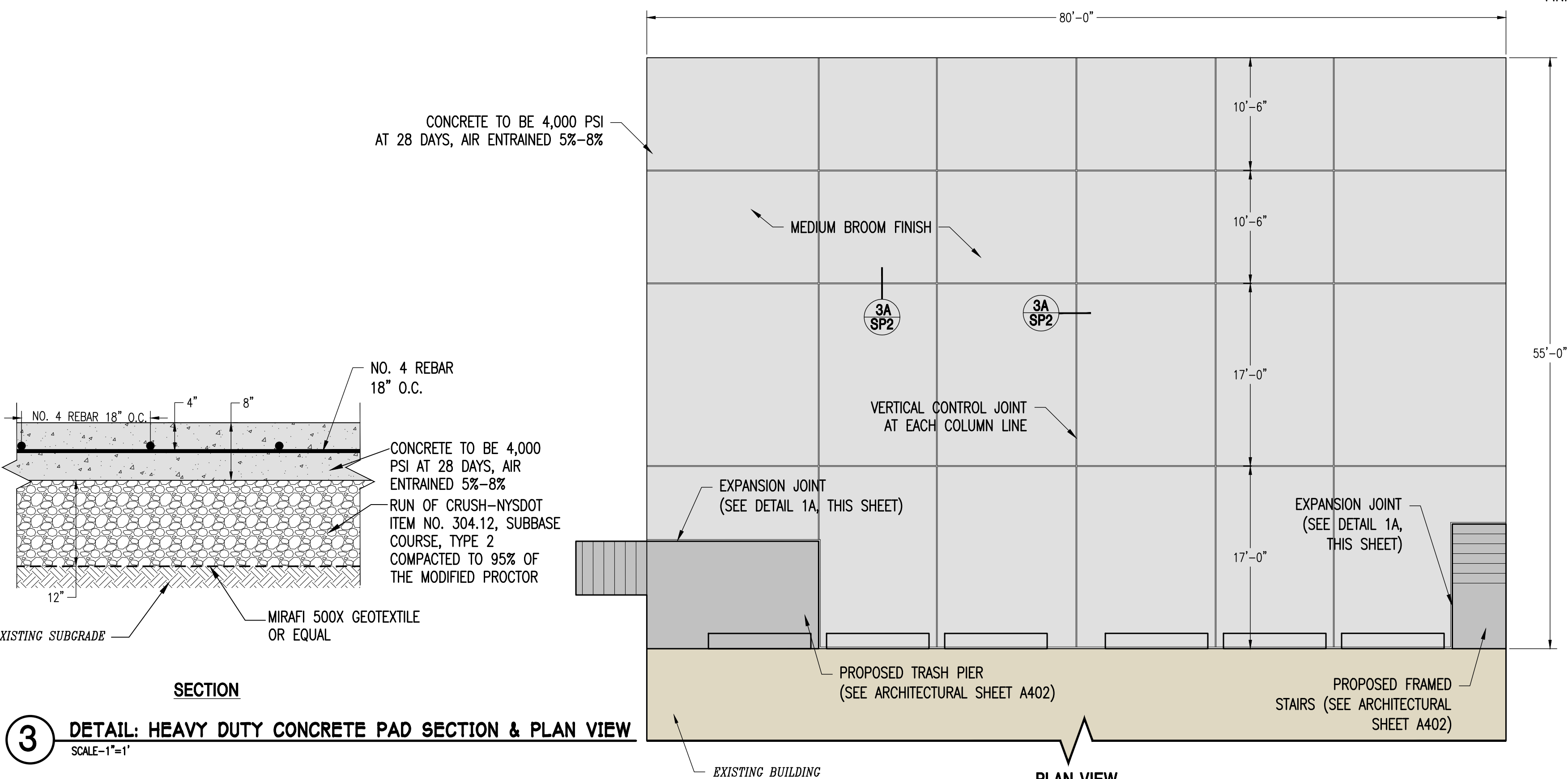
1A EXPANSION JOINT
NOT TO SCALE



1B CONTROL JOINT
NOT TO SCALE

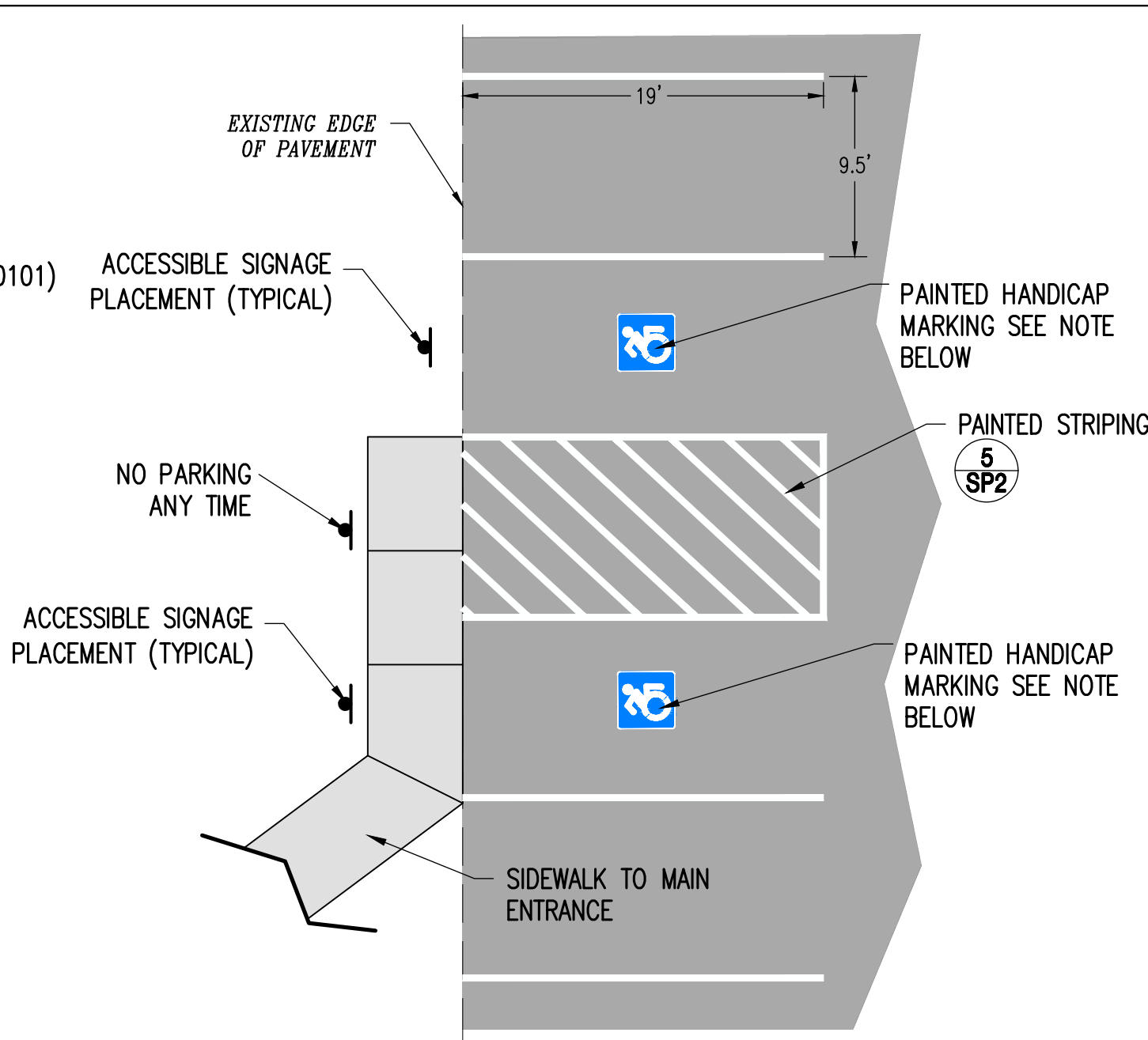


2 DETAIL: ON-SITE WALKS
SCALE: 1/4"=1'



3 DETAIL: HEAVY DUTY CONCRETE PAD SECTION & PLAN VIEW
SCALE: 1"=1'

PLAN VIEW
SCALE: 1/8"=1'-0"

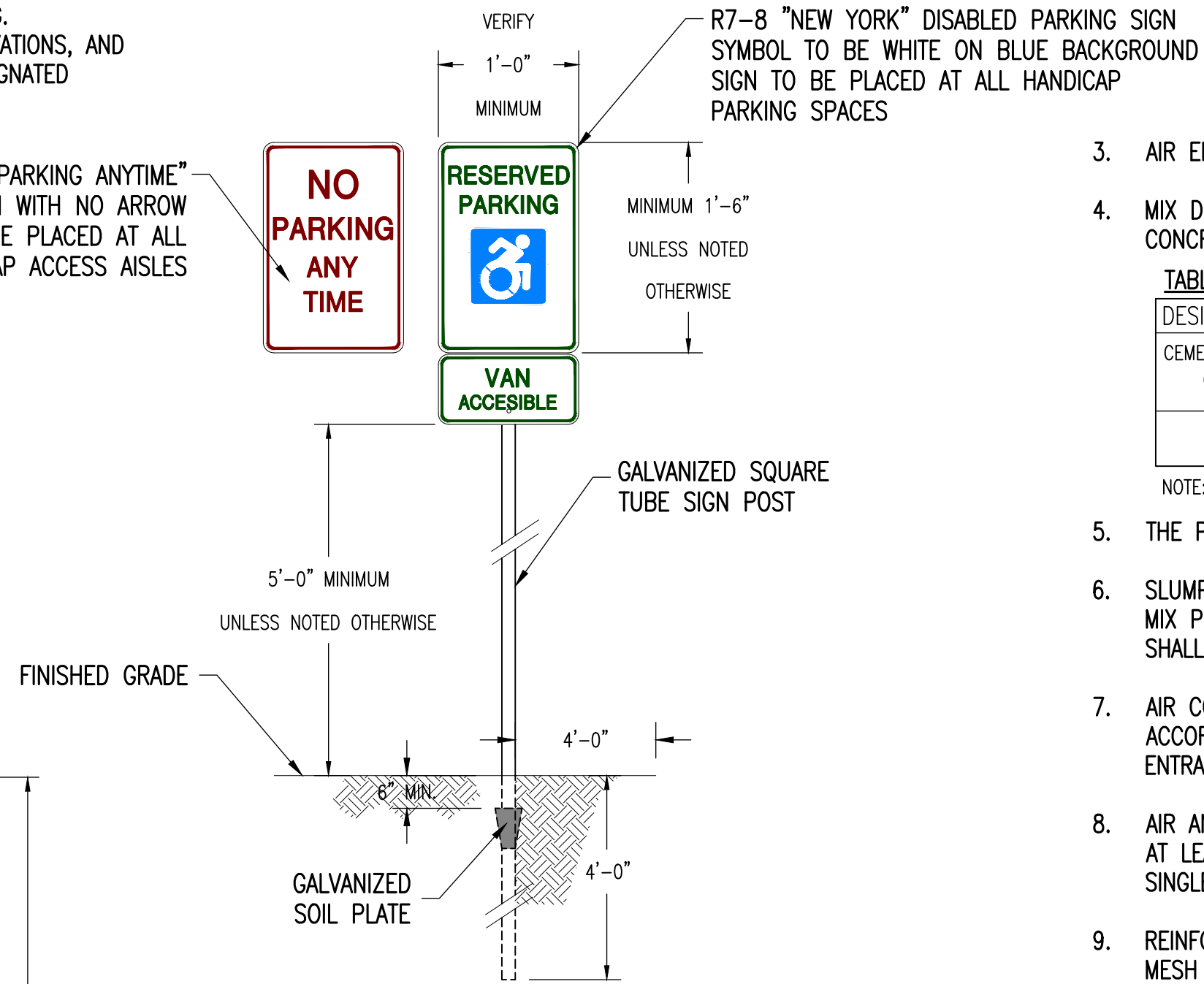


4 DETAIL: PROPOSED PARKING & ADA LAYOUT
SCALE: 1/8"=1'-0"

NOTES:

- PAINTED DYNAMIC ACCESSIBLE SYMBOL ON PAVEMENT SHALL CONFORM TO ALL NEW YORK STATE REQUIREMENTS FOR ACCESSIBLE PARKING.
- SEE CONTRACT DRAWINGS GRADING, ELEVATIONS, AND FLUSH CURB SECTIONS WITHIN THE DESIGNATED ACCESSIBLE SPACES.

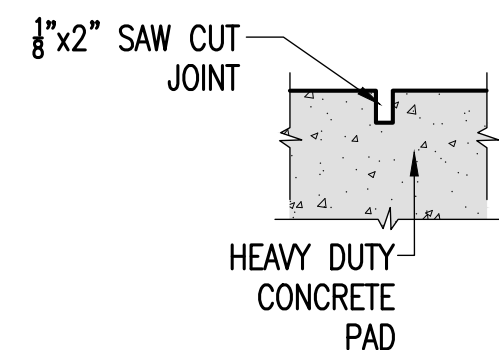
R7-1 "NO PARKING ANYTIME" SIGN WITH NO ARROW SIGN TO BE PLACED AT ALL HANDICAP ACCESS AISLES



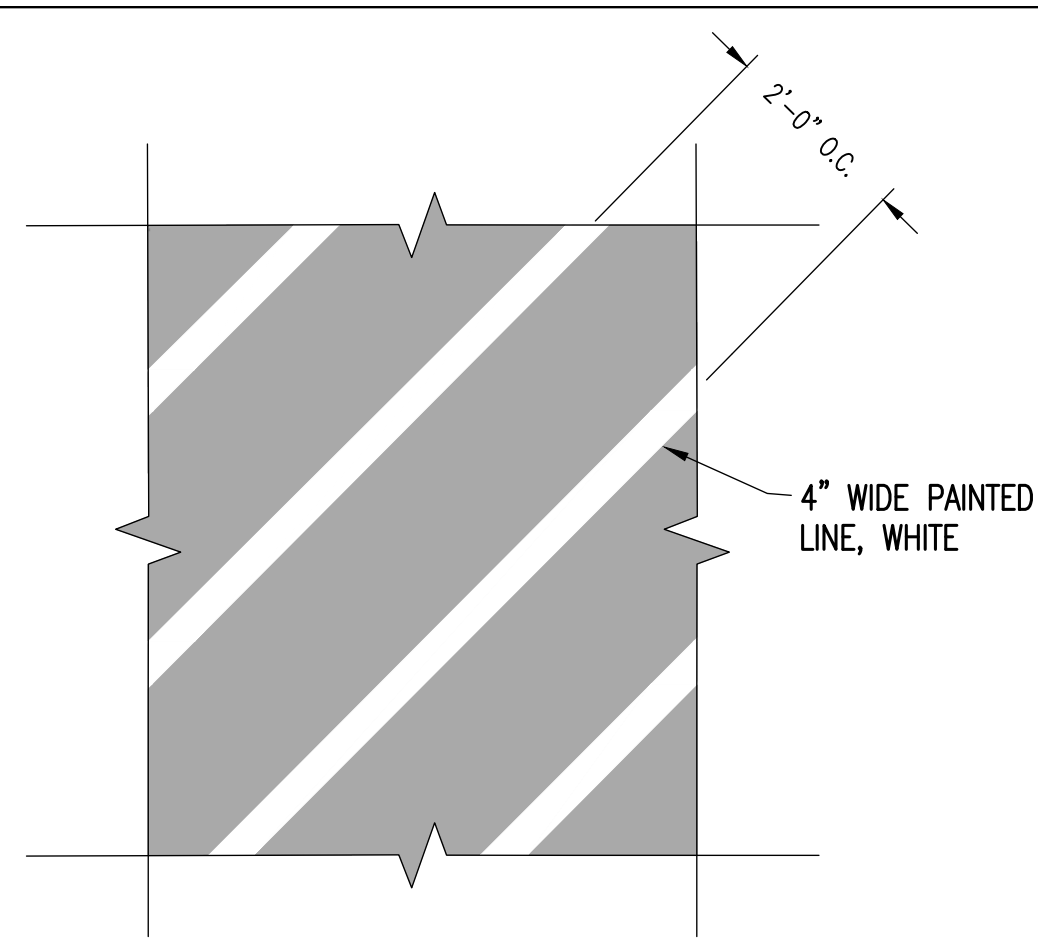
7 DETAIL: ADA ACCESSIBLE PARKING SIGNS
SCALE: 1/2" = 1'-0"

NOTE:

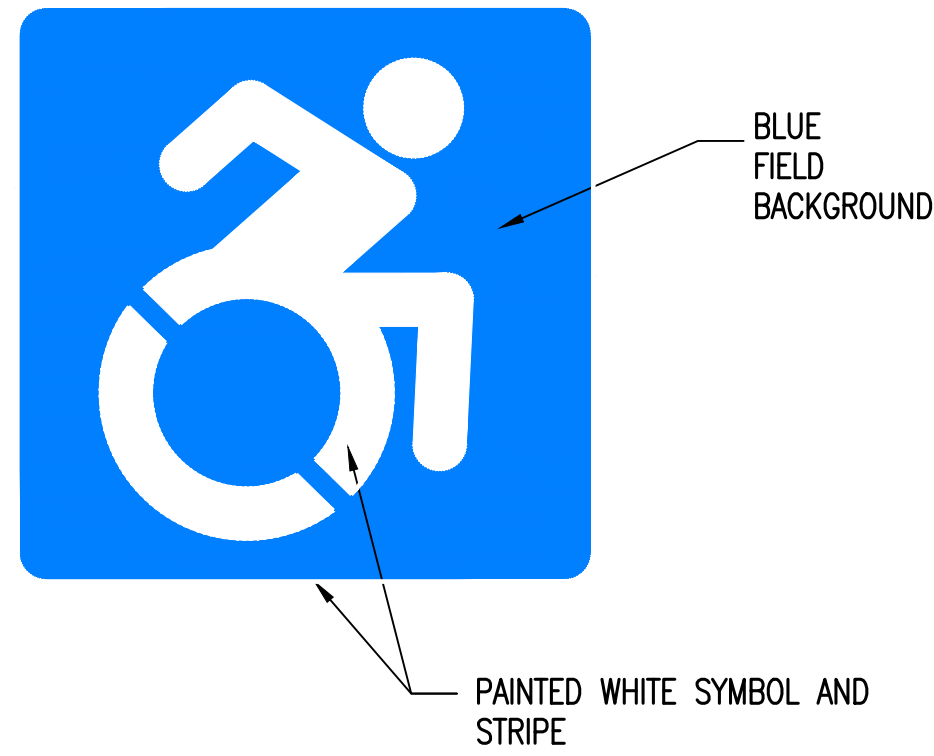
- SIGNS SHALL BE CONSTRUCTED OF REFLECTIVE RUST-FREE HEAVY GAUGE (.063) ALUMINUM IN ACCORDANCE WITH FEDERAL MUTCD STANDARDS.



3A CONTROL JOINT
SCALE: 1/8" = 1'-0"



5 DETAIL: PAINTED STRIPE
NOT TO SCALE



6 DETAIL: NYS ACCESSIBLE PARKING SYMBOL
SCALE: 1/4"=1'

NOTE:

- PROVIDE AT EACH ACCESSIBLE PARKING STALL

CAST-IN-PLACE CONCRETE NOTES:

- CEMENT SHALL BE TYPE II CONFORMING TO ASTM C150.
- AGGREGATES SHALL CONFORM TO ASTM C33
 - CEMENT SAND SHALL MEET NYSDOT STANDARD SPECIFICATION SECTION 703-07, LATEST VERSION.
 - COARSE AGGREGATE SHALL BE CRUSHED LIMESTONE IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 703-02, LATEST VERSION AT THE FOLLOWING GRADATIONS:

SIEVE SIZE	GRADATION (% PASSING)
1 1/2 INCH	100
1 INCH	93-100
3/4 INCH	27-58
3/8 INCH	0-8

- AIR ENTRAINMENT SHALL CONFORM TO ASTM C260.
- MIX DESIGN SHALL BE ESTABLISHED BY CONCRETE SUPPLIER BASED ON A PROVEN STRENGTH RECORD FOR CONCRETE MADE WITH SIMILAR INGREDIENTS. DESIGN IS AS FOLLOWS:

TABLE 1: CONCRETE MIXTURE

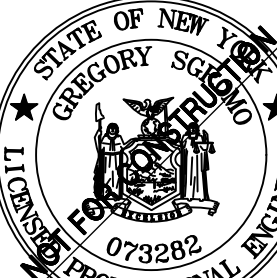
DESIGN MIX GUIDELINES

CEMENT CONTENT (LB/CY)	W/C MATERIAL (BY WEIGHT)	AIR CONTENT RANGE (%)	SUMP RANGE (IN)
648	.44	6.5 (5.0-8.0)	3 - 4

NOTE: ASTM C33 SIZE - SIZE #57 ACCEPTABLE EQUIVALENT.

- THE PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 301.
- SUMP TEST: SLUMP TESTS SHALL BE PERFORMED IN THE FIELD BY THE TESTING LABORATORY ON EACH BATCH OF MIX PRODUCED, IN ACCORDANCE WITH ASTM SPECIFICATION C143. CONCRETE WHICH EXCEEDS THE SLUMP SPECIFIED SHALL NOT BE UTILIZED UNDER THIS CONTRACT.
- AIR CONTENT TEST: SAMPLES OF FRESHLY MIXED CONCRETE SHALL BE TESTED FOR ENTRAINED AIR CONTENT IN ACCORDANCE WITH ASTM SPECIFICATION C231. CONCRETE WHICH DOES NOT CONTAIN THE PROPER AMOUNT OF ENTRAINED AIR SHALL NOT BE UTILIZED UNDER THIS CONTRACT.
- AIR AND SLUMP TEST FREQUENCY: A MINIMUM OF 2 TESTS WILL BE REQUIRED FOR EACH DAY OF OPERATION AND AT LEAST 1 TEST SHALL BE TAKEN FOR EACH 100 CUBIC YARDS AND EACH CLASS OF CONCRETE PLACED WITHIN A SINGLE DAY.
- REINFORCING STEEL BARS SHALL BE DEFORMED NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60. WIRE MESH SHALL BE COLD DRAWN STEEL CONFORMING TO ASTM A185.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE QUALITY CONTROL OF ALL CONCRETE.
- COMPRESSION TESTING: A SAMPLING WILL NORMALLY CONSIST OF THREE CYLINDERS. ASTM STANDARD C31 CURING METHODS SHALL BE USED. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT CYLINDERS SHALL BE STORED IN AN APPROVED STORAGE BOX APPROVED BY THE TESTING LABORATORY ON THE CONSTRUCTION SITE FOR 24 HOURS AFTER THEY HAVE BEEN MOLDED AT AT TEMPERATURE BETWEEN 60 DEGREES FAHRENHEIT AND 80 DEGREES FAHRENHEIT.

