



Town of Royalton In-Person Planning Board Meeting Agenda

January 24, 2024 at 7:00pm
Royalton Town Hall, Court Room | 5316 Royalton Center Rd Middleport, NY 14105

Work Session 7:00pm

1. Reading of meeting minutes of the previous meeting; amendment and approval
2. Correspondence received and distributed
3. Open for discussion
4. Consideration of old/unfinished business
5. Consideration of new business
6. Confirming the time and place for the next meeting
7. Review of agenda items

Agenda Items 7:30pm

1. Review of agenda items
2. Hear and consider the following applications/items if any
3. Adjournment

PLEASE NOTE

Persons Addressing the Town Planning Board (on Agenda Items only):

The Town Planning Board will hear the concerns of persons desiring to address the Planning Board on any Agenda Items below for a period of thirty (30) minutes.

Procedure:

1. Raise your hand and be recognized by the Planning Board Chair or Co-Chair.
2. State your name and address.
3. Speak directly to the Town Planning Board members, not the audience.
4. Speak once for three (3) minutes or less unless the Town Planning Board grants a speaker an extension of this time limit.

Item 1

Applicant: Tr S Fertilizer
For: Site Plan Review
SBL: 85.00-3-28.111
Address: 4133 S Carmen Rd, Middleport, NY 14105

The applicant is proposing to add to the existing fertilizer storage building.

Item 2

Applicant: BlueWave Energy
For: Preapplication Conference – Battery Energy Storage System
SBL: 86.00-3-10 (Owner: Brenda L. Dunn)
Address: 9981 Rochester Rd, Middleport, NY 14105

The applicant is proposing to install a Battery Energy Storage System with a gravel access road, which will tie into National Grid infrastructure that is located to the west (SBL: 86.00-3-11.1), owned by National Grid.

Planning Board Review

TOWN OF ROYALTON BUILDING/ZONING PERMIT APPLICATION

5316 ROYALTON CENTER RD., MIDDLEPORT, NY 14105, PH. NO. 716-772-7826, FAX 772-2748

PERMIT NO. _____ DATE: _____ S-B-L: _____

OWNER NAME/ADDRESS/PH. NO.: Tr S Fertilizer 4133 S carmen Rd Middleport NY 14105
716-628-0013

AUTHORIZED AGENT: Barry Burski

1. APPLICATION FOR BUILDING/ZONING PERMIT IS HEREBY MADE TO: USE ERECT ALTER EXTEND
 DEMOLISH OCCUPY RELOCATE OTHER _____ A STRUCTURE AND/OR LAND LOCATED AT:

4133 S carmen Rd Middleport NY 14105 AT AN ESTIMATED COST OF \$ 300,000

2. ZONING DISTRICT RESIDENTIAL AGRICULTURAL BUSINESS LIGHT INDUSTRIAL GENERAL INDUSTRIAL OTHER _____

3. EXISTING LAND/BUILDING USE: fertilizer storage PROPOSED USE (SPECIFY): fertilizer Storage

4. PROPERTY DIMENSIONS: Survey Attached

5. DIMENSIONS OF NEW CONSTRUCTION: Drawings Attached

6. FEE (TO BE PAID UPON APPLICATION): \$ _____

CONSTRUCTION INFORMATION (COMPLETE APPLICABLE ITEMS, ATTACH PLANS, DRAWINGS, MAPS, ETC. AS APPROPRIATE FOR THE PROJECT)

7. FOUNDATION: Poured concrete

8. FLOOR SYSTEM: concrete

9. WALL SYSTEM: studs + Beams

10. ROOF SYSTEM: Rafters, sheeting, Perlins, steel

11. PLUMBING: NA

12. INSULATION: NA

13. SEWAGE SYSTEM: PUBLIC SEPTIC (PROVIDE DESIGN DATA FOR NEW SYSTEMS) NA

14. WATER SYSTEM: PUBLIC PRIVATE NA

15. MISC. DATA: _____

NOTE : ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.

I HEREBY CERTIFY THAT I AM THE Watson Enterprises Inc (OWNER ~~CONTRACTOR~~ ~~AGENT~~) AND THAT I AM DULY AUTHORIZED TO MAKE AND FILE THIS APPLICATION; THAT ALL THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE WORK WILL BE PERFORMED IN THE MANNER SET FORTH IN THIS APPLICATION AND IN THE CONSTRUCTION INFORMATION FILED HEREWITH.