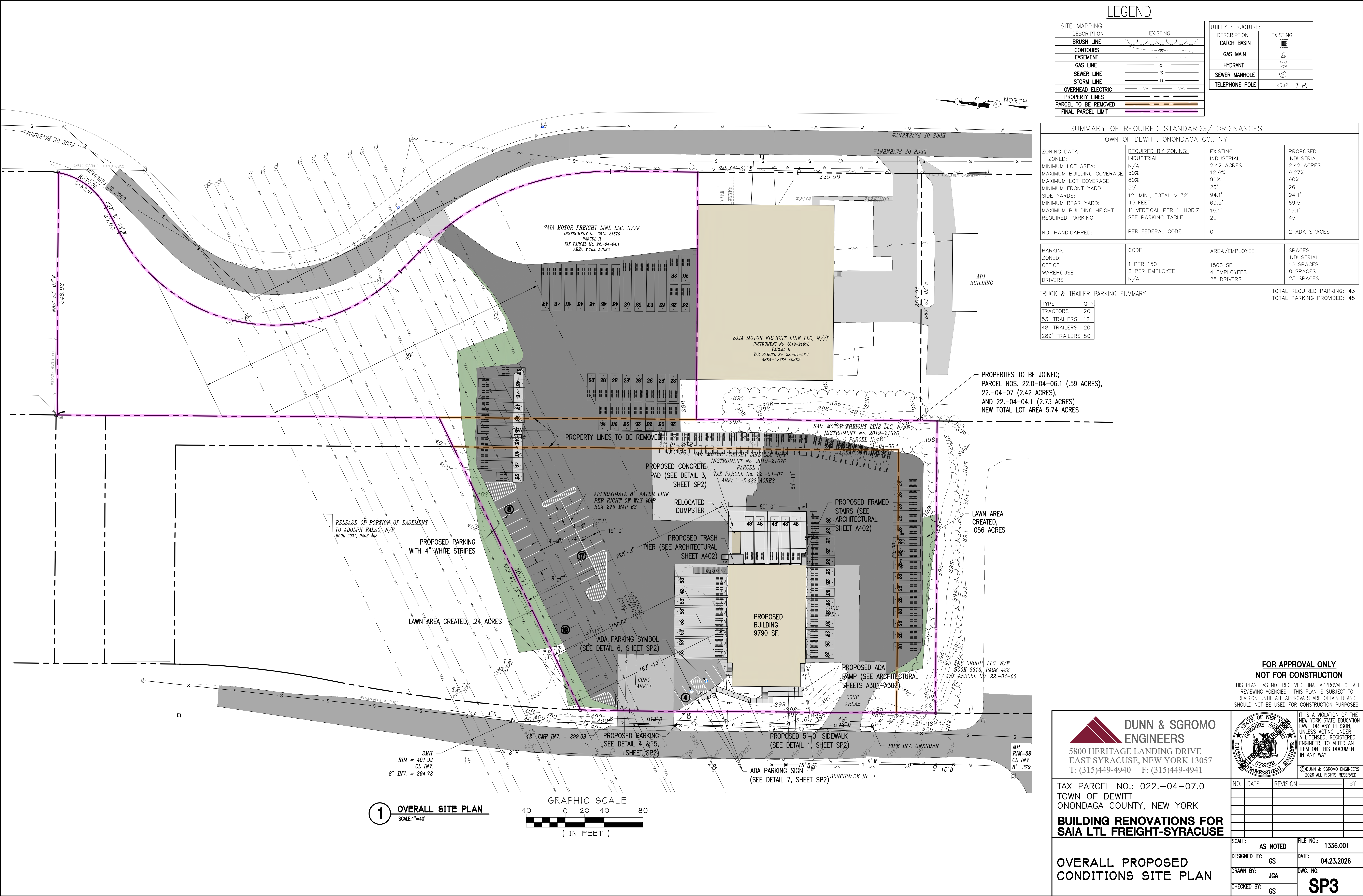
AFTER 24 HOURS, THE SAMPLED WILL BE TRANSPORTED TO THE TESTING LABORATORY AND MOIST CURED UNTIL TESTING IN ACCORDANCE WITH ASTM C39., ONE CYLINDER WILL BE TESTED AT 7 DAYS, 2 CYLINDERS TESTED AT 28 DAYS.

 DUNN & SGROMO ENGINEERS 5800 HERITAGE LANDING DRIVE EAST SYRACUSE, NEW YORK 13057 T: (315)449-4940 F: (315)449-4941		 IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER A LICENSED, REGISTERED ENGINEER, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY. ©DUNN & SGROMO ENGINEERS ~ 2026 ALL RIGHTS RESERVED
TAX PARCEL NO.: 022.-04-07.0 TOWN OF DEWITT ONONDAGA COUNTY, NEW YORK BUILDING RENOVATIONS FOR SAIA LTL FREIGHT-SYRACUSE		NO. DATE REVISION BY 1 05.14.2026 PER TOWN COMMENTS JGA
SCALE: AS NOTED DESIGNED BY: GS DRAWN BY: JGA CHECKED BY: GS		FILE NO.: 1336.001 DATE: 04.23.2026 DWG. NO: SP2

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Q:\CADD Files\PROJECTS\ARABCO - 1336.001 - SAIA Syracuse, NY - 427 False D\Working Drawings\BASE.dwg 5/14/2026 1:15:54 PM





EXTERIOR LIGHTING
Scale: 1 inch= 20 Ft.

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.1
	1
	2

Luminaire Schedule								
Project: Project_1								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	Mounting Height
	14	V	Single	0.900	FLF LS250 N77 G2 FSK-25000Lm-50K	160	25008	22

Calculation Summary									
Project: Project_1									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	
DOCK AREA	Illuminance	Fc	1.65	7.6	0.1	16.50	76.00	0	
DOCK_B	Illuminance	Fc	3.76	7.6	1.9	1.98	4.00		
DOCK_R	Illuminance	Fc	2.91	7.6	1.0	2.91	7.60		
DOCK_T	Illuminance	Fc	3.36	7.4	1.5	2.24	4.93		

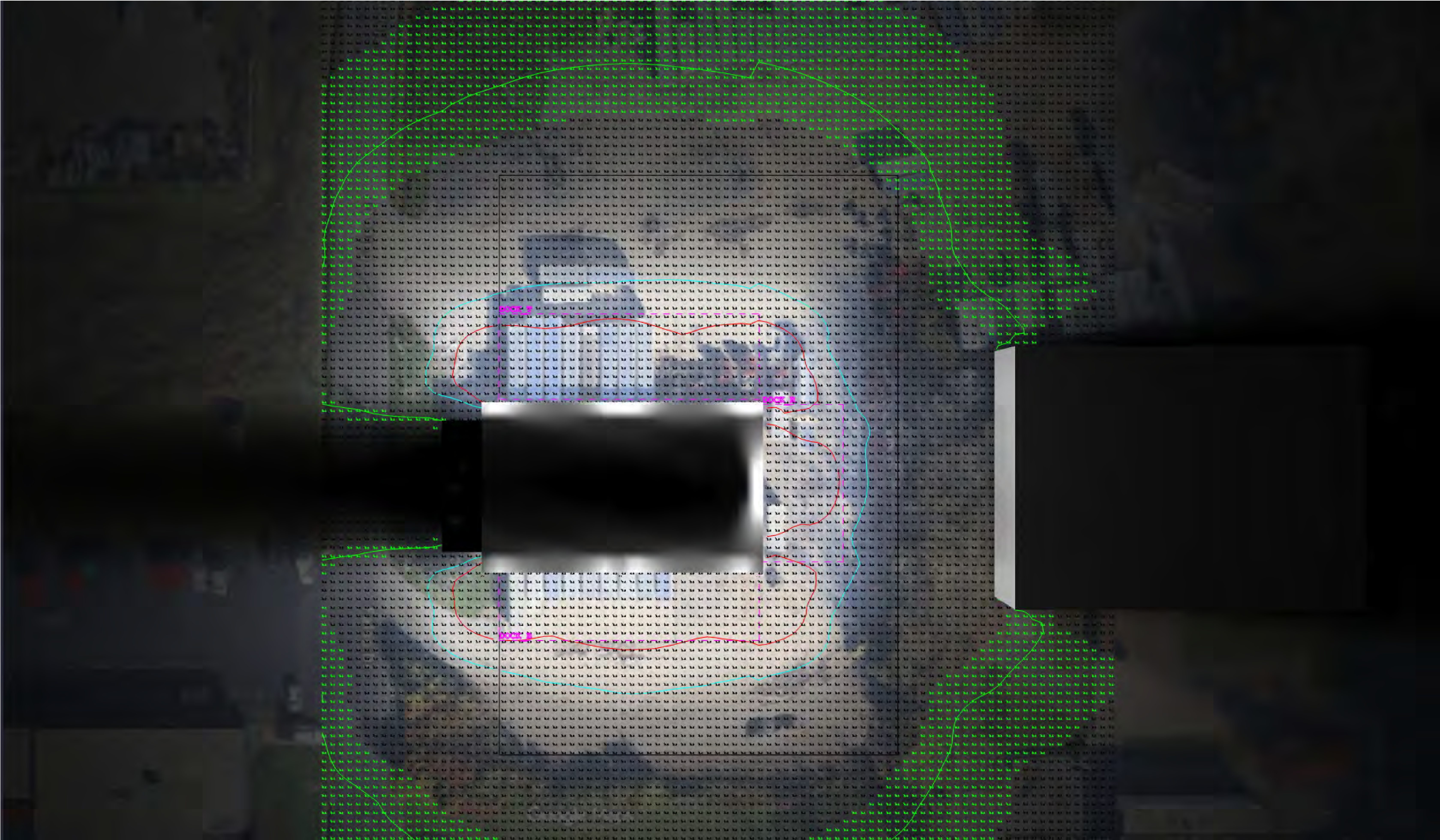


Image File : EXTERIOR LIGHTING

FLF G2 - Flood Lights - Flex Series - 2nd Gen



CONTRACTOR XP



(Images are shown for illustration purposes only)

Project:

Product #:

Type:

KEY FEATURES

- Power & CCT selectable flex series flood light.
- Controls ready with preinstalled zhaga sensor receptacle.
- Ships with mount in box.
- NEMA 7 distribution.
- 175 Lm/W Efficacy.



SPECIFICATIONS

Housing

Sealed, heavy duty die-cast aluminum.

Ambient Temperature

Suitable for use in -40° C to 45° C (-40° F to 113° F).

Mounting

Adjustable Pole Mount, Slipfitter Mount, Wall Mount, and Trunnion Mount.

Efficacy

Up to 175 lumens per watt.

CCT and CRI

3000K, 4000K, & 5000K - 70 CRI

Lifespan

L70 > 100,000 hours @ 25°C.

Distribution

NEMA 7.

Finishes

Dark Bronze, Black, White, Silver Gray and custom.

Electrical

Standard voltage 120-277V. HVU 347-480V. 0-10V dimming driver standard for 10% to 100% dimming capabilities. THD: ≤20%. PF ≥90%.

Surge Protection

10KA (120-277V models)
20KA (347-480V models).

Warranty

5-year limited warranty. Comprehensive warranty terms can be located on www.slgus.com.

Certifications

UL Listed for wet locations. FCC compliant. Design Lights Consortium® (DLC) 5.1 Premium qualified product pending.

ORDERING GUIDE

Example: FLF LS500 N77 G2 FSK PSC T

Fixture Type	Selectable Lumen Output	Distribution	Generation	Voltage	CCT	Photocell	Included Mount	Finish
• FLF LED Flood Light - Flex Series	• LS250 14,000 Lm / 80 W 22,100 Lm / 110 W 25,000 Lm / 140 W 25,000 Lm / 160 W • LS500 33,500 Lm / 198 W 42,000 Lm / 264 W 48,000 Lm / 300 W 50,000 Lm / 330 W • LS600 49,500 Lm / 300 W 50,400 Lm / 320 W 56,600 Lm / 360 W 60,100 Lm / 400 W	• N77 NEMA 7	• G2 Second Generation	• BLANK 120-277V • HVU* 347-480 V	• FSK 3000K 4000K 5000K • 30K 3000K • 40K 4000K • 50K 5000K	• PSC Ships with Photocell and Shorting Cap. • BLANK Leave this blank when ordering HVU models - these do not include photocell and shorting cap.	• T Trunnion Mount (ships in same box) • SFD Slipfitter Mount (ships in same box) • BLANK Leave this blank when ordering HVU models - mount is ordered separately (see below) • ASR Adjustable Square & Round Pole Mount (ships in same box) • SFD Slipfitter Mount (ships in same box) • BLANK Leave this blank when ordering HVU models - mount is ordered separately (see below)	• BLANK Dark Bronze • B Black • SG Silver Gray • W White • C** Custom Color

*HVU option does not ship with PIN receptacle, Photocell, shorting cap, or mount.

**For a custom color, please call to place your order.

For stocking opportunities please reach out to your local SLG Lighting rep or contact sales@slgus.com.

Leadtimes may vary based on current inventory levels - always consult your local SLG Lighting rep for leadtimes and project needs.

ACCESSORIES

Sensors	SLG Sync App	Mounting
• MSB-DCE-06-Z10-BT5.0-W Bluetooth Plug-in Sensor L7 High Bay Lens • MS-DCE-09-Z10-L7-W Standalone Motion Sensor • RM-06 Remote control for motion sensor • PC-2 Twist-lock Photocell (480V)	• BLANK Commission and control your system through the free SLG Sync app. Only for SLG Sync™ bluetooth control products.	• ALC-WMB Wall Mount • ALC-T Trunnion Mount • ALF-SFD Slipfitter • ALF-ASR Adjustable square/round pole mount

Accessories shown are generally stocked items, for additional accessories questions and options please contact your local SLG Lighting rep or email sales@slgus.com.

Options for spec needs available through special request - please contact sales@slgus.com with spec needs and project size.

Due to continuous product improvements, specification and/or equipment updates may change without notice.

PERFORMANCE INFORMATION

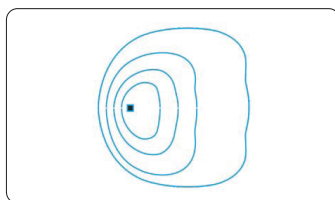
Series Number	Wattage	Lumens (3000K)	Lumens (4000K)	Lumens (5000K)
FLF LS250	160 W	22,500 Lm	25,000 Lm	23,500 Lm
	140 W	20,000 Lm	22,100 Lm	21,000 Lm
	110 W	16,500 Lm	18,000 Lm	17,100 Lm
	80 W	12,800 Lm	14,000 Lm	13,300 Lm
FLF LS500	330 W	45,000 Lm	50,000 Lm	46,800 Lm
	300 W	42,500 Lm	48,000 Lm	44,000 Lm
	264 W	38,000 Lm	42,000 Lm	39,000 Lm
	198 W	30,000 Lm	33,500 Lm	31,000 Lm
FLF LS600	400 W	58,200 Lm	60,500 Lm	60,000 Lm
	360 W	54,800 Lm	56,000 Lm	55,000 Lm
	320 W	50,400 Lm	51,000 Lm	50,000 Lm
	300 W	48,000 Lm	47,000 Lm	46,000 Lm

Performance information based on rigorous testing and high standards using a random sample set.

ELECTRICAL LOAD

Series Number	Wattage	120V	208V	240V	277V	Series Number	347V	480V
FLF LS250 G2	160 W	1.33	0.77	0.67	0.58	FLF LS250 G2 HVU	0.46	0.33
	140 W	1.17	0.67	0.58	0.51		0.40	0.29
	110 W	0.92	0.53	0.46	0.40		0.31	0.23
	80 W	0.67	0.39	0.33	0.29		0.23	0.17
FLF LS500 G2	330 W	2.75	1.59	1.38	1.19	FLF LS500 G2 HVU	0.95	0.69
	300 W	2.5	1.44	1.25	1.08		0.87	0.63
	264 W	2.2	1.27	1.1	0.95		0.76	0.6
	198 W	0.67	0.38	0.33	0.29		0.23	0.17
FLF LS600 G2	400 W	3.33	1.92	1.67	1.44	FLF LS600 G2 HVU	1.44	0.83
	360 W	3.00	1.73	1.5	1.30		1.30	0.75
	320 W	2.67	1.54	1.3	1.55		1.54	0.67
	300 W	2.50	1.44	1.25	1.08		1.08	0.63

PHOTOMETRIC



NEMA 77Hx7V

MOUNTING



Slipfitter Mount
An optional cast aluminum mast arm adapter secures fixture head to nominal 2-3/8" O.D. horizontal steel tenon arm.



Wall Mount
Wall Mount is easy to install for direct wall mounting with 1/2" conduit wiring or standard J-box mounting.



Trunnion Mount
Die-cast aluminum trunnion is easily adapted to many surfaces and allows easy fixture aiming angles.

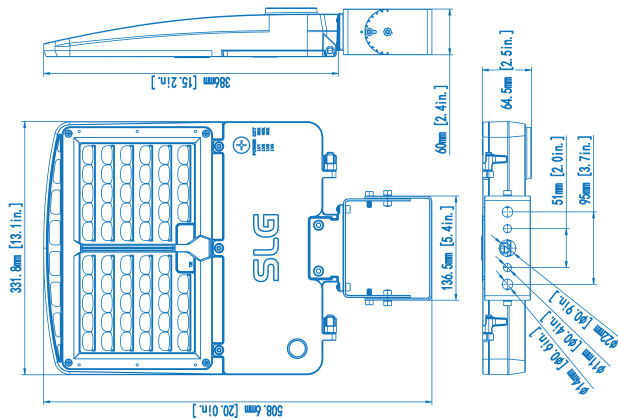


Adjustable Arm Mount
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.

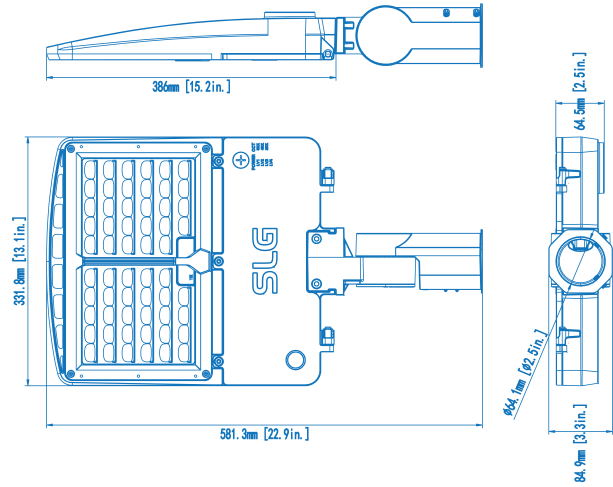
Due to continuous product improvements, specification and/or equipment updates may change without notice.

DIMENSIONS

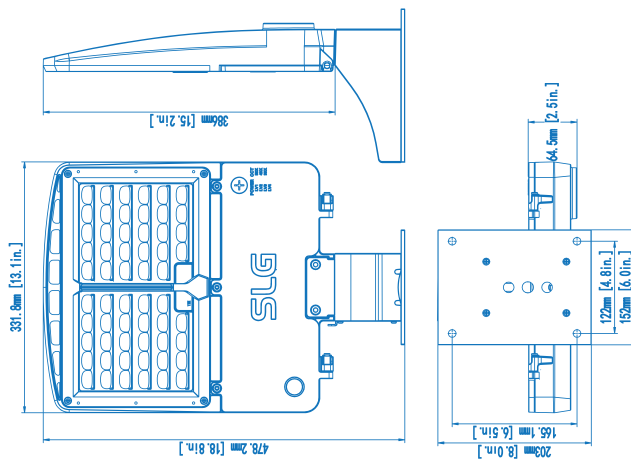
FLF LS250 - with Trunnion Mount



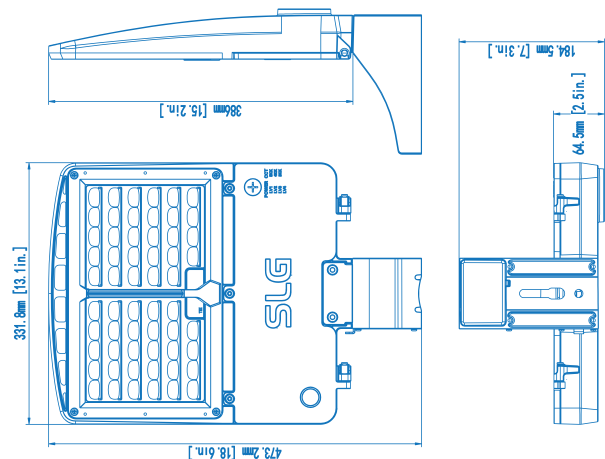
FLF LS250 - with Adjustable Slipfitter Mount



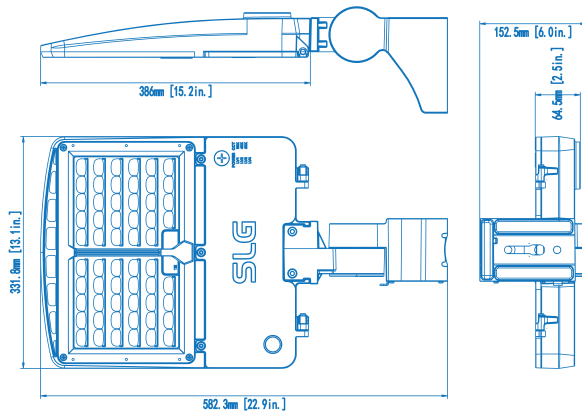
FLF LS250 - with Wall Mount



FLF LS250 - with Pole Mount



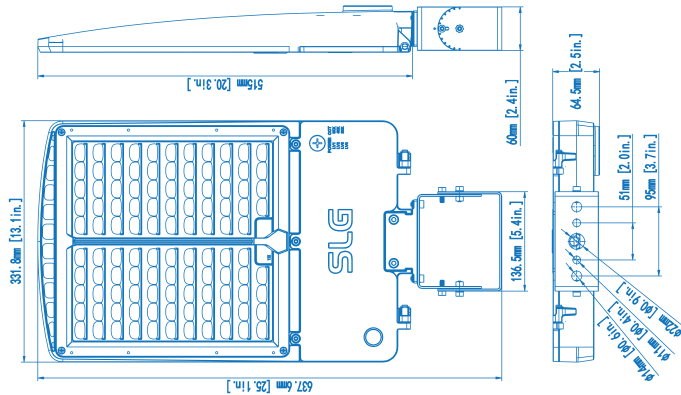
FLF LS250 - with Adjustable Pole Mount



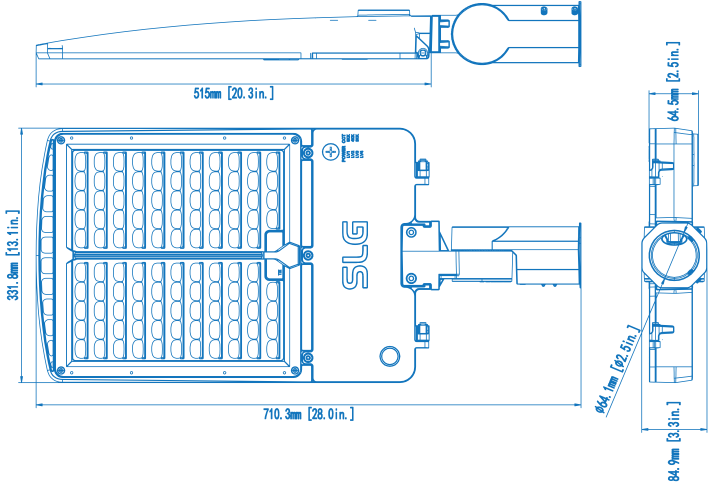
Due to continuous product improvements, specification and/or equipment updates may change without notice.

DIMENSIONS (Continued)

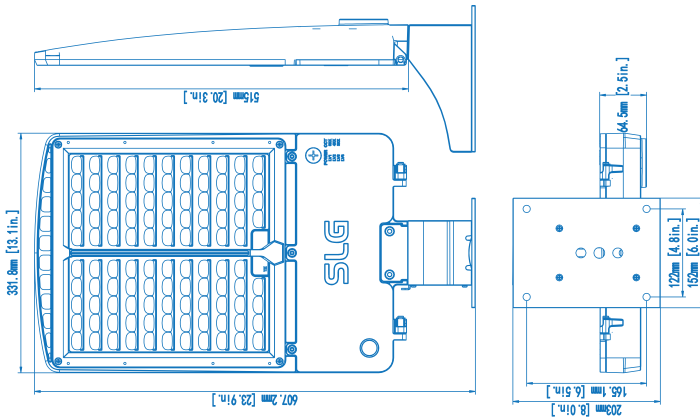
FLF LS500 - with Trunnion Mount



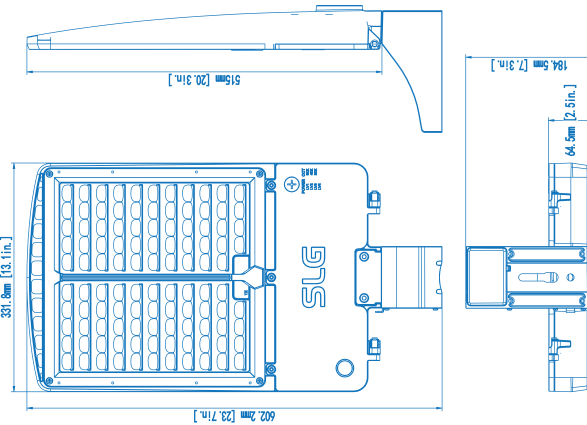
FLF LS500 - with Adjustable Slipfitter Mount



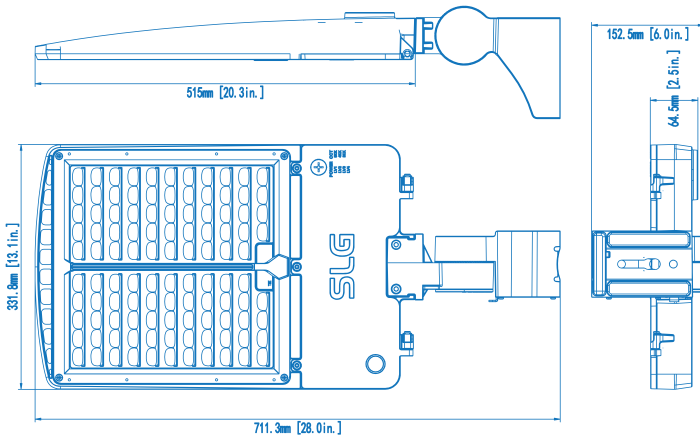
FLF LS500 and LS600 - with Wall Mount



FLF LS500 and LS600 - with Pole Mount



FLF LS500 and LS600 - with Adjustable Pole Mount

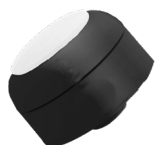


Due to continuous product improvements, specification and/or equipment updates may change without notice.

SHIPPING INFORMATION

Product number	Individual box size
FLF LS250 G2 FSK	22.05" X 14.57" X 4.72"
FLF LS500 G2 FSK	27.55" X 14.57" X 4.72"
FLF LS600 G2 FSK	27.55" X 14.57" X 4.72"

BLUETOOTH MOTION SENSOR



MSB-DCE-06-Z10-BT5.0-W

(Pictured with L7 lens)

SPECIFICATIONS

Input Voltage DC 12V	Bluetooth Transmit 328 ft Max	Housing Material UL 94-5VA Nylon
Input Power 0.6W	Radio Frequency 2.4GHz ± 75MHz	Detection Range 40-80 ft
Input Current 50mA Max	Bluetooth Version 4.2/5.0	Mounting Height 20-40 ft
Output Current 10mA Max	Housing Material UL 94-5VA Nylon	Operating Temperature -20°C to 60°C (68°F to 140°F)
Output Power 0.1W	Detection Range 40-80 ft	IP Rating IP66
Dimming 0-10V	Radio Frequency 2.4GHz ± 75MHz	Warranty 5 Year warranty
Sinking Current 10mA Max	Bluetooth Version 4.2/5.0	

COMMISSION

This Bluetooth sensor/controller is easily commissioned via the SLG Sync app, available for download on Google Play and the App Store.

APP DOWNLOAD



For commissioning guide and more information visit:

www.slgsync.com

STANDALONE MOTION SENSOR



MS-DCE-09-Z10-L7-W

SPECIFICATIONS

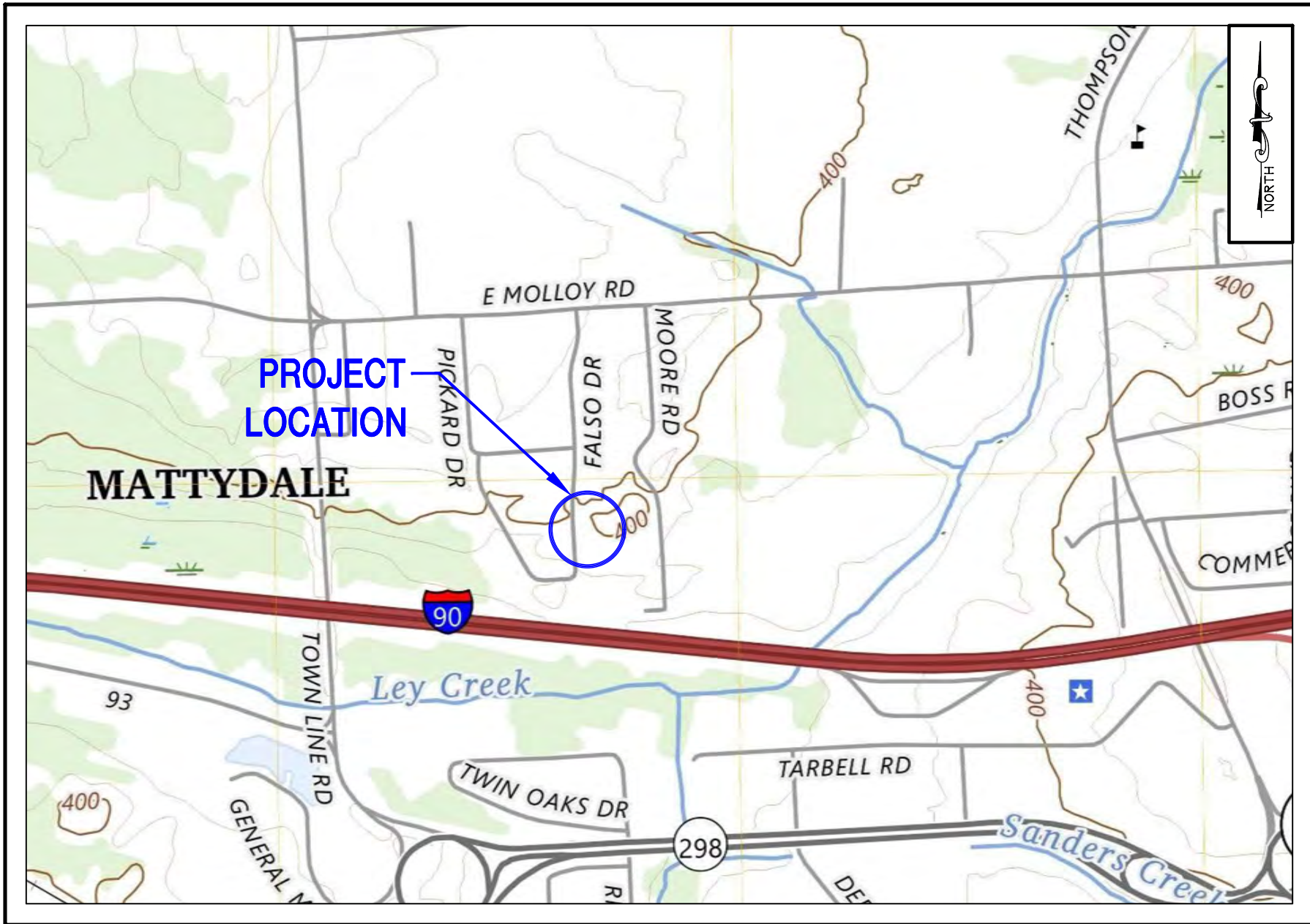
Input Voltage DC 12V-24 VDC	IP Rating IP65
Input Current 30mA	Detection Range 9 ft
Dimming DIM 0-10V	Mounting Height Up to 40ft
Detection Angle Fresnel Lens 120°	Operating Temperature -20°C to 60°C (-4°F to 140°F)
	Warranty 5 Year warranty

COMMISSION

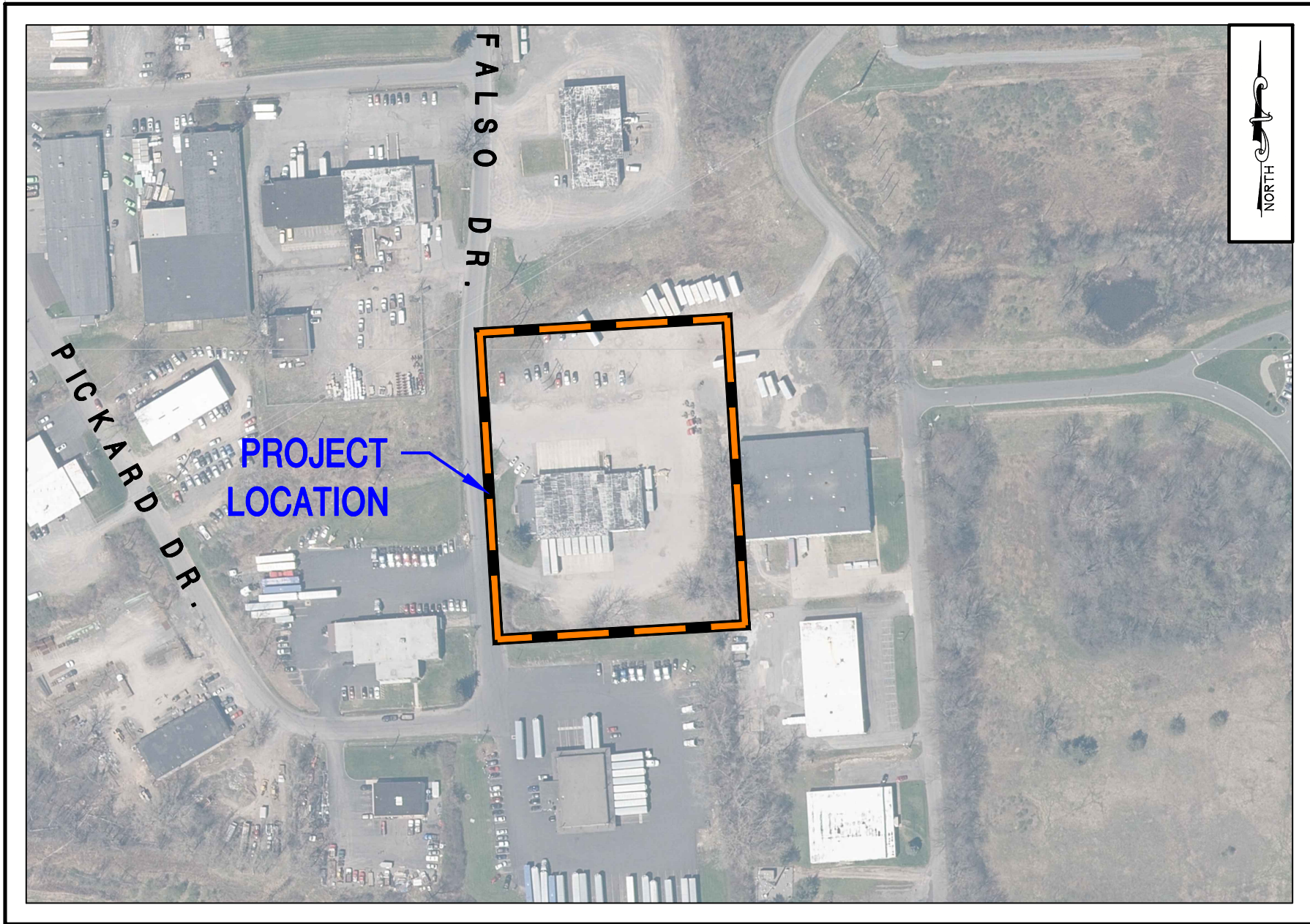
This basic sensor is commissioned via the RM06 remote. Either pre-commissioned or commissioned on site.



Due to continuous product improvements, specification and/or equipment updates may change without notice.



LOCATION PLAN
SCALE= 1"=1,000'



SITE PLAN
SCALE= 1"=200'

BUILDING RENOVATIONS FOR SAIA

LTL FREIGHT-SYRACUSE

TOWN OF DEWITT, ONONDAGA COUNTY NEW YORK JANUARY, 2026

TOWN OF DEWITT TOWN BOARD

EDWARD MICHALENKO, TOWN SUPERVISOR
MEMBERS

KERRY MANNION, DEPUTY SUPERVISOR
H. BERNARD ALEX, COUNCILOR
JOE CHIARENZA, COUNCILOR
SARAH KLEE HOOD, COUNCILOR
MAX RUCKDESCHEL, COUNCILOR



Know what's below.
Call before you dig.

NOTIFY BY AT LEAST TWENTY (20) DAYS BEFORE, INCLUDING THE DATE OF THE NOTIFICATION, BEFORE ANY EXCAVATION, REMOVAL OF ANY EXISTING UTILITIES, AND MAKE THE UNDERGROUND UTILITIES MARKED LIST. WAIT FOR THE AFFECTED UTILITY OPERATORS TO RESPOND AND THEN COMPARE THE LISTED DATA WITH AVAILABLE LOCAL, RESPECT THE MARKED LOCATION AND THE ACCOMPANYING TAPPING PRECAUTIONS, ESPECIALLY WITHIN THE KNOWN TOLERANCE ZONE. IN THE EVENT MARKS CANNOT BE MAINTAINED AND/OR EXISTING UTILITIES CONTINUED LONGER THAN TEN (10) DAYS, NOTIFY BY AND REQUEST A REMARK.

GENERAL NOTES:

1. A SURVEY COMPLETED BY IANUZI & ROMANS LAND SURVEYING, P.C., DATED DECEMBER 10, 2025 WAS USED TO COMPLETE THESE DESIGN DRAWINGS.
2. "UDIG NY" TO BE CONTACTED 72 HOURS PRIOR TO THE START OF ANY EXCAVATION.
3. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THERE MAY ALSO BE OTHER UTILITIES NOT SHOWN, THE LOCATION OF WHICH ARE UNKNOWN. ANY TEST HOLES DEEMED NECESSARY BY THE CONTRACTOR TO COMPLETE THE PROJECT WILL BE AT HIS OR HER DISCRETION. PAYMENT FOR ALL TEST HOLES WILL BE COVERED UNDER MOBILIZATION. ALL TEST HOLES ARE TO BE WITNESSED BY THE ENGINEER.
4. THE CONTRACTOR SHALL:
 - A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
 - B. EXAMINE THE SITE AND INCLUDE IN HIS/HER WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
 - C. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
 - D. HOLD THE OWNER AND RESIDENT (PRIVATE) PROPERTY OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
 - E. CONTRACTOR SHALL COMPLY WITH NEW YORK DEPARTMENT OF PUBLIC SERVICE, 16NYCRR PART 753, EFFECTIVE FEBRUARY 5, 1997, AMENDED JULY 10TH, 2002 AND JANUARY 4TH 2012.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL NOTIFY DUNN & SGROMO ENGINEERS AND THE TOWN OF GEDDES DPW 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL SAW CUT CLEAN, EVEN EDGES ALONG ASPHALT PAVEMENTS TO REMAIN.
7. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT EXPRESSED WRITTEN APPROVAL OF DUNN & SGROMO ENGINEERS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.
9. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
10. THE OWNER'S REPRESENTATIVE (DUNN & SGROMO ENGINEERS) RESERVES THE RIGHT TO EXAMINE ANY WORK PERFORMED ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT.
11. THE CONTRACTOR SHALL MAINTAIN FLOW FOR ALL EXISTING UTILITIES, CULVERTS, AND DITCHES. ROADSIDE DRAINAGE TO BE MAINTAINED AT ALL TIMES. CONTRACTOR TO GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE, TO EITHER THE ROAD OR NEAREST CATCH BASIN.
12. IF A PARKING LOT CLOSURE IS REQUIRED THE OWNER OF THE PARKING LOT AND THE ENGINEER MUST BE NOTIFIED IN WRITING 72 HOURS IN ADVANCE OF THE CLOSURE. THE DETAILS OF THE CLOSURE MUST BE INCLUDED (I.E. REASON, DURATION).
13. ACCESS TO RESIDENTIAL PROPERTIES ADJACENT TO THE PROJECT AREA WILL BE MAINTAINED AT ALL TIMES.
14. THE CONTRACTOR SHALL RESTORE ALL LAWNS AND ROADS PER THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL RESTORE ALL CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE OWNER'S REPRESENTATIVE. ANY DAMAGED TREES, SHRUBS, HEDGES, AND/OR SIGNS THAT ARE TO BE SAVED, SHALL BE REPAIRED BY A PROFESSIONAL ASSOCIATED WITH THE ITEM DAMAGED OR ELSE BE REPLACED, AT THE CONTRACTOR'S EXPENSE.
15. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY OR THE OPEN EXCAVATION SHALL BE PROTECTED WITH FENCING. EXCAVATIONS WITHIN THE ROAD WILL BE EITHER BACKFILLED OR COVERED WITH STEEL PLATING, TO ALLOW TRAFFIC TO FLOW PROPERLY AT THE END OF EVERY WORK DAY.
16. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER SUPERVISION OF A NEW YORK STATE LICENSED SURVEYOR.

INDEX OF DRAWINGS

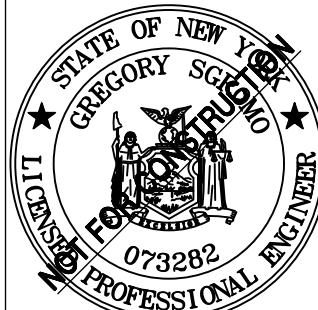
COVER SHEET
SURVEY PLAN (BY OTHERS)
SURVEY PLAN OF ALL PROPERTIES (BY OTHERS)
SP0 EXISTING CONDITIONS & DEMOLITION PLAN
SP1 PROPOSED CONDITIONS SITE PLAN
SP2 DETAILS
SP3 OVERALL SITE PARKING PLAN

ENGINEER OF RECORD

FOR APPROVAL ONLY
NOT FOR CONSTRUCTION



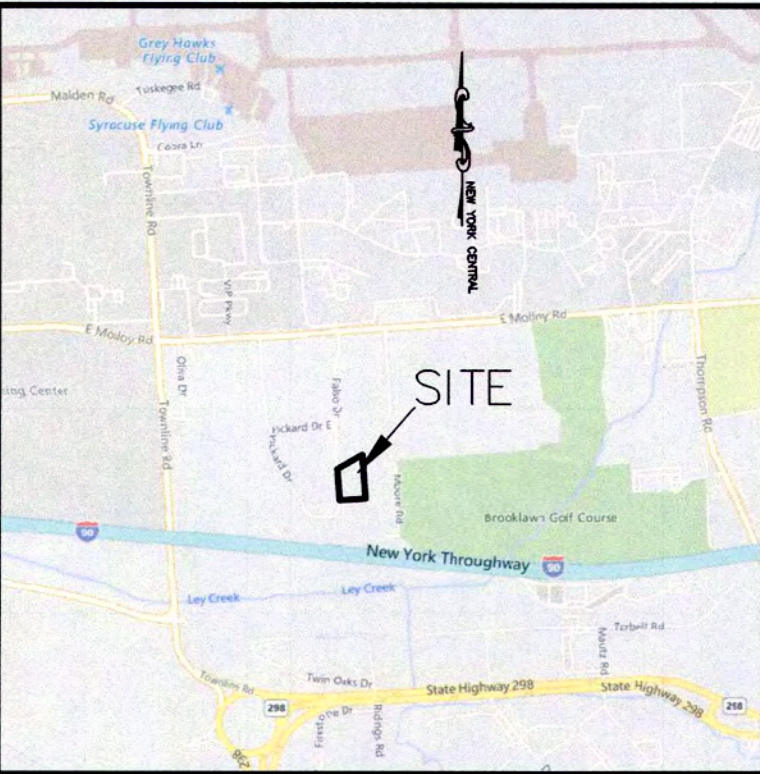
5800 HERITAGE LANDING DRIVE
EAST SYRACUSE, NEW YORK 13057
T: (315)449-4940 F: (315)449-4941



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER A LICENSED, REGISTERED ENGINEER, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.

©DUNN & SGROMO ENGINEERS
- 2024 ALL RIGHTS RESERVED

BENCHMARKS:
BENCHMARK NO. 1 - MAG NAIL SET ON NORTH SIDE
UTILITY POLE NM6 VZ4
ELEV=395.26
BENCHMARK NO. 2 - MAG NAIL SET ON EAST SIDE
UTILITY POLE NG20 LI32
ELEV=401.48



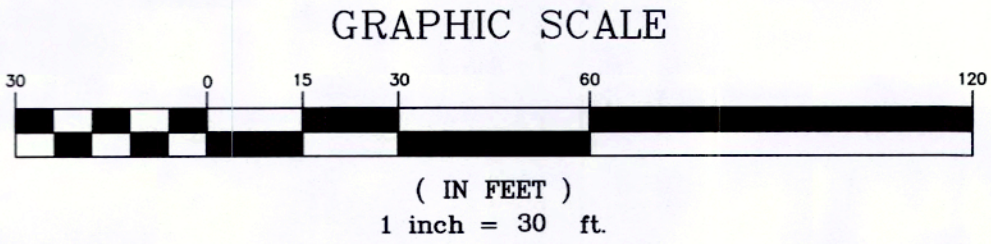
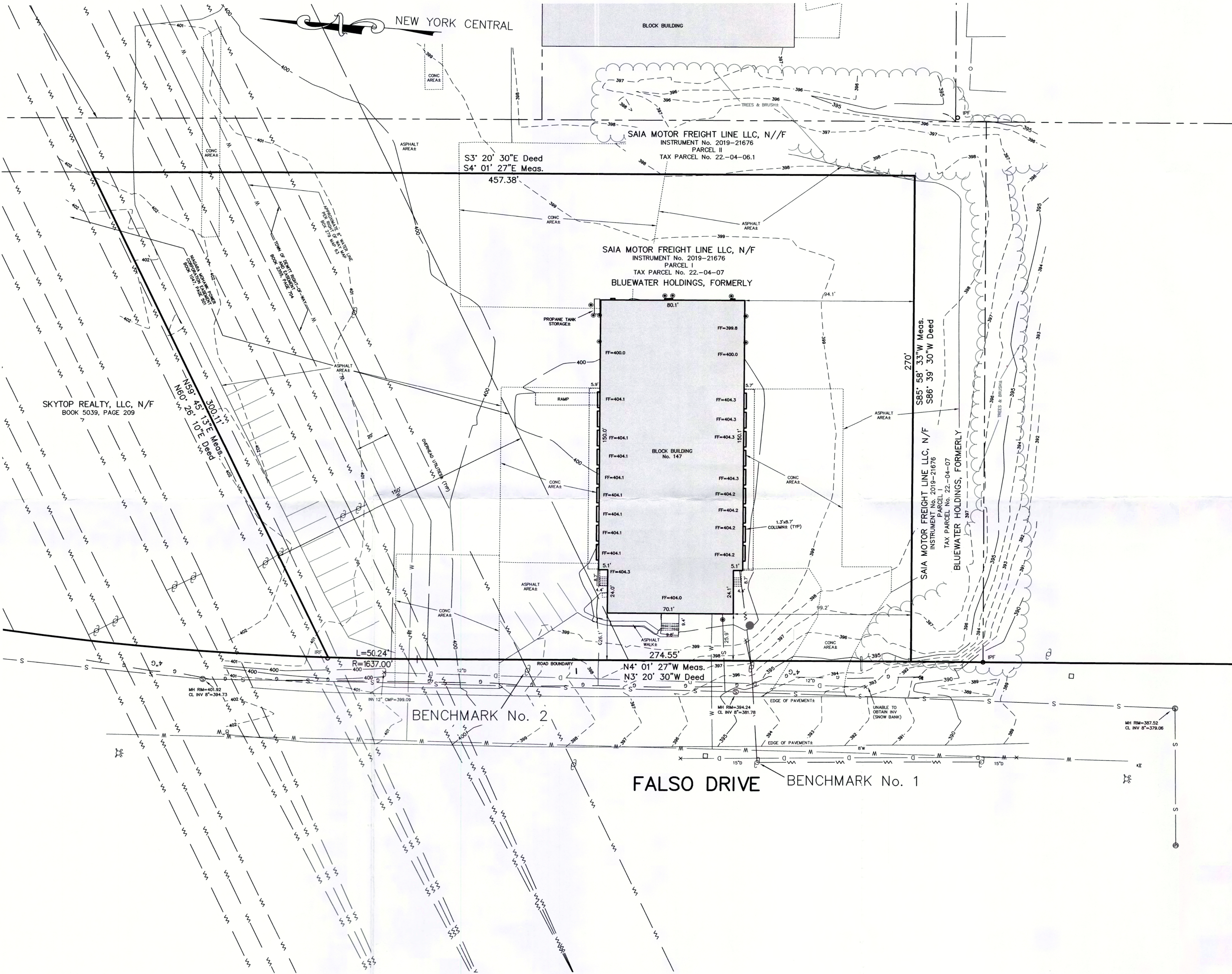
LOCATION PLAN
Scale: 1" = 2000'