APPLICANT SIGNATURE Eric Watson Eric Watson DATE 12/21/2023

INSTRUCTIONS FOR BUILDING/ZONING PERMIT

1. APPLICATION SHALL BE TYPED OR IN INK AND SUBMITTED TO THE CODE ENFORCEMENT OFFICER FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
2. A PLOT DIAGRAM SHOWING LOCATION OF THE LOT AND OF EXISTING AND PROPOSED BUILDINGS ON THE PREMISES IN RELATION TO PUBLIC STREETS OR AREAS AND ADJOINING PROPERTIES MUST BE DRAWN ON A DIAGRAM WHICH IS PART OF THIS APPLICATION, OR A SEPARATE DIAGRAM MAY BE SUBMITTED.
3. UPON APPROVAL OF THE APPLICATION, THE ENFORCEMENT OFFICER WILL ISSUE A BUILDING/ZONING PERMIT AND A COPY OF THE SIGNED APPLICATION TO THE APPLICANT. THE PERMIT SHALL BE KEPT ON THE PREMISES DURING THE PROGRESS OF THE WORK.
4. NO BUILDING SHALL BE USED IN WHOLE OR PART FOR ANY PURPOSE UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE ENFORCEMENT OFFICER. EXCEPT FOR CERTAIN USES AS PROVIDED IN THE TOWN OF ROYALTON ZONING ORDINANCE AND THE BUILDING CODE, A CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUIRED. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY, WHEN REQUIRED, MAY RENDER INVALID ANY OR ALL PORTIONS OF THE PERMIT.
5. THE PROGRESS OF THE WORK FOR WHICH THE PERMIT HAS BEEN ISSUED SHALL BE INSPECTED AT SUCH TIMES AND INTERVALS AS MAY BE DEEMED NECESSARY AND APPROPRIATE BY THE ENFORCEMENT OFFICER TO DETERMINE WHETHER THE WORK IS BEING PERFORMED IN COMPLIANCE WITH THE APPLICABLE CODES AND REGULATIONS. SUCH INSPECTIONS SHALL BE CARRIED OUT PRIOR TO ENCLOSING OR COVERING OF THE PARTICULAR PORTION OR PHASE OF BUILDING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO EXCAVATION, FOUNDATION, SUPERSTRUCTURE, ELECTRICAL, PLUMBING, HEATING & AIR CONDITIONING, FIRE PROTECTION & DETECTION SYSTEMS, AND EXIT FEATURES. NOTE: ELECTRICAL INSPECTIONS ARE TO BE PERFORMED BY AN ACCEPTABLE ELECTRICAL INSPECTION AGENCY AUTHORIZED TO CONDUCT SUCH BUSINESS IN THE STATE OF NEW YORK.
6. ALL CONSTRUCTION AND USES SHALL COMPLY WITH CURRENT TOWN OF ROYALTON ZONING REGULATIONS, BUILDING CODES, ENVIRONMENTAL REGULATIONS, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
7. WOODSTOVE, PREFAB CHIMNEY AND FIREPLACE APPLICATIONS MUST INCLUDE MANUFACTURER'S DATA (LISTING AGENCY, FLOOR/WALL PROTECTION, CLEARANCES, ETC.) FOR THE INSTALLATION. MASONRY FIREPLACES AND CHIMNEYS MUST INCLUDE FOUNDATION AND MATERIAL DATA.
8. IF THE FINAL AREA OF THE STRUCTURE IS LESS THAN THE AREA GIVEN IN THE APPLICATION, NO PORTION OF THE FEE WILL BE REFUNDED.
9. PERMITS SHALL BECOME NULL AND VOID UNLESS CONSTRUCTION HAS BEEN STARTED WITHIN SIX MONTHS OF THE DATE OF THE ISSUANCE, EXCEPT THAT SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN TWENTY FOUR MONTHS OF THE DATE OF THE STARTING OF CONSTRUCTION. WHEN THE TIME OF COMPLETION OF CONSTRUCTION EXCEEDS THE ABOVE PERIOD, APPLICATION MAY BE MADE FOR A NEW PERMIT.
10. CONTRACTOR MUST SHOW PROOF THAT HE HAS OBTAINED THE REQUIRED WORKERS COMPENSATION AND DISABILITY BENEFIT COVERAGE OR THAT HE IS NOT REQUIRED TO PROVIDE COVERAGE UNDER THE WORKER'S COMPENSATION LAW.