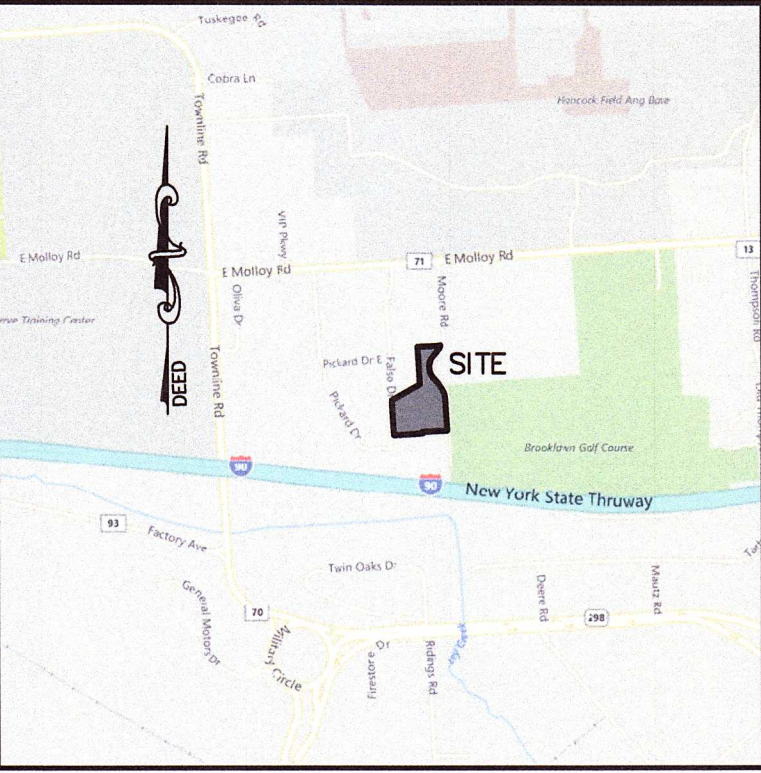
NOTES:
Total area: 2.42± acres.
Present Zone: IND Industrial District
Elevations referred to NAVD 88.
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360973 226 F, Effective date: November 4, 2016.
Tax Map No. 22.-4-7

- LEGEND:
- indicates original grade
 - ☆ LS indicates light stand
 - indicates utility pole, anchor & overhead lines
 - IPF indicates iron pipe and/or monument found
 - indicates bollard
 - indicates sign
 - indicates storm culvert
 - indicates gas main, gas valve & gas line marker
 - indicates water main, water valve & hydrant
 - indicates storm sewer, catch basin & manhole
 - indicates sanitary sewer, sewer vent & manhole
 - indicates underground telephone line, manhole & box
 - indicates underground electric line & manhole
 - indicates underground television cable & box
 - indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

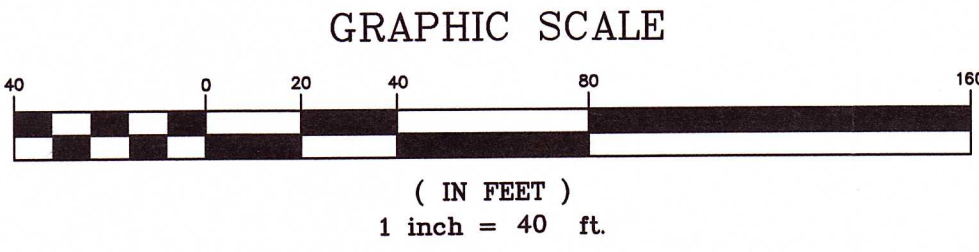
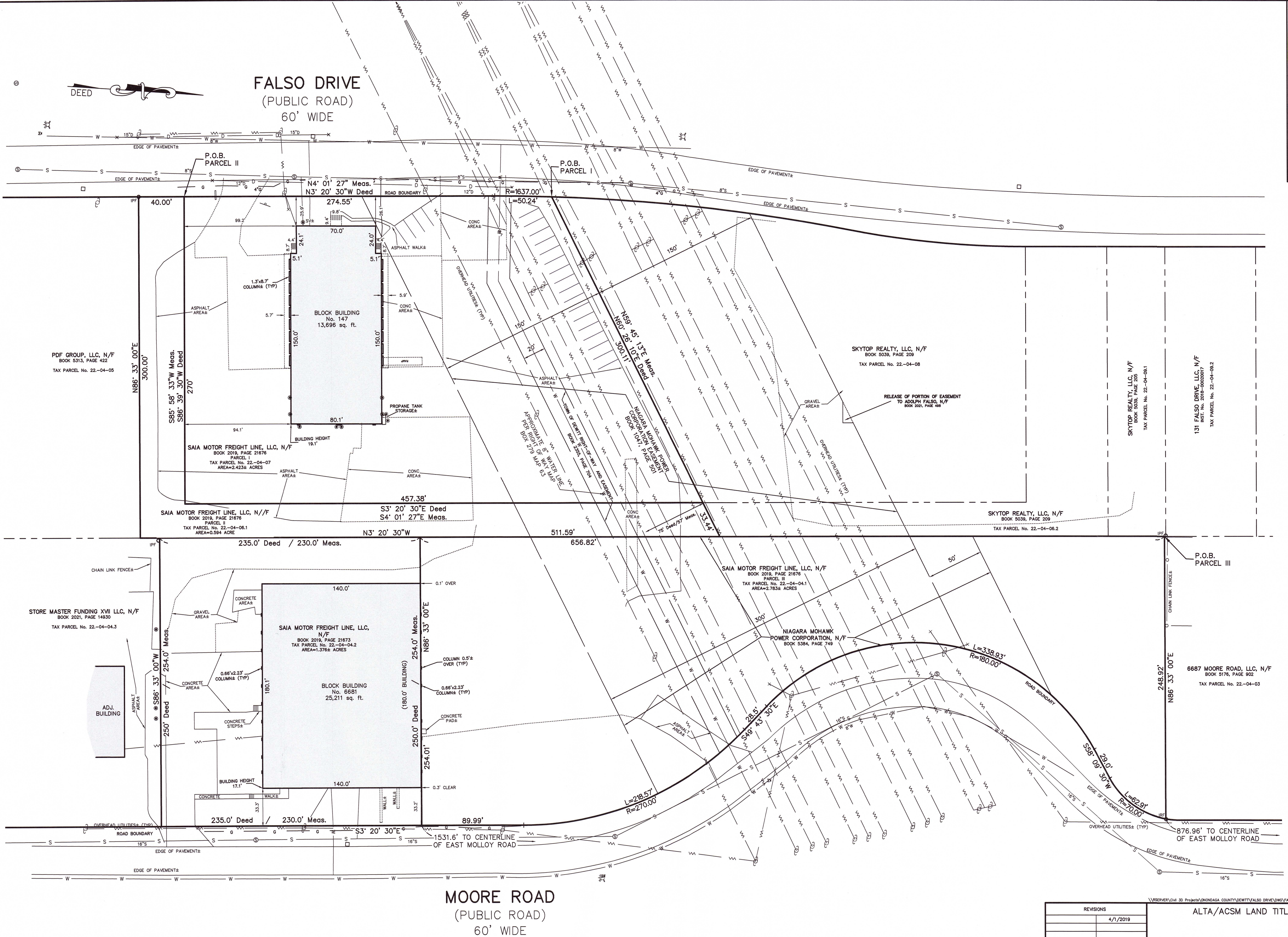
Subject to any statement of facts on accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

REVISIONS	TOPOGRAPHIC SURVEY No. 147 FALSO DRIVE	
	PART OF MILITARY LOT No. 20 TOWN OF DEWITT ONONDAGA COUNTY, NEW YORK	
	IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com	DATE: DECEMBER 10, 2025 SCALE: 1" = 30' FILE No.: 365.028
		SHEET No. F.B. No. 1752



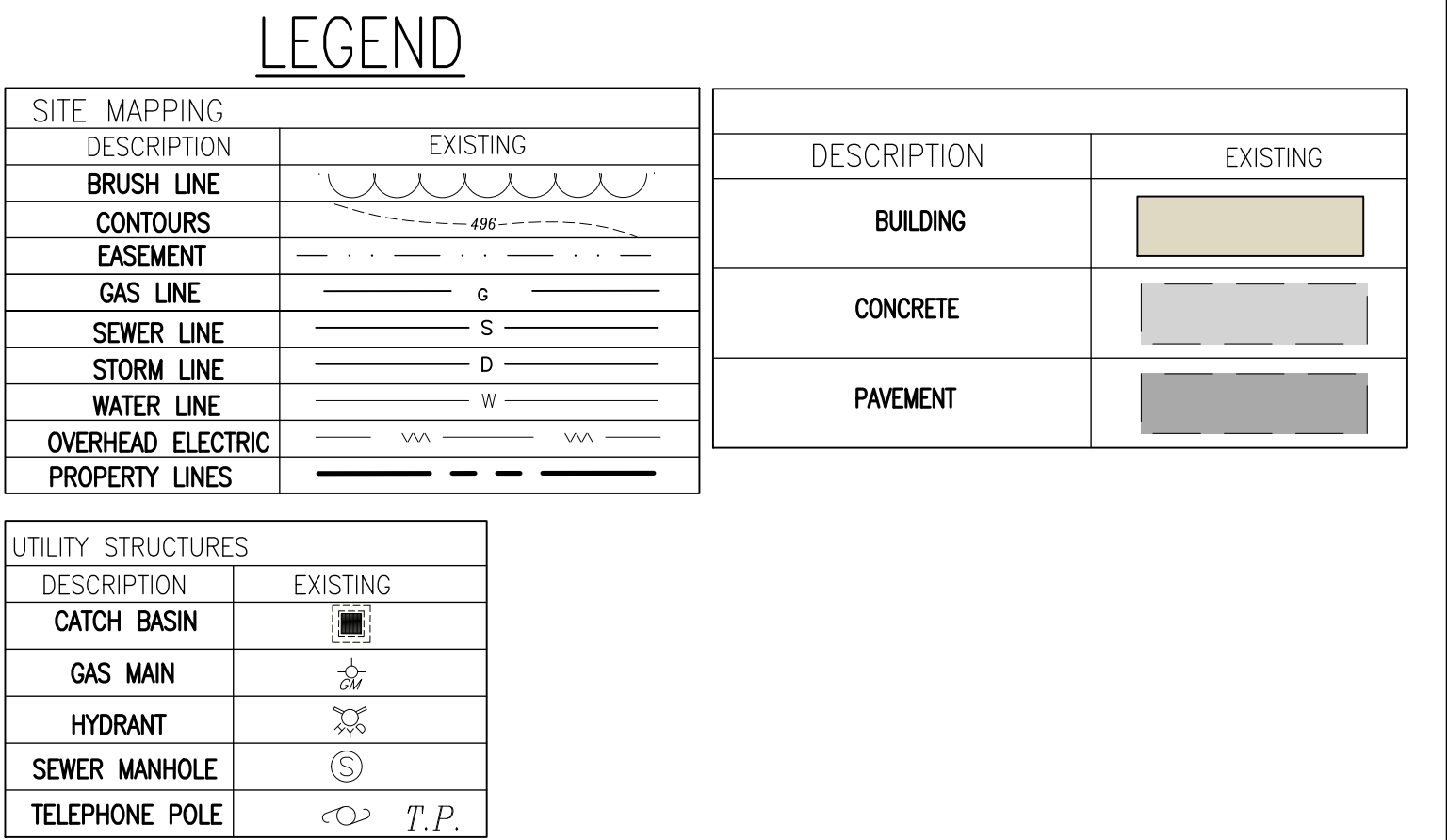


LOCATION PLAN
Scale: 1" = 2000'



Subject to any statement of facts on accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

REVISIONS		ALTA/ACSM LAND TITLE SURVEY	
	4/1/2019	PART OF MILITARY LOT No. 20	
		TOWN OF DEWITT	
		ONONDAGA COUNTY, NEW YORK	
		IANUZI & ROMANS LAND SURVEYING, P.C.	
		5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com	
		DATE: DECEMBER 14, 2018	
		SCALE: 1" = 40'	
		FILE No: 12818.001	
		SHEET No. 2 OF 2	
		F.B. No. 1613	



SUMMARY OF REQUIRED STANDARDS/ ORDINANCES		
TOWN OF DEWITT, ONONDAGA CO., NY		
<u>ZONING DATA:</u>	<u>REQUIRED BY ZONING:</u>	<u>EXISTING:</u>
ZONED:	INDUSTRIAL	INDUSTRIAL
MINIMUM LOT AREA:	N/A	2.42 ACRES
MAXIMUM BUILDING COVERAGE:	50%	12.9%
MAXIMUM LOT COVERAGE:	80%	90%
MINIMUM FRONT YARD:	50'	26'
SIDE YARDS:	12' MIN., TOTAL > 32'	94.1'
MINIMUM REAR YARD:	40 FEET	69.5'
MAXIMUM BUILDING HEIGHT:	1' VERTICAL PER 1' HORIZ.	19.1'
REQUIRED PARKING:		20
NO. HANDICAPPED:		0

EXISTING STAIRS AND IMPERVIOUS AREAS TO BE DEMOLISHED

EXISTING BUILDING, FLOOR SLAB AND UTILITY DEMOLITION

FOR APPROVAL ONLY
NOT FOR CONSTRUCTION

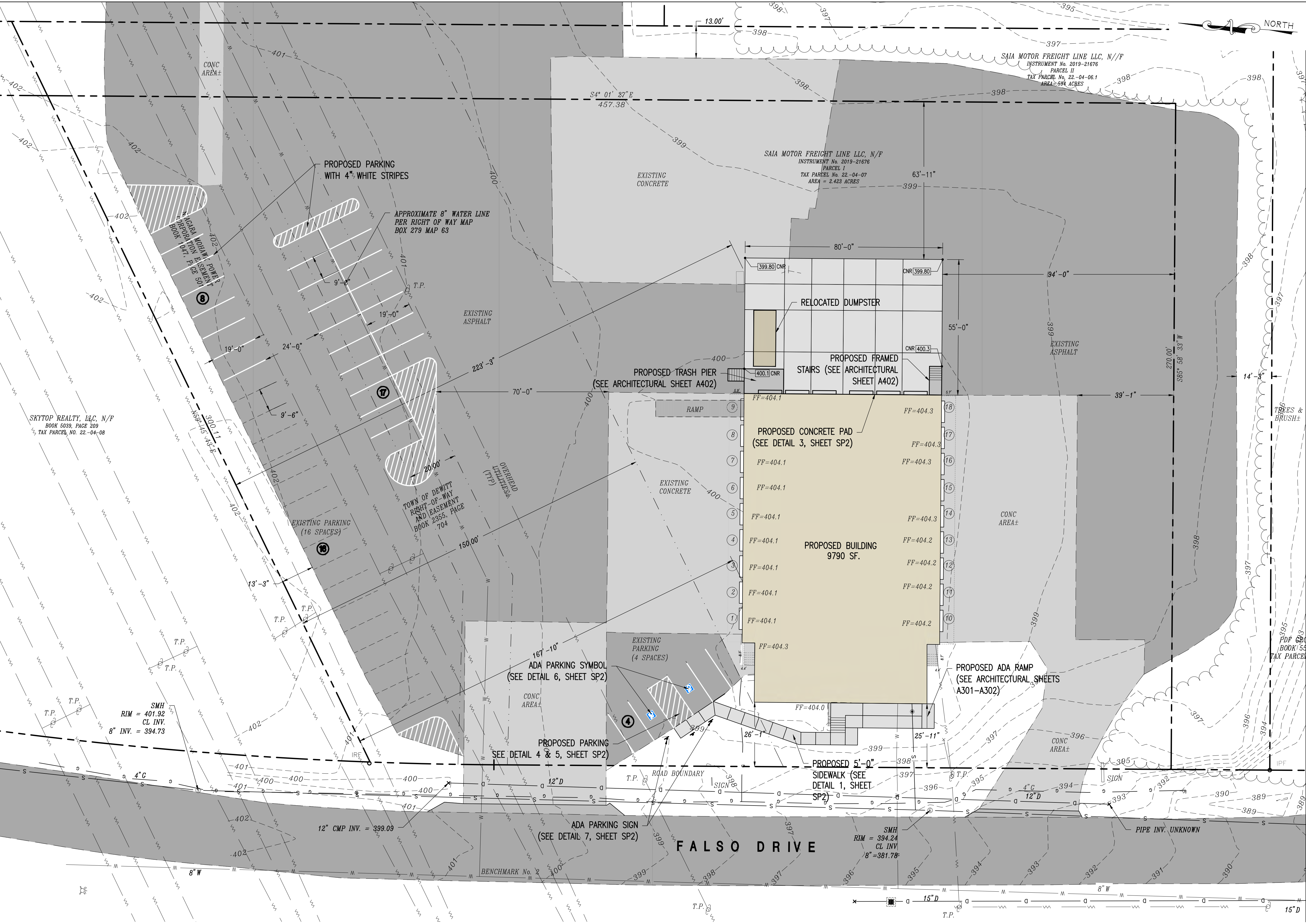
THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISION UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES

 DUNN & SGROMO ENGINEERS 5800 HERITAGE LANDING DRIVE EAST SYRACUSE, NEW YORK 13057 T: (315)449-4940 F: (315)449-4941		IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER A LICENSED, REGISTERED ENGINEER, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.
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TAX PARCEL NO.: 022.-04-07.0 TOWN OF DEWITT ONONDAGA COUNTY, NEW YORK	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">NO.</th> <th style="width: 35%;">DATE</th> <th style="width: 35%;">REVISION</th> <th style="width: 15%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISION	BY																												
NO.	DATE	REVISION	BY																														

BUILDING RENOVATIONS FOR SAIA LTL FREIGHT-SYRACUSE	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">SCALE:</td> <td style="width: 40%;">AS NOTED</td> <td style="width: 30%;">FILE NO.: 1336.001</td> </tr> <tr> <td>DESIGNED BY:</td> <td>GS</td> <td>DATE: 01.22.2026</td> </tr> <tr> <td>DRAWN BY:</td> <td>JGA</td> <td>DWG. NO:</td> </tr> <tr> <td>CHECKED BY:</td> <td>GS</td> <td rowspan="2" style="text-align: center; vertical-align: middle; font-size: 2em; font-weight: bold;">SPO</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	SCALE:	AS NOTED	FILE NO.: 1336.001	DESIGNED BY:	GS	DATE: 01.22.2026	DRAWN BY:	JGA	DWG. NO:	CHECKED BY:	GS	SPO		
SCALE:	AS NOTED	FILE NO.: 1336.001													
DESIGNED BY:	GS	DATE: 01.22.2026													
DRAWN BY:	JGA	DWG. NO:													
CHECKED BY:	GS	SPO													

EXISTING CONDITIONS & DEMOLITION PLAN	
--	--



LEGEND

SITE MAPPING	EXISTING
DESCRIPTION	
BRUSH LINE	
CONTOURS	
EASEMENT	
GAS LINE	
SEWER LINE	
STORM LINE	
OVERHEAD ELECTRIC	
PROPERTY LINES	

DESCRIPTION	EXISTING	
BUILDING		
CONCRETE		
PAVEMENT		

UTILITY STRUCTURES	EXISTING
DESCRIPTION	
CATCH BASIN	
GAS MAIN	
HYDRANT	
SEWER MANHOLE	
TELEPHONE POLE	

SUMMARY OF REQUIRED STANDARDS/ ORDINANCES			
TOWN OF DEWITT, ONONDAGA CO., NY			
ZONING DATA:	REQUIRED BY ZONING:	EXISTING:	PROPOSED:
ZONED:	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL
MINIMUM LOT AREA:	N/A	2.42 ACRES	2.42 ACRES
MAXIMUM BUILDING COVERAGE:	50%	12.9%	9.27%
MAXIMUM LOT COVERAGE:	80%	90%	90%
MINIMUM FRONT YARD:	50'	26'	26'
SIDE YARDS:	12' MIN., TOTAL > 32'	94.1'	94.1'
MINIMUM REAR YARD:	40 FEET	69.5'	69.5'
MAXIMUM BUILDING HEIGHT:	1' VERTICAL PER 1' HORIZ.	19.1'	19.1'
REQUIRED PARKING:	SEE PARKING TABLE	20	45
NO. HANDICAPPED:	PER FEDERAL CODE	0	2 ADA SPACES

PARKING TABLE			
PARKING	CODE	AREA/EMPLOYEE	SPACES
ZONED:			INDUSTRIAL
OFFICE	1 PER 150	1500 SF	10 SPACES
WAREHOUSE	2 PER EMPLOYEE	4 EMPLOYEES	8 SPACES
DRIVERS	N/A	25 DRIVERS	25 SPACES

TOTAL REQUIRED PARKING: 43
TOTAL PARKING PROVIDED: 45

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DUNN & SGROMO
ENGINEERS

5800 HERITAGE LANDING DRIVE
EAST SYRACUSE, NEW YORK 13057
T: (315)449-4940 F: (315)449-4941



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TAX PARCEL NO.: 022.-04-07.0
TOWN OF DEWITT
ONONDAGA COUNTY, NEW YORK

**BUILDING RENOVATIONS FOR
SAIA LTL FREIGHT-SYRACUSE**

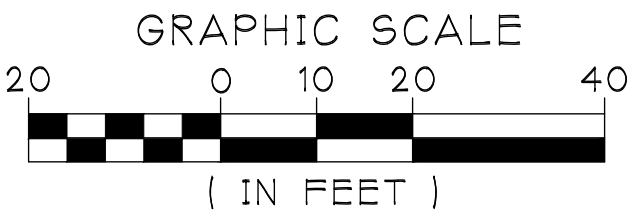
PROPOSED CONDITIONS
SITE PLAN

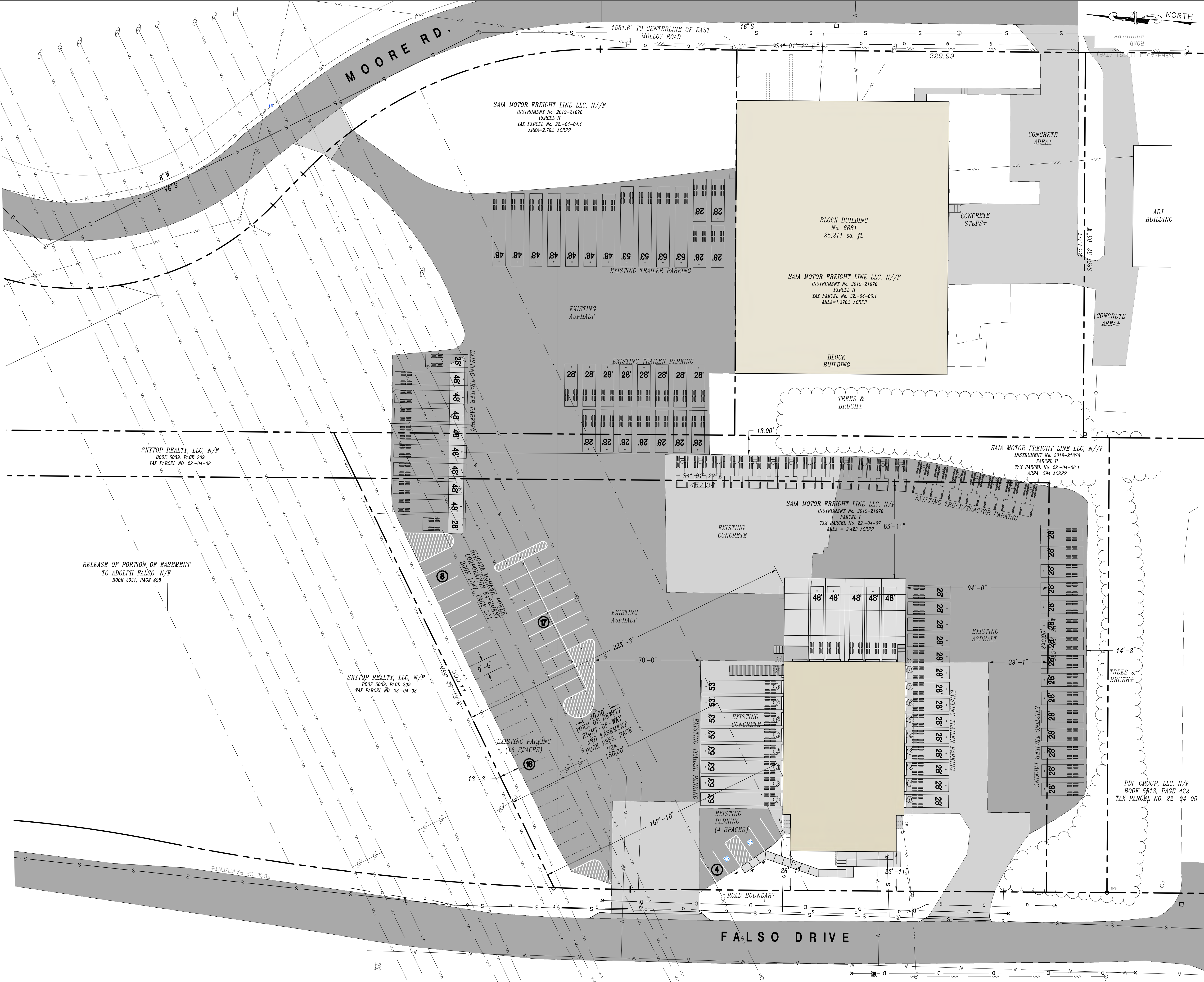
NO.	DATE	REVISION	BY

SCALE:	AS NOTED	FILE NO.:	1336.001
DESIGNED BY:	GS	DATE:	01.22.2026
DRAWN BY:	JGA	DWG. NO.:	
CHECKED BY:	GS		

SP1

1 PROPOSED SITE PLAN
SCALE: 1"=20'





LEGEND

SITE MAPPING	
DESCRIPTION	EXISTING
BRUSH LINE	
CONTOURS	
EASEMENT	
GAS LINE	
SEWER LINE	
STORM LINE	
OVERHEAD ELECTRIC	
PROPERTY LINES	

UTILITY STRUCTURES	
DESCRIPTION	EXISTING
CATCH BASIN	
GAS MAIN	
HYDRANT	
SEWER MANHOLE	
TELEPHONE POLE	

DESCRIPTION	EXISTING
BUILDING	
CONCRETE	
PAVEMENT	

PARKING	CODE	AREA/EMPLOYEE	SPACES
ZONED:			
OFFICE	1 PER 150		INDUSTRIAL
WAREHOUSE	2 PER EMPLOYEE	1500 SF	10 SPACES
DRIVERS	N/A	4 EMPLOYEES	8 SPACES
		25 DRIVERS	25 SPACES

TOTAL REQUIRED PARKING: 43
TOTAL PARKING PROVIDED: 45

TRUCK & TRAILER PARKING SUMMARY

TYPE	QTY
TRACTORS	20
53' TRAILERS	12
48' TRAILERS	20
289' TRAILERS	50

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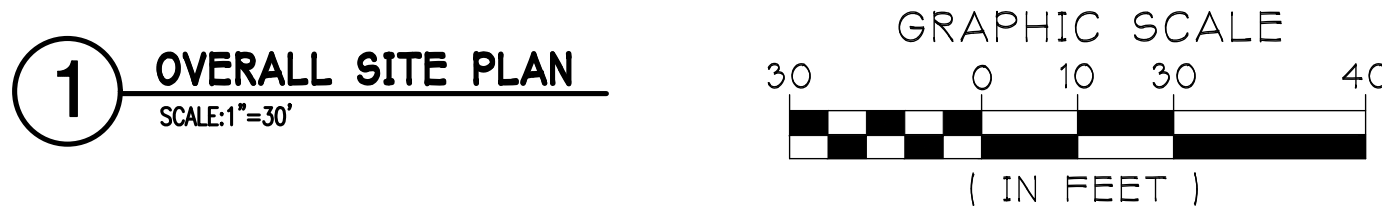
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DESIGNED BY:	GS	1336.001
DRAWN BY:	JGA	DATE: 01.22.2026
CHECKED BY:	GS	DWG. NO:

TAX PARCEL NO.: 022.-04-07.0
TOWN OF DEWITT
ONONDAGA COUNTY, NEW YORK

BUILDING RENOVATIONS FOR SAIA LTL FREIGHT-SYRACUSE

OVERALL SITE PARKING PLAN

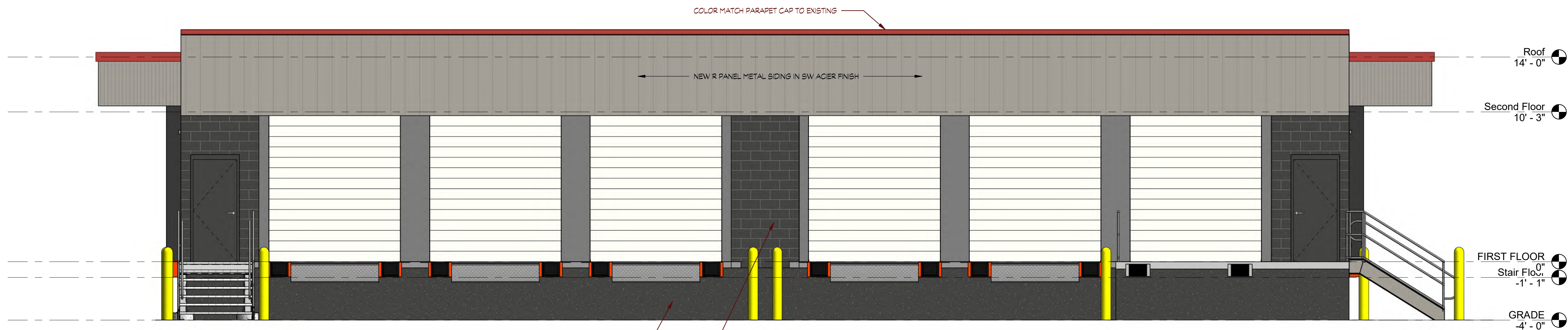
SP3



Q:\CADD Files\PROJECTS\ARABCO - 1336.001 - SAIA Syracuse, NY - 447 Falso Dr\Working Drawings\BASE.dwg 1/22/2026 2:57:52 PM



2 SOUTH
SCALE: 1/4" = 1'-0"



1 NORTH
SCALE: 1/4" = 1'-0"

PAINT EXPOSED MASONRY IN SW IRON ORE

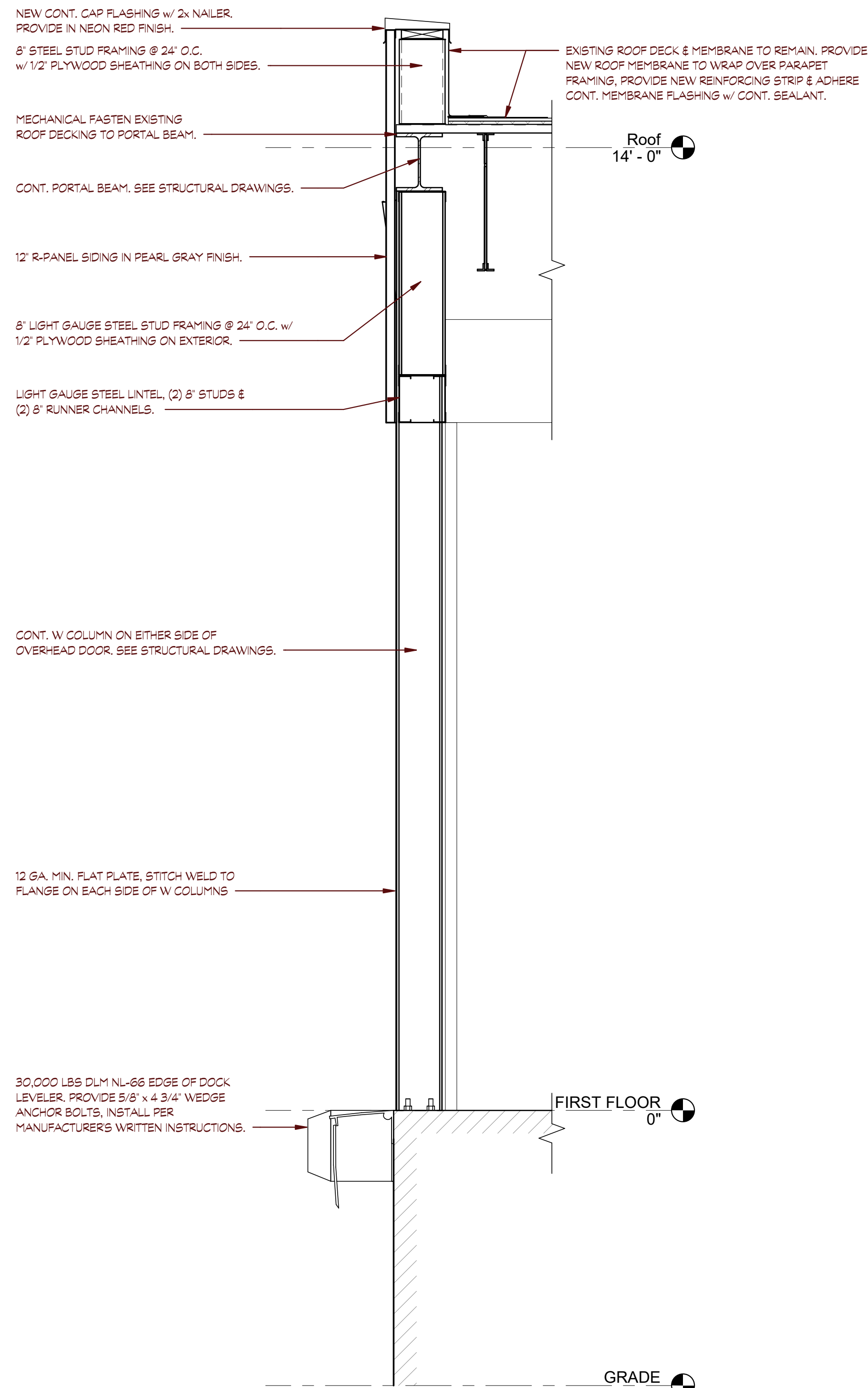


Project: Building Renovations for:
SAIA LTL Freight - Syracuse
SAIA Terminal #SYR
147 Falso Drive
Syracuse, NY 13211

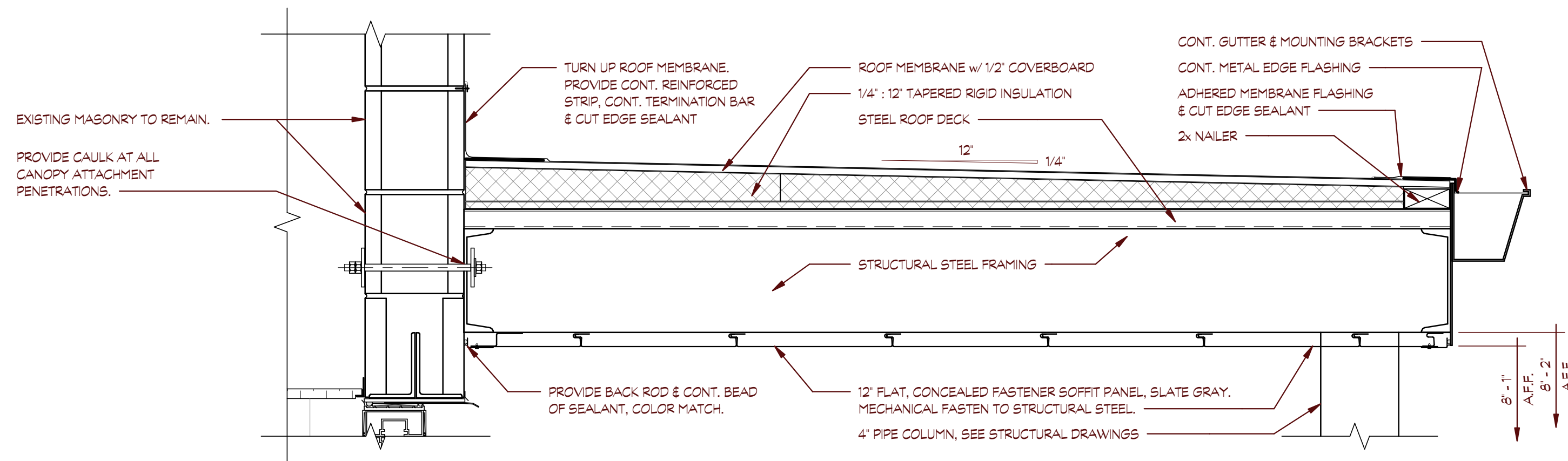
Title: Exterior Elevations

No. 2025-06
Date: 10/02/25
Revised:

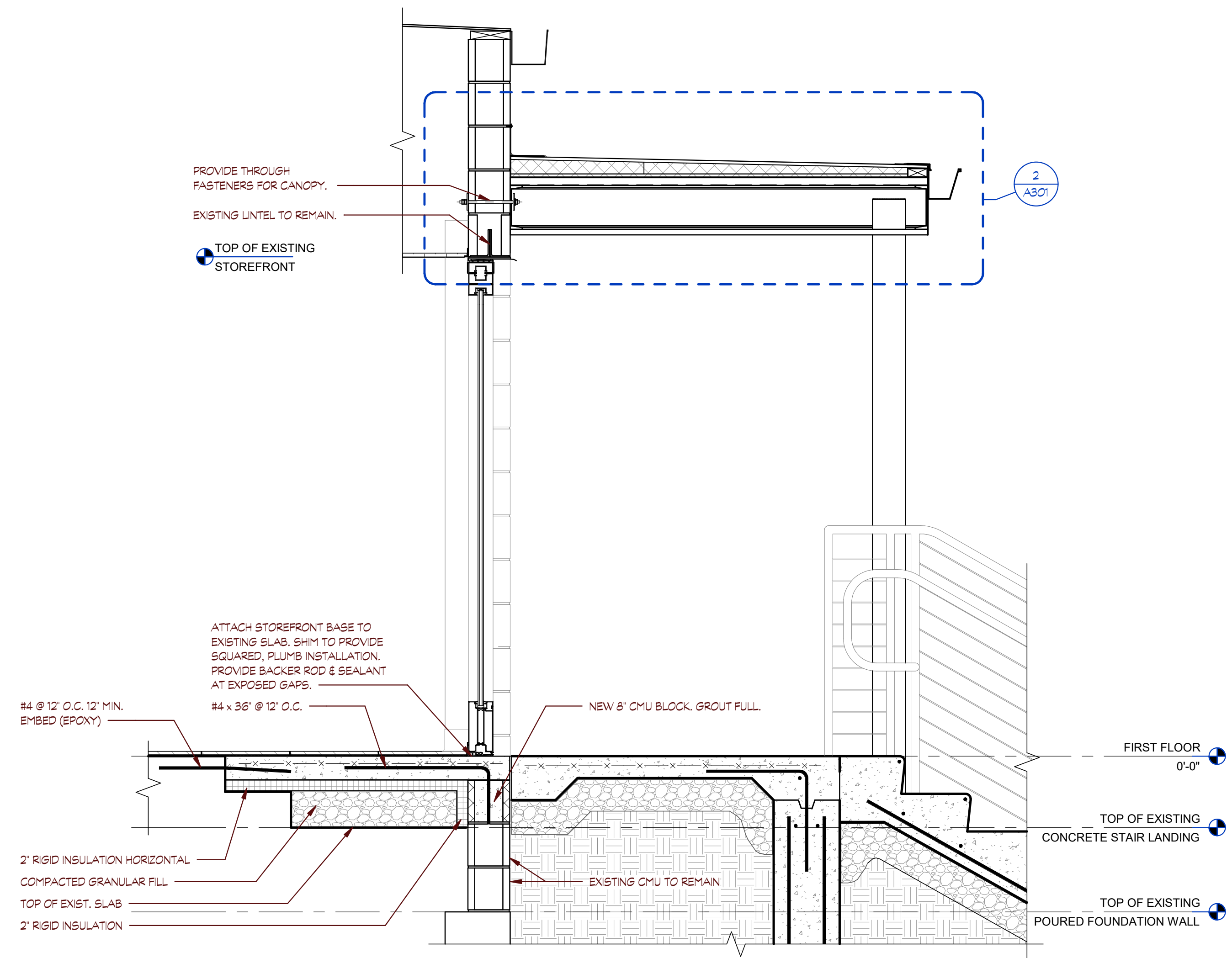
A201



3 ENDWALL SECTION
SCALE: 3/4" = 1'-0"



2 ENTRY CANOPY SECTION
SCALE: 1 1/2" = 1'-0"



1 FRONT ENTRY SECTION
SCALE: 3/4" = 1'-0"

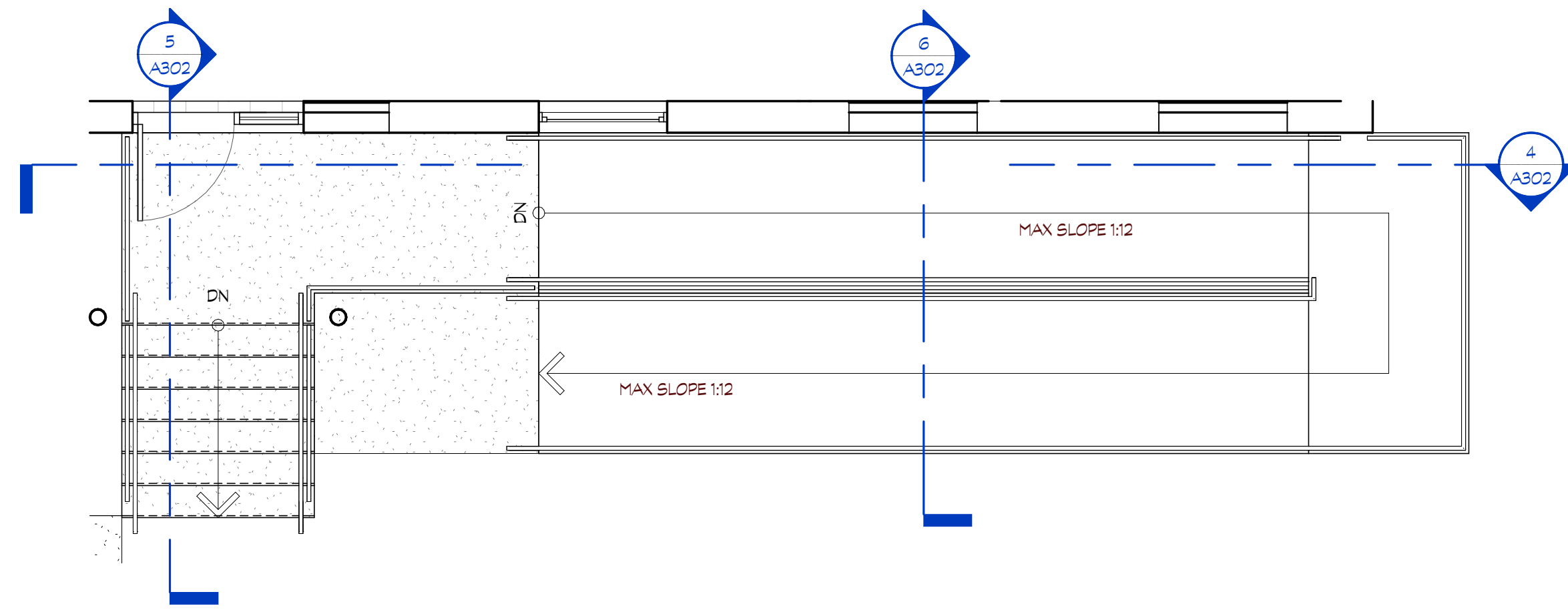


Project: Building Renovations for:
SAIA LTL Freight - Syracuse
SAIA Terminal #SYR
147 Falso Drive
Syracuse, NY 13211

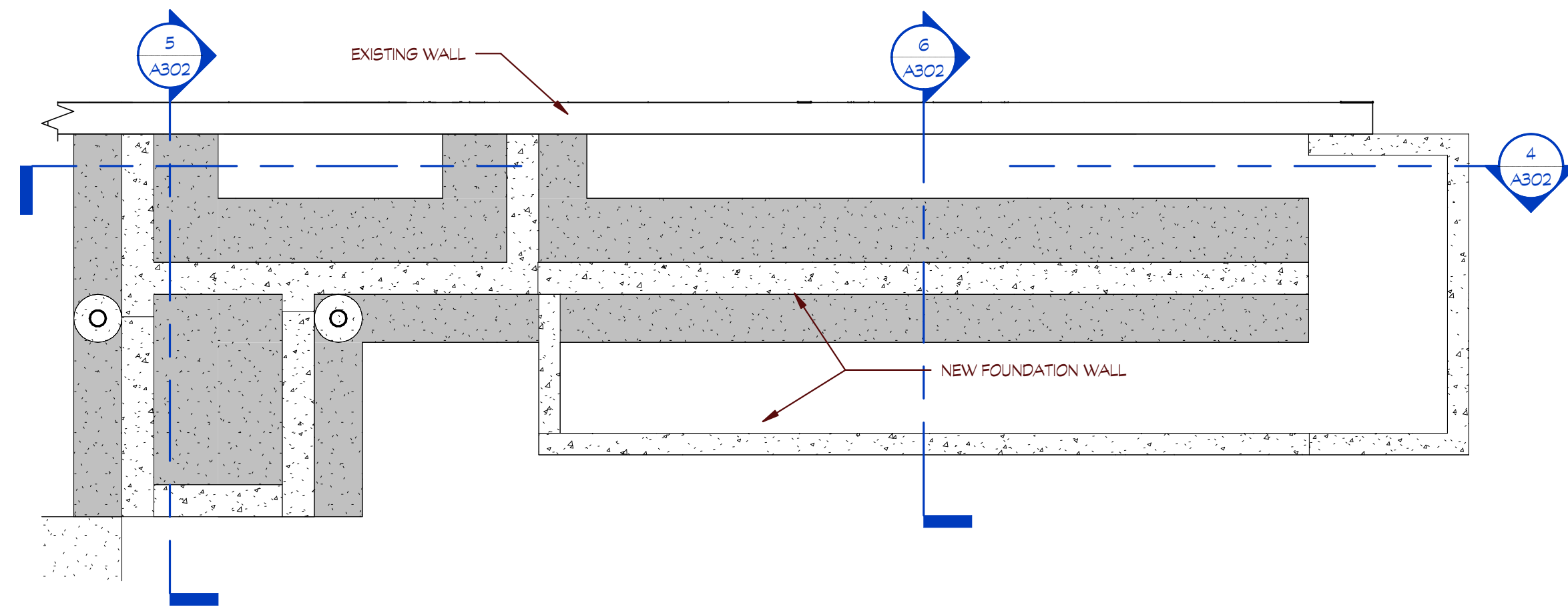
Title: Sections

No. 2025-06
Date: 10/02/25
Revised:

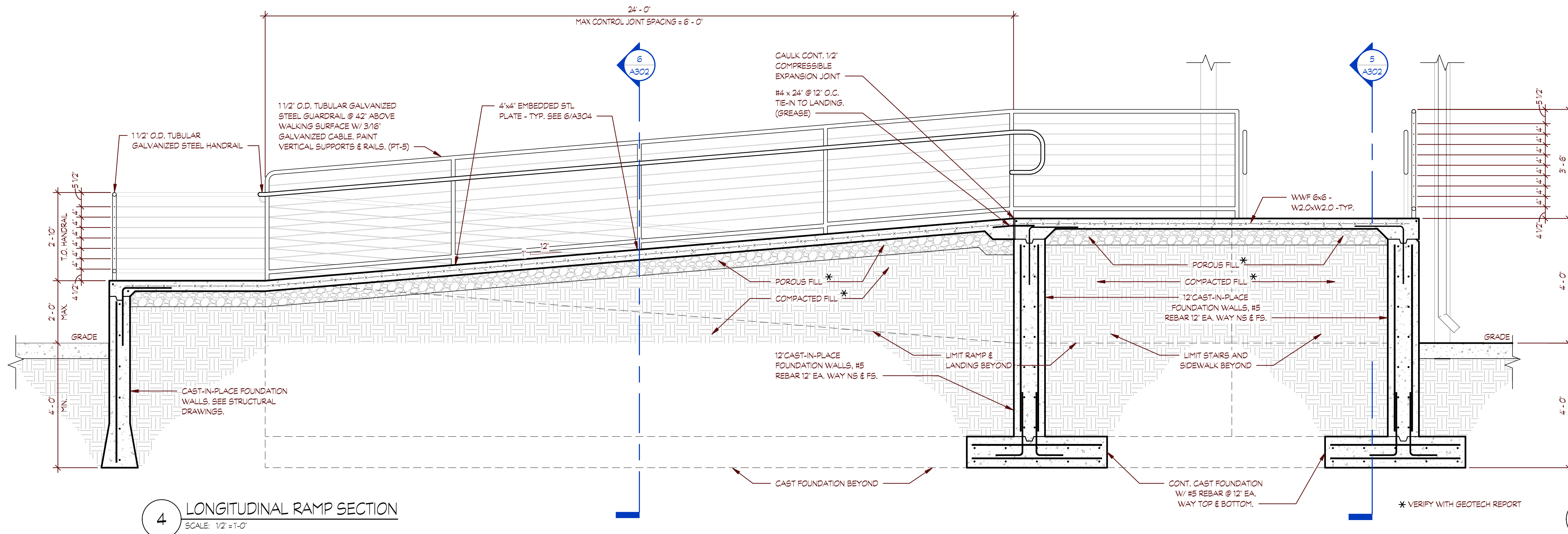
A301



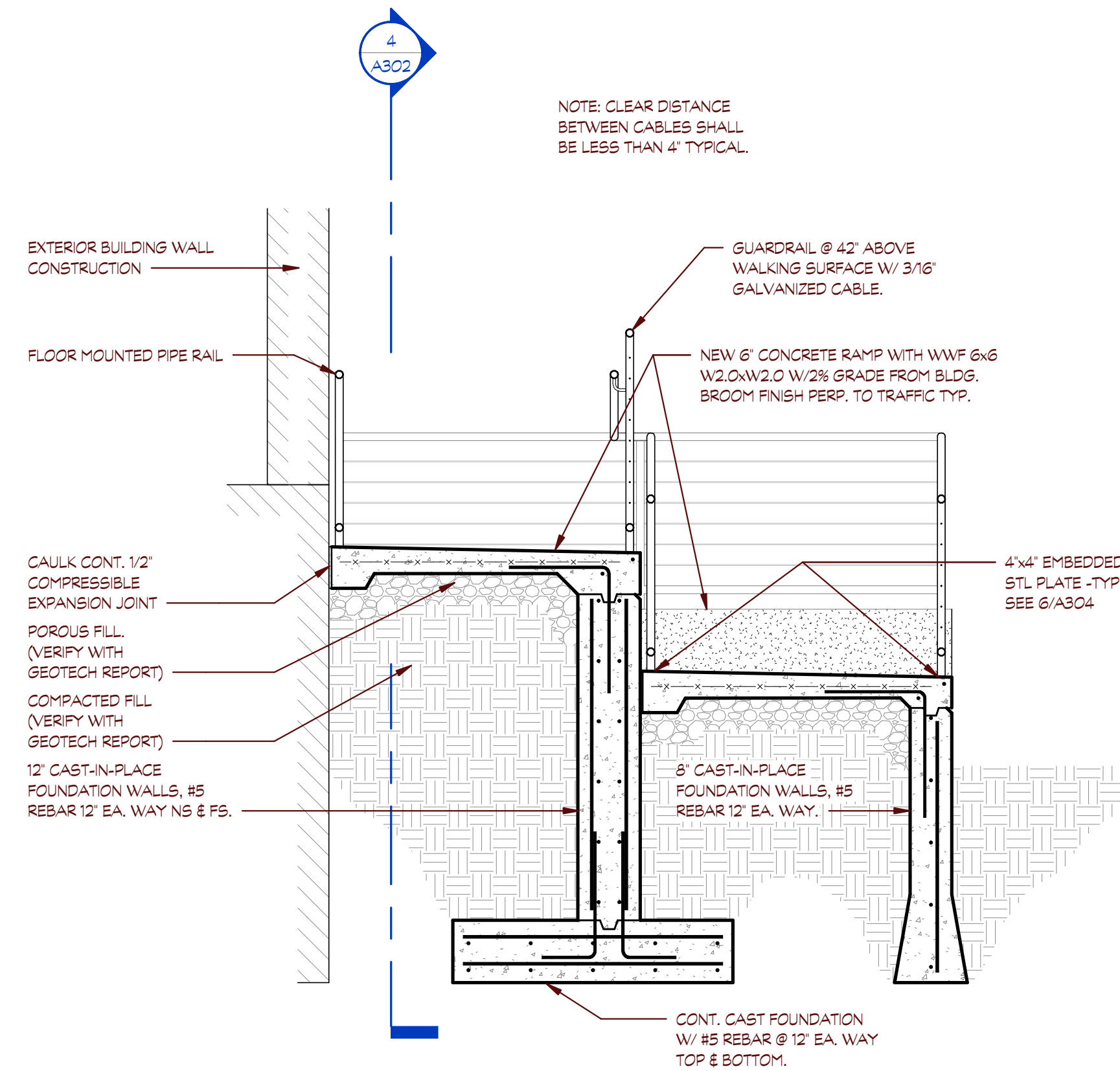
1 RAMP PLAN
SCALE: 1/4" = 1'-0"



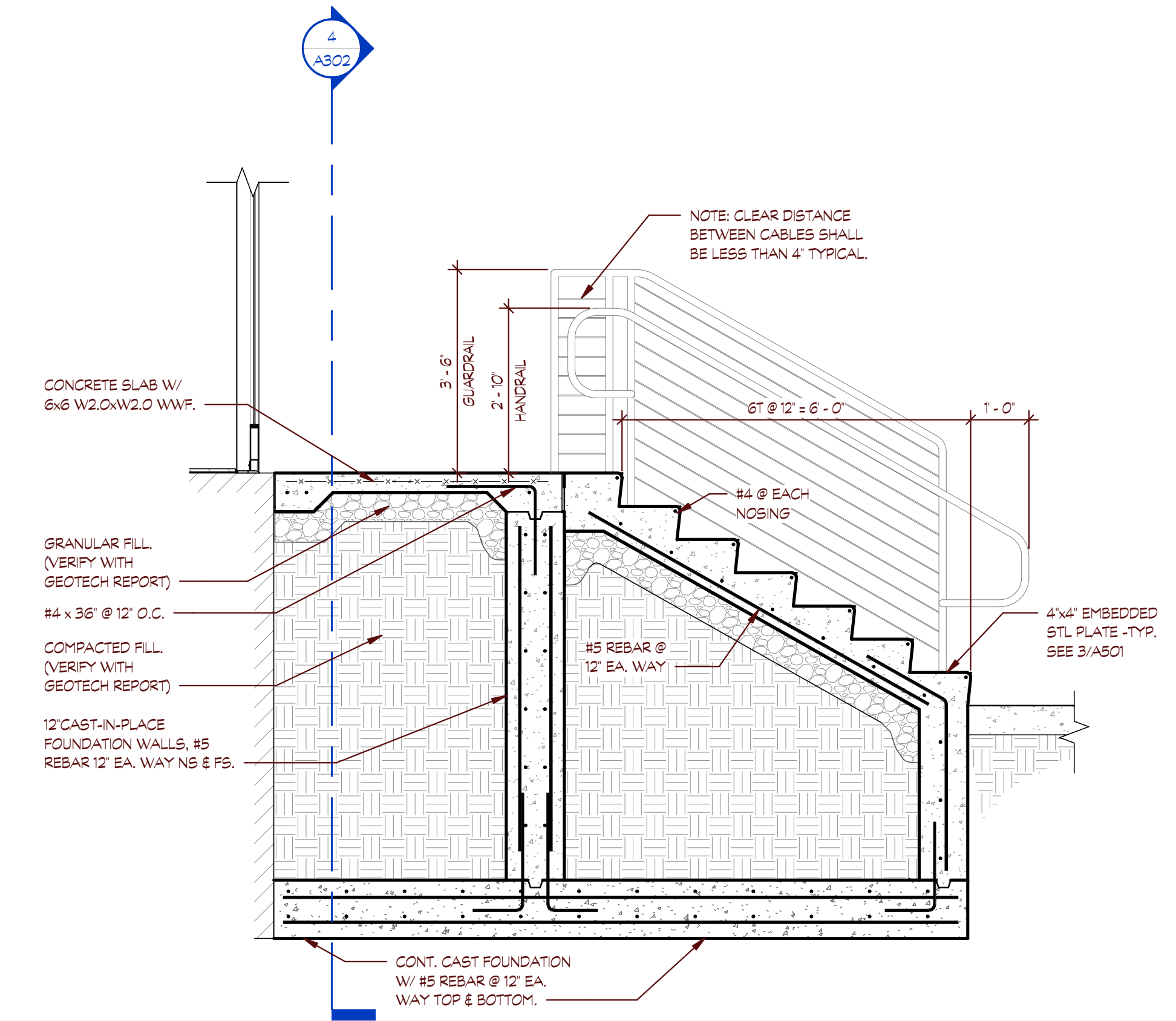
2 RAMP PLAN - FOUNDATION
SCALE: 1/4" = 1'-0"



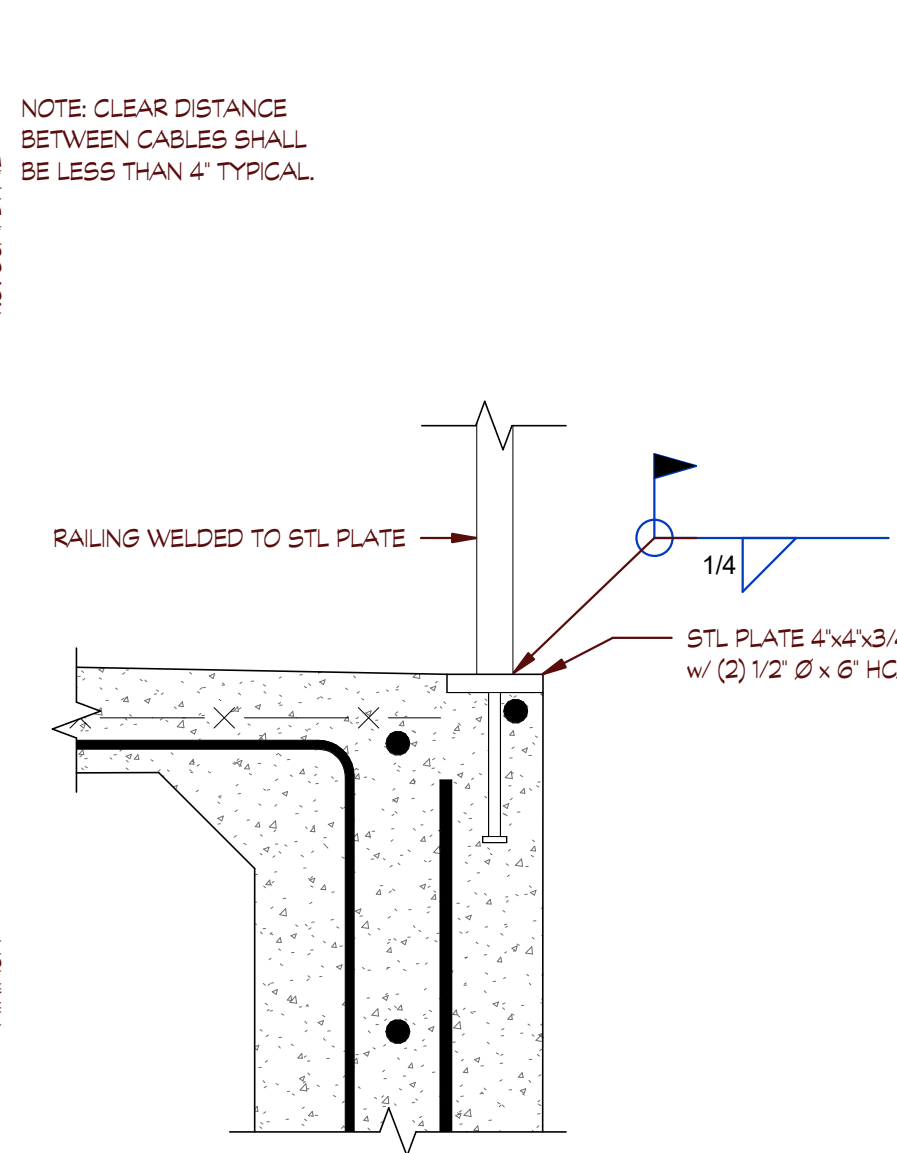
4 LONGITUDINAL RAMP SECTION
SCALE: 1/2" = 1'-0"



6 TRANSVERSE RAMP SECTION
SCALE: 1/2" = 1'-0"



5 CAST STAIR SECTION
SCALE: 1/2" = 1'-0"



3 TYPICAL EMBEDDED STEEL SECTION
SCALE: 1 1/2" = 1'-0"

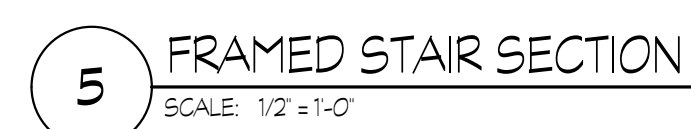
D3A Design 3 Architecture
300 Oxford Drive, Suite 120
Marionville, PA 15468-2361
412-373-2220
www.D3A.com

Project: Building Renovations for:
SAIA LTL Freight - Syracuse
SAIA Terminal #SYR
147 Falso Drive
Syracuse, NY 13211

Title: Ramp Plan, Sections, & Details

No. 2025-06
Date: 10/02/25
Revised:

A302





Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

**RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD**
Meeting Date: 2/18/2026
OCPB Case # Z-26-30

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m, and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of SAIA Motor Freight Line, LLC for the property located at 147 Falso Drive; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the NYS Thruway (Route 90), a state highway; and

WHEREAS, the applicant is proposing to demolish approximately 4,000 sf of an existing building and add new dock doors and concrete apron on the east side of the remaining building, in addition to adding an ADA ramp, sidewalks, stairs and parking on a 2.37-acre parcel in an Industrial zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to or as a condition of municipal approval of the project; this is not an exhaustive list of permit requirements by agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The municipality and applicant are advised to ensure proper review and approvals are in place for any parking or permanent structures within the substantial National Grid powerline corridor easement.

A handwritten signature in black ink, appearing to read "Martin E. Voss".

Martin E. Voss, Chairman
Onondaga County Planning Board

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611
Email: countyplanning@ongov.net · Website: ongov.net/planning/ocpb.html

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT FEBRUARY 18 2026 Z-26-30

Case Number: Z-26-30

Keyword: SAIA Motor Freight Line

RelatedCases:

Applicant: SAIA Motor Freight Line, LLC

Referring Board: Town of DeWitt Planning Board

Location: at 147 Falso Drive

Type of Action: SITE PLAN

Tax Map ID: 022.-04-07.0

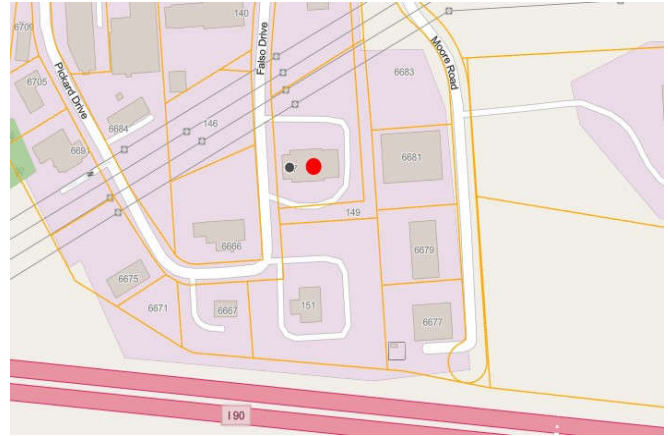
RECOMMENDATION: No Position With Comment

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the NYS Thruway (Route 90), a state highway

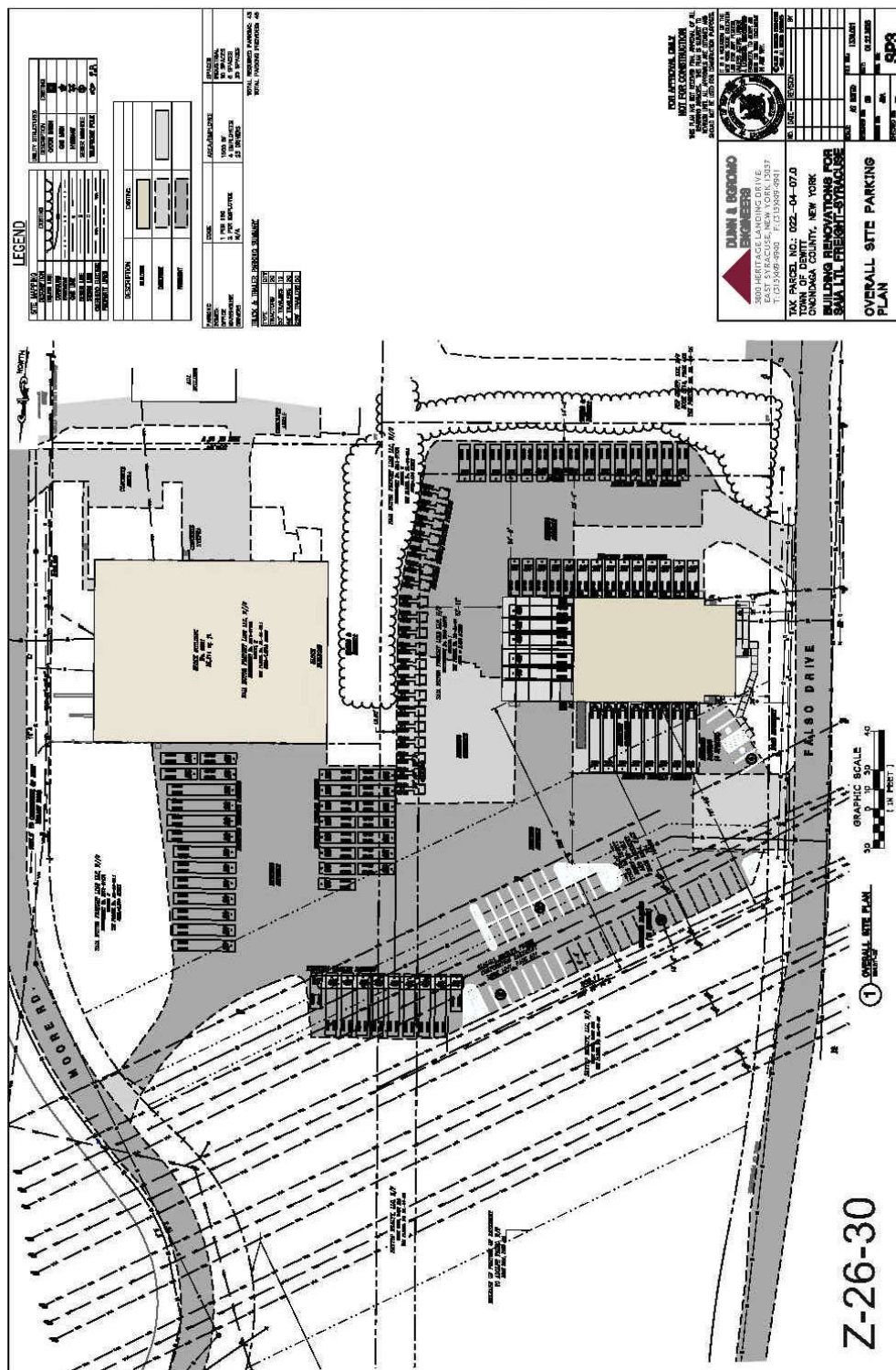
SUMMARY:

Demolish portion of a 14,900 sf distribution facility for a new loading dock, and minor site changes



For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

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PROPOSAL: the applicant is proposing to demolish approximately 4,000 sf of an existing building and add new dock doors and concrete apron on the east side of the remaining building, in addition to adding an ADA ramp, sidewalks, stairs and parking on a 2.37-acre parcel in an Industrial zoning district

STAFF REVIEW:

Location:	The site is located in an area of the Town characterized by commercial uses and distribution warehouses, north of the NYS Thruway, south of East Molloy Road, and west of Townline Road. Nearby companies are V Line Inc Trucking and Warehousing, Rick's Wheels, Bluefors Cryocooler Technologies Inc, and DeWitt Auto Clinic.
Existing Site Layout:	The site contains an existing approximately 14,900 sf building, surrounded by asphalt with two driveways to Falso Drive, a local road. Per aerial imagery from May 2024, loading truck bays are located on both sides of the building. The northern portion of the site appears to be utilized for parking and as a storage area.
Project Detail:	The applicant is proposing demolition of the rear portion, approximately 4,000 sf, of the existing building, and replace it with a concrete pad. New dock doors will be installed along with relocating the dumpster, adding an ADA accessible ramp, sidewalk, stairs, and parking. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.
Parking:	Per the Proposed Conditions Site Plan dated 1/22/26, 16 existing parking spaces occur along the northern site boundary with an additional 25 spaces to be striped. 4 existing spaces near the building will be restriped. The proposal will result in a total of 45 parking spaces on site. It is noted that some proposed parking is to occur within the Niagara Mohawk (National Grid) powerline corridor easement.
Easements:	Per the Land Title Survey dated 12/14/18, a 300'-wide Niagara Mohawk Power Corporation easement containing overhead electrical wires crosses along the northern site boundary. A 150'-wide portion of the easement occurs on site. Within the Niagara Mohawk Power Corporation easement is a 20'-wide Town of DeWitt Right-Of-Way easement also containing an 8" water line.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 1/22/26, 0.12 acres of the site will be disturbed by the proposed project and there will be "no change to existing drainage."
Drinking Water:	The site is served by public drinking water and no changes to the current infrastructure are proposed.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. No changes to the existing infrastructure are proposed. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

approval process can now be found online: <http://ongov.net/wep/connections.html>

Watersheds: The site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area.

Other: The project is within 2,000 feet of multiple sites (IDs: 734061, 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

RECOMMENDATION: No Position With Comment

Comment(s): The municipality and applicant are advised to ensure proper review and approvals are in place for any parking or permanent structures within the substantial National Grid powerline corridor easement.

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

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Email: countyplanning@ongov.net · Website: ongov.net/planning/ocpb.html



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

GML 239 Final Action Report

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). The OCPB has provided this form to facilitate this reporting requirement.

Municipal Board: **Town of DeWitt Planning Board**

Type of Action: **SITE PLAN**

Applicant: **SAIA Motor Freight Line, LLC**

OCPB Case #: **Z-26-30**

Site Address: **at 147 Falso Drive**

OCPB Date: **2/18/2026**

OCPB Recommendation: **No Position With Comment**

Local Board Action: ☐ Approved ☐ Disapproved ☐ Withdrawn ☐ Other

Local Board Action Date: _____

Did the local board act?

(Check all that apply)

- ☐ in agreement with all OCPB recommendations?
- ☐ contrary to all/some of the modifications or disapproval recommendations?
- ☐ contrary to all/some of the comments?
- ☐ to Disapprove the project for reasons other than those set forth by the OCPB?

Reasons for Contrary Actions (Required):

Per GML 239, a referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter must also set forth the reasons for the contrary action in such report. Please explain contrary actions and reasons below. Additional feedback as well as meeting minutes are also encouraged.

Please return completed report to countyplanning@ongov.net

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

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Email: countyplanning@ongov.net · Website: ongov.net/planning/ocpb.html

RECEIVED

SITE PLAN REVIEW APPLICATION
TOWN OF DEWITT PLANNING BOARD

JAN 27 2026

INTERNAL USE:

PLANNING & ZONING
TOWN OF DEWITT
SUBM Date: _____
CHKD By: _____

Project Name _____ Project # _____

SPR fee: _____ Rcpt.# _____
Check# _____

ENG fee: _____ Rcpt.# _____
Check# _____

Name/Date _____

Name/Date _____

Name/Date _____

Name/Date _____

INFORMATION:

1. Name of Applicant (Principal Contact): _____ Phone: _____
Title: Director of Real Estate Email: _____
2. Project Address: 147 Falso Drive City/ST/Zip Syracuse, NY 13211
3. Property Owner's Name: SAIA Motor Freight Line, LLC Phone: (800) 765-7242
4. Property Owner's Address: 11465 Johns Creek Parkway City/ST/Zip Johns Creek, GA 30097
5. Tax Map No.: 022.-04-07.0 Bldg. size 13,720 Zoning Dist.: IND Total Lot Area: 2.423ac
6. Licensed Designer: Gregory Sgromo, P.E. Dunn & Sgromo Engineers Email: _____
7. Attorney (if applicable) _____ Email: _____
8. Is property in floodplain or floodway? Yes _____ No: ☒ Or is property in Federal or State Wetland? Yes: _____ No: ☒
9. BRIEFLY DESCRIBE THE PROJECT: Include intended use(s) and facilities and proposed site modifications:
Alteration of existing truck terminal facilities including demolition of approx. 4,000 s.f. of existing building, modification of the remaining structure to include new dock doors on the east side of the building including new concrete apron. Additionally the relocation of existing dumpster from north side of building to the east side (rear), addition of ADA accessible ramp, sidewalk and stair, and additional parking

SUBMISSION: In general, all information is required. Check yes/no to indicate information included with application. Insert "NA" if item is not applicable. (Please refer to the Town of DeWitt Site Plan Review Design Guidelines on our website.)

1. Yes ☒ No _____ CURRENT, COMPLETE SURVEY showing all site/legal modifications to the property signed by a NYS licensed surveyor.
2. Yes ☒ No _____ ARCHITECTURAL PLANS of the structure to be added or modified.
3. Yes ☒ No _____ SITE PLANS and associated details of property and its modification & CD.
4. Yes _____ No ☒ Transportation permits and/or applications. (include copies)
5. Yes _____ No ☒ Copies of application, licenses, and/or permits from other governmental agencies which have jurisdiction or funding interest. Specify agency(s): N/A

6. ZONING - GENERAL REQUIREMENTS:

	ORDINANCE	PROPOSAL		ORDINANCE	PROPOSAL
Parking Spaces	18 #	45 #	Front Yard Setback	50 FT	*26 FT
Lot Coverage	80 %	90 %	Side Yard Setback	32 FT	*94.1 FT
Building Coverage	12.9 %	9.27 %	Rear Yard Setback	40 FT	*149.1 FT
Maximum Height of Building	23.9 FT	19.1 FT			* setbacks existing

7. I am familiar with Town of DeWitt zoning and planning requirements and all NYS & Federal regulations for land disturbance and development. To the best of my knowledge this application and accompanying documents are an accurate and complete description of intended changes in the subject property. I understand that the Principal Contact will be the person contacted by the Town and the Town will rely on this person to communicate with applicant and his/her agents and will coordinate all submissions to the Town Planning & Zoning office.

Signature of Applicant/Date 1/23/26

Signature of Owner (REQUIRED)/Date 1/23/26

NOTE: SUPERSEDES ALL PRIOR APPLICATION FORMS
Thank You, Department of Planning & Zoning Staff

Rev.5.17.17 PAGE 3

Short Environmental Assessment Form *Part 1 - Project Information*

JAN 27 2026

PLANNING & ZONING
TOWN OF DEWITT

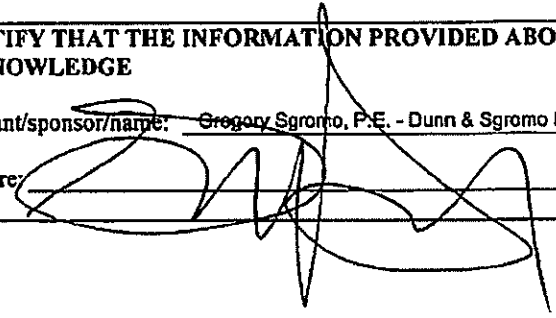
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

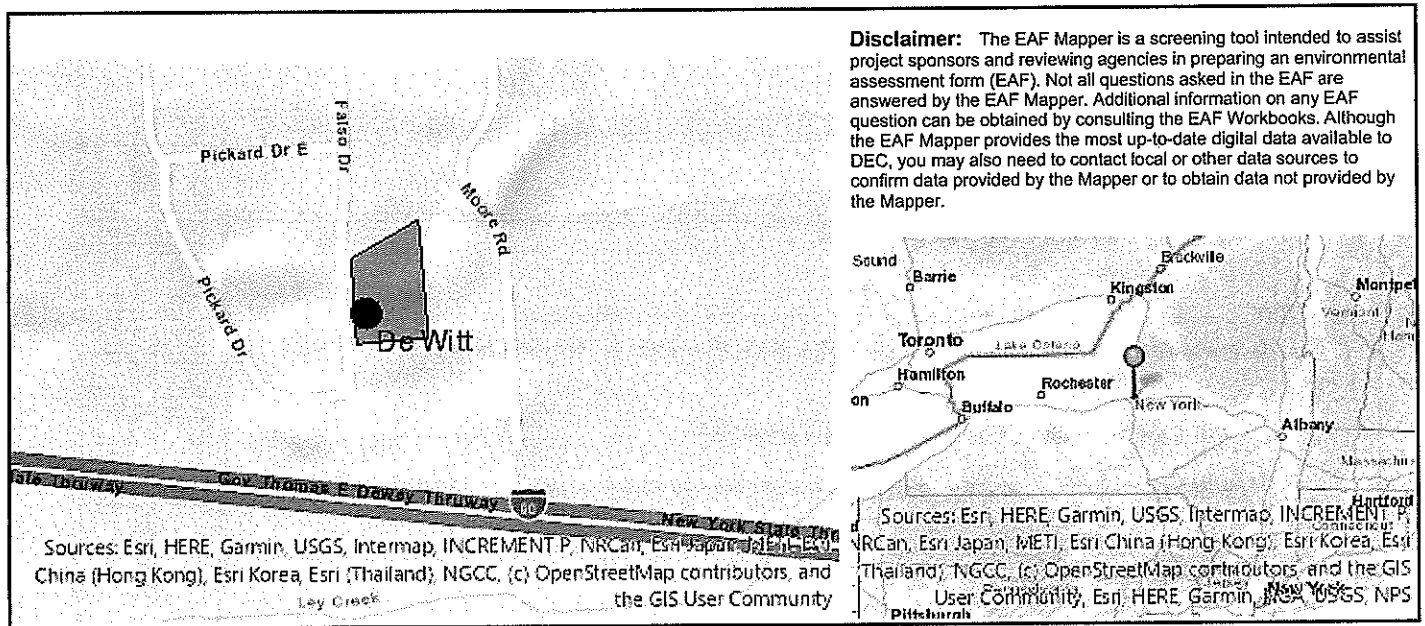
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: SAIA Syracuse, NY			
Project Location (describe, and attach a location map): 147 Falso Drive, Syracuse, NY 13211			
Brief Description of Proposed Action: Site plan to accomodate demolition of approximately 4000 s.f. of existing building, including new concrete apron, parking revision and new ADA ramp.			
Name of Applicant or Sponsor: Brett Rabe, Director of Real Estate		Telephone: 800.765.7242, Ext. 3938 E-Mail:	
Address: 11465 Johns Creek Parkway			
City/PO: Johns Creek		State: GA	Zip Code: 30097
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		2.423 acres	
b. Total acreage to be physically disturbed?		.12 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		7.176 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe: _____ No change to existing drainage.	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
NY Air National Guard, Hancock Field Site Code: 734054	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Gregory Sgromo, P.E. - Dunn & Sgromo Engineers, PLLC</u> Date: <u>January 22, 2026</u>		
Signature:  Title: <u>Project Engineer</u>		

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No

Part 1 / Question 12b [Archeological Sites] No

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

Part 1 / Question 15 [Threatened or Endangered Animal] No

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] Yes

DRAFT

____ Supervisor

All changes through April 17, 2026, as amended.



Date	Resolution	Previous Zoning	New Zoning	Property
2/26/2024	Ordinance # 2024	SBT and R-1	SBT, R-1 and M2V-2	6800 E Genesee St, 065, 03, 01 D
2/26/2024	L 1, 2025, Ord. # 2025		James Street Turn to Three Family Residential Overlay District	
2/26/2024	Ordinance # 2025	H-1	H-2	071, 03, 005, 071-03-006, 071-03-011 (part), 071-03-04, 0
2/26/2024	Ordinance # 2025	IND		018-03-021 (part)

LOCAL LAW NO. ____ - 2026

LOCAL LAW AMENDING THE DEWITT TOWN CODE CHAPTER 192, BEING LOCAL LAW NO. 6 OF 2008, AS HAS PREVIOUSLY BEEN AMENDED, TO REPEAL CHAPTER 192, ARTICLE XXIII OF THE DEWITT TOWN CODE ENTITLED “MORATORIUM ON BATTERY ENERGY STORAGE SYSTEMS,” BEING LOCAL LAW NO. 6 OF 2025, AND ALL OF ITS PROVISIONS AND SUBSECTIONS, IN ITS ENTIRETY, AND TO ENACT A NEW CHAPTER 192, ARTICLE XXIII OF THE DEWITT TOWN CODE ENTITLED “BATTERY ENERGY STORAGE SYSTEMS”

Be it enacted by the Town Board of the Town of DeWitt as follows:

Section 1: The Town of DeWitt Town Code Chapter 192, being Local Law No. 6 of 2008, as has previously been amended, is hereby further amended to repeal Chapter 192, Article XXIII of the DeWitt Town Code entitled “Moratorium on Battery Energy Storage Systems,” being Local Law No. 6 of 2025, and all of its provisions and subsections, in its entirety, and to enact a new Chapter 192, Article XXIII of the DeWitt Town Code entitled “Battery Energy Storage Systems,” as follows:

ARTICLE XXIII BATTERY ENERGY STORAGE SYSTEMS

§192-136 Authority.

This Local Law regulating the location, construction, operation, installation, implementation and use of Battery Energy Storage Systems in the Town of DeWitt is adopted pursuant to Article IX of the New York State Constitution, §§2(c)(6) and (10), New York Statute of Local Governments, §§10(1) and (7), and New York State Municipal Home Rule Law §10, which authorize the Town of DeWitt to adopt zoning provisions which advance and protect the public health, safety and welfare of the community.

§192-137 Statement of Purpose and Intent.

This Local Law is adopted to create reasonable rules and regulations for the location, construction, operation, installation, implementation and use of Tier 1, Tier 2 and Tier 3 Battery Energy Storage Systems, as defined herein, to benefit property owners within certain zoning districts in the Town of DeWitt, as set forth herein, with a primary focus and intent to preserve and protect the public health, safety, welfare and quality of life for Town of DeWitt residents, business owners, and visitors.

Specifically, the Town of DeWitt intends to ensure compatible land uses in the vicinity of areas that may reasonably be impacted by the effects of Battery Energy Storage Systems, to mitigate the impacts of Battery Energy Storage Systems on important environmental resources such as agricultural lands, forests, wildlife and other protected resources, and to create synergy between the location, construction, operation, installation, implementation and use of Battery Energy Storage Systems and the goals of the Town of DeWitt community at large pursuant to the Town of DeWitt’s Comprehensive Plan.

§192-138 Definitions.

For the purposes of this Local Law, the following terms shall have the meanings set forth herein:

BATTERY(IES)

A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge and store energy electrochemically. For the purposes of this Local Law, batteries utilized in consumer products are excluded from these requirements.

BATTERY ENERGY STORAGE MANAGEMENT SYSTEM

An electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

BATTERY ENERGY STORAGE SYSTEM

One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A battery energy storage system is classified as a Tier 1, Tier 2 or Tier 3 Battery Energy Storage System, as follows:

- A. Tier 1 Battery Energy Storage Systems have an aggregate energy capacity less than or equal to eighty (80) kilowatt-hours (kWh), and, if in a room or enclosed area, consist of only a single energy storage system technology. Tier 1 Battery Energy Storage Systems are “behind the meter” systems, as defined herein, only.
- B. Tier 2 Battery Energy Storage Systems have an aggregate energy capacity more than 80 kWh and less than or equal to six hundred (600) kWh, and, if in a room or enclosed area, consist of only a single energy storage system technology. Tier 2 Battery Energy Storage Systems are “behind the meter” systems, as defined herein, only.
- C. Tier 3 Battery Energy Storage Systems have an aggregate energy capacity greater than 600 kWh or are comprised of more than one storage battery technology in a room or enclosed area. Tier 3 Battery Energy Storage Systems may be “behind the meter” or “front of the meter” systems, as defined herein.

BEHIND THE METER

Customer-sited stationary Battery Energy Storage Systems that are connected to the distribution system on the customer’s side of the utility’s service meter.

COMMISSIONING

A systematic process that provides documented confirmation that a Battery Energy Storage System functions according to the intended design criteria and complies with applicable state and local code requirements.

DECOMMISSIONING

A systemic process that provides documented confirmation that a Battery Energy Storage System has been safely disassembled, with all components removed or recycled according to the intended end-of-life criteria and in compliance with applicable state and local code requirements.

DEDICATED-USE BUILDING

A building that is built for the primary intention of housing battery equipment, is classified as Group F-1 occupancy as defined in the New York State Building Code, and complies with all of the following:

- A. The only use of the building is battery energy storage, energy generation, and/or other electrical grid-related operations;
- B. No other occupancy types are permitted in the building;
- C. Occupants in the rooms and areas containing Battery Energy Storage Systems are limited to personnel that operate, maintain, service, test and/or repair the Battery Energy Storage System and other energy systems; and
- D. Administrative and support personnel are permitted in areas within the buildings that do not contain Battery Energy Storage Systems, provided that the areas do not occupy more than ten (10) percent of the building area of the story in which Battery Energy Storage Systems are located and that a means of egress from the administrative and support use areas to the public way is provided that does not require occupants to traverse through areas containing Battery Energy Storage Systems or other energy systems or related equipment.

ENERGY CODE

The New York State Energy Conservation Construction Code adopted pursuant to Article 11 of the Energy Law, as currently in effect and as hereafter amended from time to time.

FIRE CODE

The Fire Code established in the New York State Uniform Fire Prevention and Building Code adopted pursuant to Article 18 of the Executive Law, as currently in effect and as hereafter amended from time to time.

FRONT OF THE METER

Battery Energy Storage Systems that are installed on the utility side of the utility's service meter.

NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL)

A United States Department of Labor designation recognizing a private sector organization to perform certification for certain products to ensure that they meet the requirements of both the construction and general industry OSHA electrical standards.

NON-DEDICATED-USE BUILDING

All buildings that contain a Battery Energy Storage System and do not comply with the requirements for Dedicated-Use Building set forth herein.

OCCUPIED COMMUNITY BUILDING

Any building in Occupancy Group A, B, E, I, or R, as defined in the New York State Building Code, including but not limited to schools, colleges, daycare facilities, hospitals, correctional facilities, public libraries, theaters, stadiums, apartments, hotels and houses of worship.

PARTICIPATING PROPERTY

A Battery Energy Storage System host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the owner of the Battery Energy Storage System or his/her designee, regardless of whether any part of a Battery Energy Storage System is constructed on the property.

UNIFORM CODE

The New York State Uniform Fire Prevention and Building Code adopted pursuant to Article 18 of the Executive Law, as currently in effect and as hereafter amended from time to time.

§192-139 Applicability.

- A. This Local Law shall apply to all Battery Energy Storage Systems permitted, located, constructed, operated, installed, implemented, and/or used in the Town of DeWitt as of the Effective Date of this Local Law, excluding general maintenance and repair.
- B. Battery Energy Storage Systems permitted by the Town of DeWitt and located, constructed, operated, installed, implemented, and/or used in the Town of DeWitt prior to the Effective Date of this Local Law shall not be required to meet the requirements of this Local Law.
- C. This Local Law shall apply to modifications to or retrofits or replacements of an existing Battery Energy Storage System.

§192-140 Applications for Battery Energy Storage Systems

A complete application for the location, construction, operation, installation, implementation, and/or use of a Battery Energy Storage System shall be submitted to the Town of DeWitt Department of Planning and Zoning (Department) for review. An application shall be deemed complete upon a determination by the Department that the application addresses all relevant provisions and requirements of this Section.

§192-141 Requirements for Tier 1 Battery Energy Storage Systems.

Tier 1 Battery Energy Storage Systems are permitted in R-0, R-1, R-2 and R1A zoning districts as an accessory use and/or structure to a primary residential use upon the issuance of a development permit by the Department.

Tier 1 Battery Energy Storage Systems are permitted in all non-residential zoning districts of the Town as an accessory use and/or structure to a primary structure or use, upon Site Plan Review pursuant to **§192-122** of the Zoning Code of the Town of DeWitt and issuance of a development permit by the Department.

The Tier 1 Battery Storage Systems are prohibited in the front yard.

§192-142 Requirements for Tier 2 Battery Energy Storage Systems.

Tier 2 Battery Energy Storage Systems shall be permitted only in the Industrial Zoning District as an accessory use and/or structure to a primary use on the lot, subject to the following requirements:

- A. Site plan review and approval by the Town of DeWitt Planning Board pursuant to the regulations and procedures set forth in **§192-122** of the Zoning Code of the Town of DeWitt and further as set forth in herein and in **§192-145**.
- B. Issuance of a development permit by the Department.
- C. Residential setback requirement. No Tier 2 Battery Energy Storage System may be permitted within 100 feet of the property line of: a) a lot containing a residential dwelling(s) or public park, or b) a residentially zoned lot.

§192-143 Requirements for Tier 3 Battery Energy Storage Systems.

Tier 3 Battery Energy Storage Systems shall be permitted in the Industrial Zoning District as a primary use or as an accessory use and/or structure to a primary use on the lot, subject to the following requirements:

- A. Site plan review and approval by the Town of DeWitt Planning Board pursuant to the regulations and procedures set forth in **§192-145** herein and in **§192-122**; and
- B. Issuance of a Specific Use Permit by the Town of DeWitt Zoning Board of Appeals pursuant to the regulations and procedures set forth in **§192-123**.
- C. Issuance of a development permit by the Department.
- D. Residential setback requirement. Any lot on which a Tier 3 Battery Energy Storage System is located must be at least one thousand (1,000) feet away from any lot with a dwelling or public park use or residential district boundary line as measured from the nearest lot lines.
- E. Wetland setback requirement. Any lot on which a Tier 3 Battery Energy Storage System is located must be at least one hundred (100) feet away from any state or federal wetlands.

§192-144 Permitting Requirements for Tier 1, Tier 2, and Tier 3 Battery Energy Storage Systems.

In addition to the application procedures and requirements for development permit review set forth in **§94-4** and the Uniform Code, any development permit application for the location, construction, operation, installation, implementation and/or use of a Battery Energy Storage System, excluding single- and two-family residential covered in the NYS Residential Code, shall include the following:

- A. Utility Lines and Circuitry. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of way.
- B. Signage.
 - 1. Signage shall be in compliance with the American National Standards Institute (ANSI) Z535 and shall include the type of technology associated with the Battery Energy Storage Systems, any special hazards associated, the type of suppression system installed in the area of Battery Energy Storage Systems, and 24-hour emergency contact information, including reach-back phone number.
 - 2. Pursuant to the National Electric Code (NEC), disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
- C. Vegetation and tree cutting. Areas within ten (10) feet on each side of Battery Energy Storage Systems shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers shall be permitted to be exempt provided that they do not form a means of readily transmitting fire. Removal of trees shall be minimized to the extent possible.

- D. Noise. The 1-hour average noise generated from Battery Energy Storage Systems, components and associated ancillary equipment shall not exceed a noise level of sixty (60) dBA as measured at all lot lines of the parcel on which the Battery Energy Storage System is located. The “average noise” requirement shall be conducted when all cooling systems and associated fans/blowers are running at their loudest speed setting. Applicants shall submit equipment and component manufacturers noise ratings to demonstrate compliance. The applicant may be required to provide Operating Sound Pressure Level measurements from a reasonable number of sampled locations at the perimeter of the lot on which the Battery Energy Storage System is located to demonstrate compliance with this standard. No momentary noise generation shall exceed 90 dBA.
- E. Setbacks. Properties on which Battery Energy Storage Systems are located, constructed, operated, installed, implemented, and/or used shall comply with the setback requirements of the zoning district they are located in, except for the additional residential setback requirement for Tier 3 Battery Energy Storage Systems set forth in **§192-143** herein.
- F. Height. Battery Energy Storage Systems shall comply with the building height limitations for principal structures of the zoning district in which the lot is located, with maximum height not to exceed 15 feet.
- G. Commissioning Plan. The applicant shall submit a Commissioning Plan documenting and verifying that the Battery Energy Storage System and its associated controls and safety systems are in proper working condition per requirements set forth in the Uniform Code. Where commissioning is required by the Uniform Code, it shall be conducted by a New York State Licensed Professional Engineer after the installation is complete but prior to final inspection and approval.
1. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning.
 2. A report describing the results of the system commissioning and including the results of the initial acceptance testing required in the Uniform Code shall be provided to the Department prior to final inspection and approval and maintained at an approved on-site location;
 3. A service record log form shall be retained on site that lists the schedule for all required servicing and maintenance actions and space for logging such actions that are completed over time.
- H. Decommissioning Plan. The applicant shall submit a Decommissioning Plan, developed in accordance with the Uniform Code, to be implemented upon abandonment and/or in conjunction with removal from the facility. The Decommissioning Plan shall include:
1. A narrative description of the activities to be accomplished, including who will perform which activities and at what point in time, for complete physical removal of all Battery Energy Storage System components, structures, equipment, security barriers and transmission lines from the site;
 2. Disposal of all solid waste and hazardous waste in accordance with local, state and federal waste disposal regulations;
 3. The anticipated life of the Battery Energy Storage System;
 4. The estimated decommissioning costs and how said estimate was determined;
 5. The method of ensuring that funds will be available for decommissioning and restoration;

6. The method by which the decommissioning cost will be kept current;
 7. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Battery Energy Storage System, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
 8. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.
- I. Fire Safety Compliance Plan documenting and verifying that the system and its associated controls and safety systems are in compliance with the Uniform Code;
 - J. Operation and Maintenance Manual describing continuing Battery Energy Storage System maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth in the Uniform Code;

Emergency Operations Plan for Tier 2 and Tier 3 Battery Energy Storage Systems. An Emergency Operations Plan meeting all requirements as set forth in the Uniform Code shall be provided shall be approved as a part of development permit review with a copy provided to the Battery Energy Storage System owner and the Town of DeWitt Fire Marshall. A permanent copy shall be placed in an approved location to be accessible to facility personnel, fire code officials and emergency responders.

K. Decommissioning Fund.

1. The owner and/or operator of a Battery Energy Storage System shall continuously maintain a cash escrow balance with the Department for purposes of financing the Decommissioning Plan, in an amount to be determined by the Town, for the period of the life of the associated facility.
 2. In the event of default upon performance of such conditions, after proper notice and expiration of any cure periods, the cash escrow deposit shall be forfeited to the Town, which shall be entitled to maintain an action thereon. The cash deposit shall remain in full force and effect until restoration of the property as set forth in the decommissioning plan is completed.
- L. Insurance. The applicant and/or owner shall maintain a current insurance policy to cover the installation and operation of Tier 3 projects at all times in the minimum amount of \$5,000,000 property and personal liability coverage and provide proof of such policy to the Town on an annual basis.
 - M. Limited site access agreement. The Town of DeWitt shall require all applicants to enter into a limited site access agreement upon the posting of cash escrow to ensure the Town may access the property in the event the Town is forced to act to decommission the project. The agreement shall be prepared by the Town Attorney in a form and content acceptable to the Town Board.

§192-145 Site Plan Review Requirements.

- A. In addition to the application procedures and requirements for Site Plan Review set forth in **§192-122**, any site plan review application for a Tier 2 or Tier 3 Battery Energy Storage System shall include the following:

1. Property lines and physical features, including roads, for the project site;
2. Proposed changes to the landscape of the site, grading, stormwater drainage, vegetation clearing and planting, exterior lighting, and screening vegetation or structures;
3. Documentation that appropriate water infrastructure and supply are available at the project site for fire protection.
4. A three-line electrical diagram detailing the Battery Energy Storage System layout, associated components, and electrical interconnection methods, with all NEC-compliant disconnects and over current devices;
5. A preliminary equipment specification sheet that documents the proposed Battery Energy Storage System components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of a development permit;
6. Name, address, phone number and contact information of proposed or potential system installer and the owner and/or operator of the Battery Energy Storage System. Such information of the final system installer shall be submitted prior to the issuance of a development permit;
7. Zoning district designation for the parcel(s) of land comprising the project site;
8. Decommissioning Plan as set forth in **§192-144** herein;
9. Erosion and sediment control and stormwater management plans prepared to New York State Department of Environmental Conservation standards, if applicable, and to such standards as may be established by the Town of DeWitt Planning Board;
10. Engineering documents signed and sealed by the New York State Licensed Professional Engineer to be submitted before site plan approval and issuance of a development permit; and
11. The following additional requirements for Site Plan Review for the location, construction, operation, installation, and implementation shall apply:
 - a. Fencing requirements. Battery Energy Storage Systems, including all mechanical equipment, shall be enclosed by a fencing as determined by the Planning Board and may include a self-locking gate to prevent unauthorized access.
 - b. Lighting. Lighting shall be limited to that minimally required for safety and operational purposes and shall conform to the rules and regulations set forth in Chapter 117 of the DeWitt Town Code entitled “Lighting, Outdoor” except that maximum pole height shall not exceed 5 feet above the height of the Battery Energy Storage System structure.
 - c. Screening and visibility. Battery Energy Storage Systems shall have views minimized from adjacent properties and public rights-of-way, to the extent reasonably practicable using architectural features, earth berms, landscaping and/or other screening methods that will harmonize with the character of the property and surrounding area and not interfere with ventilation or exhaust ports.

- i. Battery Energy Storage Systems may not be located any nearer to a public right-of-way or adjacent property line than 100 feet.
- d. A floodplain analysis shall be provided for any proposed Battery Energy Storage System proposed in a floodplain, and any flood risk identified by the Planning Board must be mitigated.

§192-146 Ownership Changes.

If the owner of a Battery Energy Storage System(s) changes or the owner of the relevant property changes, the Specific Use Permit associated with such Battery Energy Storage System(s) shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the Specific Use Permit, Site Plan Approval, and Development Permit and with the approval of the Zoning Board of Appeals in the form of an amendment to the Specific Use Permit. The successor owner or operator shall provide written notification to the Department of such change in ownership and make application to the Zoning Board of Appeals within thirty (30) days of the ownership change. Failure of the successor owner or operator to provide written notification of ownership change and make application to the Zoning Board of Appeals as set forth herein shall result in complete and total nullification of the Specific Use Permit, Site Plan Approval, Development Permit, and all other associated local approvals of the Battery Energy Storage System.

§192-147 Safety.

- A. System Certification. Battery Energy Storage Systems and equipment shall be listed by a NRTL to UL 9540 (Standard for Battery Energy Storage Systems and equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:
 - 1. UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications);
 - 2. UL 1642 (Standard for Lithium Batteries);
 - 3. UL 1741 or UL 62109 (Inverters and Power Converters);
 - 4. Certified under the applicable electrical, building and fire prevention codes as required; and/or
 - 5. Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 or approved equivalent and applicable codes, regulations and safety standards may be used to meet system certification requirements.
- B. Site Access. Battery Energy Storage Systems shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the Town of DeWitt Fire Marshall and any other relevant emergency services department.
- C. Battery Energy Storage Systems, components and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70.
- D. Tier 3 Battery Energy Storage Systems, components, and associated ancillary equipment shall be inspected every year by a registered professional engineer or a special expert meeting the requirements

of the Uniform Code. Documentation of such inspection shall be provided to the Department. Failure to inspect systems as required shall invalidate the Specific Use Permit.

§192-148 Abandonment of Tier 2 or Tier 3 Battery Energy Storage Systems.

A Tier 2 or Tier 3 Battery Energy Storage System shall be considered abandoned when it ceases to operate consistently for a period of more than one (1) year. If the owner or operator fails to comply with the decommissioning requirements set forth in §192-144(J) upon abandonment, the Department may, at its discretion and upon seven (7) consecutive days of written notice to the property owner, enter the property and utilize the available cash escrow balance for the removal of a Tier 2 or Tier 3 Battery Energy Storage System and restoration of the site in accordance with the Decommissioning Plan as a matter of public health and safety.

§192-149 Enforcement.

A violation of this Chapter shall be an offense punishable by a fine not to exceed one thousand dollars (\$1,000) per day. Each day on continuing violation shall be considered to be a separate and distinct violation.

§192-150 Severability.

The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision or phrase of this Local Law, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision or phrase, which shall remain in full force and effect.

Section 2: Local Law No. 6 of 2008, as amended, remains in full force and effect except as hereinabove amended.

Section 3: This Local Law shall take effect immediately upon posting and publication as required by law and filing with the Secretary of State.

LOCAL LAW NO. ____ - 2026

LOCAL LAW AMENDING THE DEWITT TOWN CODE CHAPTER 192, BEING LOCAL LAW NO. 6 OF 2008, AS HAS PREVIOUSLY BEEN AMENDED, TO REPEAL CHAPTER 192, ARTICLE XXIII OF THE DEWITT TOWN CODE ENTITLED “MORATORIUM ON BATTERY ENERGY STORAGE SYSTEMS,” BEING LOCAL LAW NO. 6 OF 2025, AND ALL OF ITS PROVISIONS AND SUBSECTIONS, IN ITS ENTIRETY, AND TO ENACT A NEW CHAPTER 192, ARTICLE XXIII OF THE DEWITT TOWN CODE ENTITLED “BATTERY ENERGY STORAGE SYSTEMS”

Be it enacted by the Town Board of the Town of DeWitt as follows:

Section 1: The Town of DeWitt Town Code Chapter 192, being Local Law No. 6 of 2008, as has previously been amended, is hereby further amended to repeal Chapter 192, Article XXIII of the DeWitt Town Code entitled “Moratorium on Battery Energy Storage Systems,” being Local Law No. 6 of 2025, and all of its provisions and subsections, in its entirety, and to enact a new Chapter 192, Article XXIII of the DeWitt Town Code entitled “Battery Energy Storage Systems,” as follows:

ARTICLE XXIII BATTERY ENERGY STORAGE SYSTEMS

§192-136 Authority.

This Local Law regulating the location, construction, operation, installation, implementation and use of Battery Energy Storage Systems in the Town of DeWitt is adopted pursuant to Article IX of the New York State Constitution, §§2(c)(6) and (10), New York Statute of Local Governments, §§10(1) and (7), and New York State Municipal Home Rule Law §10, which authorize the Town of DeWitt to adopt zoning provisions which advance and protect the public health, safety and welfare of the community.

§192-137 Statement of Purpose and Intent.

This Local Law is adopted to create reasonable rules and regulations for the location, construction, operation, installation, implementation and use of Tier 1, Tier 2 and Tier 3 Battery Energy Storage Systems, as defined herein, to benefit property owners within certain zoning districts in the Town of DeWitt, as set forth herein, with a primary focus and intent to preserve and protect the public health, safety, welfare and quality of life for Town of DeWitt residents, business owners, and visitors.

Specifically, the Town of DeWitt intends to ensure compatible land uses in the vicinity of areas that may reasonably be impacted by the effects of Battery Energy Storage Systems, to mitigate the impacts of Battery Energy Storage Systems on important environmental resources such as agricultural lands, forests, wildlife and other protected resources, and to create synergy between the location, construction, operation, installation, implementation and use of Battery Energy Storage Systems and the goals of the Town of DeWitt community at large pursuant to the Town of DeWitt’s Comprehensive Plan.

§192-138 Definitions.

For the purposes of this Local Law, the following terms shall have the meanings set forth herein:

BATTERY(IES)

A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge and store energy electrochemically. For the purposes of this Local Law, batteries utilized in consumer products are excluded from these requirements.

BATTERY ENERGY STORAGE MANAGEMENT SYSTEM

An electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

BATTERY ENERGY STORAGE SYSTEM

One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A battery energy storage system is classified as a Tier 1, Tier 2 or Tier 3 Battery Energy Storage System, as follows:

- A. Tier 1 Battery Energy Storage Systems have an aggregate energy capacity less than or equal to eighty (80) kilowatt-hours (kWh), and, if in a room or enclosed area, consist of only a single energy storage system technology. Tier 1 Battery Energy Storage Systems are “behind the meter” systems, as defined herein, only.
- B. Tier 2 Battery Energy Storage Systems have an aggregate energy capacity more than 80 kWh and less than or equal to six hundred (600) kWh, and, if in a room or enclosed area, consist of only a single energy storage system technology. Tier 2 Battery Energy Storage Systems are “behind the meter” systems, as defined herein, only.
- C. Tier 3 Battery Energy Storage Systems have an aggregate energy capacity greater than 600 kWh or are comprised of more than one storage battery technology in a room or enclosed area. Tier 3 Battery Energy Storage Systems may be “behind the meter” or “front of the meter” systems, as defined herein.

BEHIND THE METER

Customer-sited stationary Battery Energy Storage Systems that are connected to the distribution system on the customer’s side of the utility’s service meter.

COMMISSIONING

A systematic process that provides documented confirmation that a Battery Energy Storage System functions according to the intended design criteria and complies with applicable state and local code requirements.

DECOMMISSIONING

A systemic process that provides documented confirmation that a Battery Energy Storage System has been safely disassembled, with all components removed or recycled according to the intended end-of-life criteria and in compliance with applicable state and local code requirements.

DEDICATED-USE BUILDING

A building that is built for the primary intention of housing battery equipment, is classified as Group F-1 occupancy as defined in the New York State Building Code, and complies with all of the following:

- A. The only use of the building is battery energy storage, energy generation, and/or other electrical grid-related operations;
- B. No other occupancy types are permitted in the building;
- C. Occupants in the rooms and areas containing Battery Energy Storage Systems are limited to personnel that operate, maintain, service, test and/or repair the Battery Energy Storage System and other energy systems; and
- D. Administrative and support personnel are permitted in areas within the buildings that do not contain Battery Energy Storage Systems, provided that the areas do not occupy more than ten (10) percent of the building area of the story in which Battery Energy Storage Systems are located and that a means of egress from the administrative and support use areas to the public way is provided that does not require occupants to traverse through areas containing Battery Energy Storage Systems or other energy systems or related equipment.

ENERGY CODE

The New York State Energy Conservation Construction Code adopted pursuant to Article 11 of the Energy Law, as currently in effect and as hereafter amended from time to time.

FIRE CODE

The Fire Code established in the New York State Uniform Fire Prevention and Building Code adopted pursuant to Article 18 of the Executive Law, as currently in effect and as hereafter amended from time to time.

FRONT OF THE METER

Battery Energy Storage Systems that are installed on the utility side of the utility's service meter.

NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL)

A United States Department of Labor designation recognizing a private sector organization to perform certification for certain products to ensure that they meet the requirements of both the construction and general industry OSHA electrical standards.

NON-DEDICATED-USE BUILDING

All buildings that contain a Battery Energy Storage System and do not comply with the requirements for Dedicated-Use Building set forth herein.

OCCUPIED COMMUNITY BUILDING

Any building in Occupancy Group A, B, E, I, or R, as defined in the New York State Building Code, including but not limited to schools, colleges, daycare facilities, hospitals, correctional facilities, public libraries, theaters, stadiums, apartments, hotels and houses of worship.

PARTICIPATING PROPERTY

A Battery Energy Storage System host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the owner of the Battery Energy Storage System or his/her designee, regardless of whether any part of a Battery Energy Storage System is constructed on the property.

UNIFORM CODE

The New York State Uniform Fire Prevention and Building Code adopted pursuant to Article 18 of the Executive Law, as currently in effect and as hereafter amended from time to time.

§192-139 Applicability.

- A. This Local Law shall apply to all Battery Energy Storage Systems permitted, located, constructed, operated, installed, implemented, and/or used in the Town of DeWitt as of the Effective Date of this Local Law, excluding general maintenance and repair.
- B. Battery Energy Storage Systems permitted by the Town of DeWitt and located, constructed, operated, installed, implemented, and/or used in the Town of DeWitt prior to the Effective Date of this Local Law shall not be required to meet the requirements of this Local Law.
- C. This Local Law shall apply to modifications to or retrofits or replacements of an existing Battery Energy Storage System.

§192-140 Applications for Battery Energy Storage Systems

A complete application for the location, construction, operation, installation, implementation, and/or use of a Battery Energy Storage System shall be submitted to the Town of DeWitt Department of Planning and Zoning (Department) for review. An application shall be deemed complete upon a determination by the Department that the application addresses all relevant provisions and requirements of this Section.

§192-141 Requirements for Tier 1 Battery Energy Storage Systems.

Tier 1 Battery Energy Storage Systems are permitted in R-0, R-1, R-2 and R1A zoning districts as an accessory use and/or structure to a primary residential use upon the issuance of a development permit by the Department.

Tier 1 Battery Energy Storage Systems are permitted in all non-residential zoning districts of the Town as an accessory use and/or structure to a primary structure or use, upon Site Plan Review pursuant to **§192-122** of the Zoning Code of the Town of DeWitt.

The Tier 1 Battery Storage Systems are prohibited in the front yard.

§192-142 Requirements for Tier 2 Battery Energy Storage Systems.

Tier 2 Battery Energy Storage Systems shall be permitted only in the Industrial Zoning District as an accessory use and/or structure to a primary use on the lot, subject to the following requirements:

- A. Site plan review and approval by the Town of DeWitt Planning Board pursuant to the regulations and procedures set forth in **§192-122** of the Zoning Code of the Town of DeWitt and further as set forth in herein and in **§192-145**.
- B. Issuance of a building permit by the Department.
- C. Residential setback requirement. No Tier 2 Battery Energy Storage System may be permitted within 100 feet of the property line of: a) a lot containing a residential dwelling(s) or public park, or b) a residentially zoned parcel.

D.

§192-143 Requirements for Tier 3 Battery Energy Storage Systems.

Tier 3 Battery Energy Storage Systems shall be allowed in the Industrial zoning district, subject to the following requirements:

- A. Site plan review and approval by the Town of DeWitt Planning Board pursuant to the regulations and procedures set forth in §192-145 herein and in §192-122; and
- B. Issuance of a Specific Use Permit by the Town of DeWitt Zoning Board of Appeals pursuant to the regulations and procedures set forth in §192-123.
- C. Issuance of a development permit by the Department.
- D. Residential setback requirement. Any lot on which a Tier 3 Battery Energy Storage System is located must be at least one thousand (1,000) feet away from any lot with a residential or public park use or residential district boundary line as measured from the nearest lot lines.
- E. Wetland setback requirement. Any lot on which a Tier 3 Battery Energy Storage System is located must be at least one hundred (100) feet away from any state or federal wetlands.

§192-144 Permitting Requirements for Tier 1, Tier 2, and Tier 3 Battery Energy Storage Systems.

In addition to the application procedures and requirements for development permit review set forth in §94-4 and the Uniform Code, any development permit application for the location, construction, operation, installation, implementation and/or use of a Battery Energy Storage System, excluding single- and two-family residential covered in the NYS Residential Code, shall include the following:

- A. Utility Lines and Circuitry. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of way.
- B. Signage.
 - 1. Signage shall be in compliance with the American National Standards Institute (ANSI) Z535 and shall include the type of technology associated with the Battery Energy Storage Systems, any special hazards associated, the type of suppression system installed in the area of Battery Energy Storage Systems, and 24-hour emergency contact information, including reach-back phone number.
 - 2. Pursuant to the National Electric Code (NEC), disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
- C. Vegetation and tree cutting. Areas within ten (10) feet on each side of Battery Energy Storage Systems shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers shall be permitted to be exempt provided that they do not form a means of readily transmitting fire. Removal of trees shall be minimized to the extent possible.

- D. Noise. The 1-hour average noise generated from Battery Energy Storage Systems, components and associated ancillary equipment shall not exceed a noise level of sixty (60) dBA as measured at all lot lines of the parcel on which the Battery Energy Storage System is located. The “average noise” requirement shall be conducted when all cooling systems and associated fans/blowers are running at their loudest speed setting. Applicants shall submit equipment and component manufacturers noise ratings to demonstrate compliance. The applicant may be required to provide Operating Sound Pressure Level measurements from a reasonable number of sampled locations at the perimeter of the lot on which the Battery Energy Storage System is located to demonstrate compliance with this standard. No momentary noise generation shall exceed 90 dBA.
- E. Setbacks. Properties on which Battery Energy Storage Systems are located, constructed, operated, installed, implemented, and/or used shall comply with the setback requirements of the zoning district they are located in, except for the additional residential setback requirement for Tier 3 Battery Energy Storage Systems set forth in **§192-143** herein.
- F. Height. Battery Energy Storage Systems shall comply with the building height limitations for principal structures of the zoning district in which the lot is located, with maximum height not to exceed 15 feet.
- G. Commissioning Plan. The applicant shall submit a Commissioning Plan documenting and verifying that the Battery Energy Storage System and its associated controls and safety systems are in proper working condition per requirements set forth in the Uniform Code. Where commissioning is required by the Uniform Code, it shall be conducted by a New York State Licensed Professional Engineer after the installation is complete but prior to final inspection and approval.
1. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning.
 2. A report describing the results of the system commissioning and including the results of the initial acceptance testing required in the Uniform Code shall be provided to the Department prior to final inspection and approval and maintained at an approved on-site location;
 3. A service record log form shall be retained on site that lists the schedule for all required servicing and maintenance actions and space for logging such actions that are completed over time.
- H. Decommissioning Plan. The applicant shall submit a Decommissioning Plan, developed in accordance with the Uniform Code, to be implemented upon abandonment and/or in conjunction with removal from the facility. The Decommissioning Plan shall include:
1. A narrative description of the activities to be accomplished, including who will perform which activities and at what point in time, for complete physical removal of all Battery Energy Storage System components, structures, equipment, security barriers and transmission lines from the site;
 2. Disposal of all solid waste and hazardous waste in accordance with local, state and federal waste disposal regulations;
 3. The anticipated life of the Battery Energy Storage System;
 4. The estimated decommissioning costs and how said estimate was determined;
 5. The method of ensuring that funds will be available for decommissioning and restoration;

6. The method by which the decommissioning cost will be kept current;
 7. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Battery Energy Storage System, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
 8. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.
- I. Fire Safety Compliance Plan documenting and verifying that the system and its associated controls and safety systems are in compliance with the Uniform Code;
 - J. Operation and Maintenance Manual describing continuing Battery Energy Storage System maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth in the Uniform Code;
 - K. Emergency Operations Plan for Tier 2 and Tier 3 Battery Energy Storage Systems. An Emergency Operations Plan shall be approved as a part of development permit review with a copy provided to the Battery Energy Storage System owner and the Town of DeWitt Fire Department. A permanent copy shall be placed in an approved location to be accessible to facility personnel, fire code officials and emergency responders. The Emergency Operations Plan shall include the following information:
 1. Procedures for safe shutdown, de-energizing or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock and personal injuries, and for the safe start-up following cessation of emergency conditions;
 2. Procedures for inspection and testing of associated alarms, interlocks and controls;
 3. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure;
 4. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment and controlling and extinguishing the fire;
 5. Respondent considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required;
 6. Procedures for dealing with Battery Energy Storage System equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged Battery Energy Storage System equipment from the facility;

7. Other procedures as determined necessary by the Town of DeWitt to provide for the safety of occupants, neighboring properties, and emergency responders; and
8. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

L. Decommissioning Fund.

1. The owner and/or operator of a Battery Energy Storage System shall continuously maintain a cash escrow balance with the Department for purposes of financing the Decommissioning Plan, in an amount to be determined by the Town, for the period of the life of the associated facility. A letter of credit from a New York State licensed financial institution is acceptable.
2. In the event of default upon performance of such conditions, after proper notice and expiration of any cure periods, the cash escrow deposit shall be forfeited to the Town, which shall be entitled to maintain an action thereon. The cash deposit shall remain in full force and effect until restoration of the property as set forth in the decommissioning plan is completed.

M. Insurance. The applicant and/or owner shall maintain a current insurance policy to cover the installation and operation of Tier 3 projects at all times in the minimum amount of \$5,000,000 property and personal liability coverage and provide proof of such policy to the Town on an annual basis.

N. Limited site access agreement. The Town of DeWitt shall require all applicants to enter into a limited site access agreement upon the posting of cash escrow to ensure the Town may access the property in the event the Town is forced to act to decommission the project. The agreement shall be prepared by the Town Attorney in a form and content acceptable to the Town Board.

§192-145 Site Plan Review Requirements.

- A. In addition to the application procedures and requirements for Site Plan Review set forth in **§192-122**, any site plan review application for a Tier 2 or Tier 3 Battery Energy Storage System shall include the following:
1. Property lines and physical features, including roads, for the project site;
 2. Proposed changes to the landscape of the site, grading, stormwater drainage, vegetation clearing and planting, exterior lighting, and screening vegetation or structures;
 3. Documentation that appropriate water infrastructure and supply are available at the project site for fire protection.
 4. A three-line electrical diagram detailing the Battery Energy Storage System layout, associated components, and electrical interconnection methods, with all NEC-compliant disconnects and over current devices;
 5. A preliminary equipment specification sheet that documents the proposed Battery Energy Storage System components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of a development permit;

6. Name, address, phone number and contact information of proposed or potential system installer and the owner and/or operator of the Battery Energy Storage System. Such information of the final system installer shall be submitted prior to the issuance of a development permit;
7. Zoning district designation for the parcel(s) of land comprising the project site;
8. Decommissioning Plan as set forth in **§192-144** herein;
9. Erosion and sediment control and stormwater management plans prepared to New York State Department of Environmental Conservation standards, if applicable, and to such standards as may be established by the Town of DeWitt Planning Board;
10. Engineering documents signed and sealed by the New York State Licensed Professional Engineer to be submitted before site plan approval and issuance of a development permit; and
11. The following additional requirements for Site Plan Review for the location, construction, operation, installation, and implementation shall apply:
 - a. Fencing requirements. Battery Energy Storage Systems, including all mechanical equipment, shall be enclosed by a fencing as determined by the Planning Board and may include a self-locking gate to prevent unauthorized access.
 - b. Lighting. Lighting shall be limited to that minimally required for safety and operational purposes and shall conform to the rules and regulations set forth in Chapter 117 of the DeWitt Town Code entitled "Lighting, Outdoor."
 - c. Screening and visibility. Battery Energy Storage Systems shall have views minimized from adjacent properties and the public rights of way, to the extent reasonably practicable using architectural features, earth berms, landscaping and/or other screening methods that will harmonize with the character of the property and surrounding area and not interfere with ventilation or exhaust ports.
 - i. Battery Energy Storage Systems may not be located any nearer to a public right-of-way or adjacent property line than 100 feet.

§192-146 Ownership Changes.

If the owner of a Battery Energy Storage System(s) changes or the owner of the relevant property changes, the Specific Use Permit associated with such Battery Energy Storage System(s) shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the Specific Use Permit, Site Plan Approval, and Development Permit and with the approval of the Zoning Board of Appeals in the form of an amendment to the Specific Use Permit. The successor owner or operator shall provide written notification to the Department of such change in ownership and make application to the Zoning Board of Appeals within thirty (30) days of the ownership change. Failure of the successor owner or operator to provide written notification of ownership change and make application to the Zoning Board of Appeals as set forth herein shall result in complete and total nullification of the Specific Use Permit, Site Plan Approval, Development Permit, and all other associated local approvals of the Battery Energy Storage System.

§192-147 Safety.

- A. System Certification. Battery Energy Storage Systems and equipment shall be listed by a NRTL to UL 9540 (Standard for Battery Energy Storage Systems and equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:
1. UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications);
 2. UL 1642 (Standard for Lithium Batteries);
 3. UL 1741 or UL 62109 (Inverters and Power Converters);
 4. Certified under the applicable electrical, building and fire prevention codes as required; and/or
 5. Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 or approved equivalent and applicable codes, regulations and safety standards may be used to meet system certification requirements.
- B. Site Access. Battery Energy Storage Systems shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the Town of DeWitt Fire Department and any other relevant emergency services department.
- C. Battery Energy Storage Systems, components and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70.
- D. Tier 3 Battery Energy Storage Systems, components, and associated ancillary equipment shall be inspected every year by a registered professional engineer or a special expert meeting the requirements of the Uniform Code. Documentation of such inspection shall be provided to the Department. Failure to inspect systems as required shall invalidate the Specific Use Permit.

§192-148 Abandonment of Tier 2 or Tier 3 Battery Energy Storage Systems.

A Tier 2 or Tier 3 Battery Energy Storage System shall be considered abandoned when it ceases to operate consistently for a period of more than one (1) year. If the owner or operator fails to comply with the decommissioning requirements set forth in §192-144(J) upon abandonment, the Department may, at its discretion and upon seven (7) consecutive days of written notice to the property owner, enter the property and utilize the available cash escrow balance for the removal of a Tier 2 or Tier 3 Battery Energy Storage System and restoration of the site in accordance with the Decommissioning Plan as a matter of public health and safety.

§192-149 Enforcement.

A violation of this Chapter shall be an offense punishable by a fine not to exceed one thousand dollars (\$1,000) per day. Each day on continuing violation shall be considered to be a separate and distinct violation.

§192-150 Severability.

The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision or phrase of this Local Law, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision or phrase, which shall remain in full force and effect.

Section 2: Local Law No. 6 of 2008, as amended, remains in full force and effect except as hereinabove amended.

Section 3: This Local Law shall take effect immediately upon posting and publication as required by law and filing with the Secretary of State.