FILING DATA

PERMIT NO.:

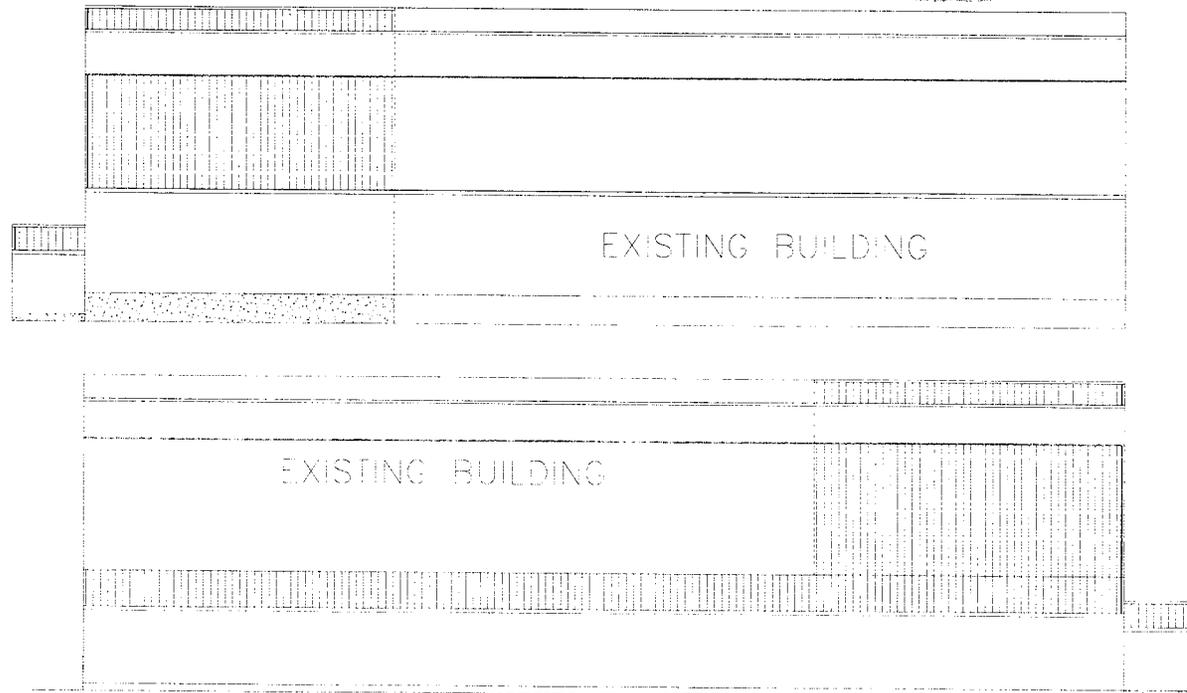
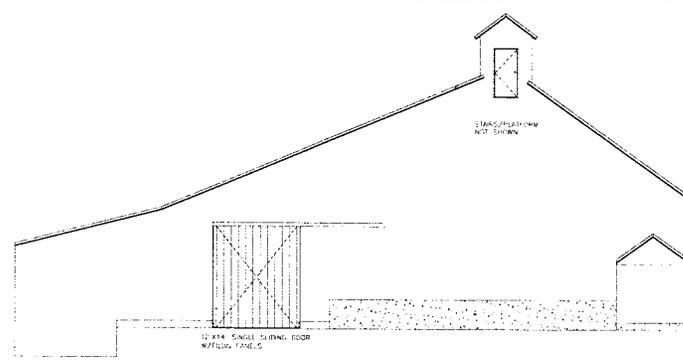
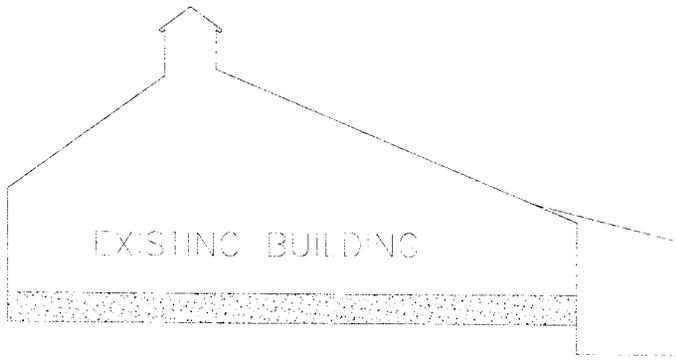
DATE ISSUED:

LOCATION:

ISSUED TO:

ISSUED FOR:

CERTIFICATE OF OCCUPANCY ISSUED FOR/DATE:



12" x 14" SINGLE SIDING, ROOF
W/12" x 14" PANELS

INSIDE OF SIDING, JOISTS TO HAVE METAL "C"
STRAP BRACING TO KEEP SIDING SQUARE AND
R5-10 SIDING BRACING WITH SELF DRILL SCREWS
(2) SCREWS EACH VERTICAL CORNER, AND (1)
PER EACH WALL GIRT

- NOTES**
- 1) EXTERIOR ROOF TO BE UNI-RIB PANEL BY LESTER, AND WALL FINISH TO BE F.B.O.
 - 2) LESTER TO SUPPLY SYNTHETIC ROOF UNDERLAYMENT AT ROOF AND HOUSEWRAP FOR WALLS

12" x 14" METAL EAVE TRIM PANEL, ROOF EDGE TO BEAL WHITE
SIDING OVER PANELS - 12" x 14"

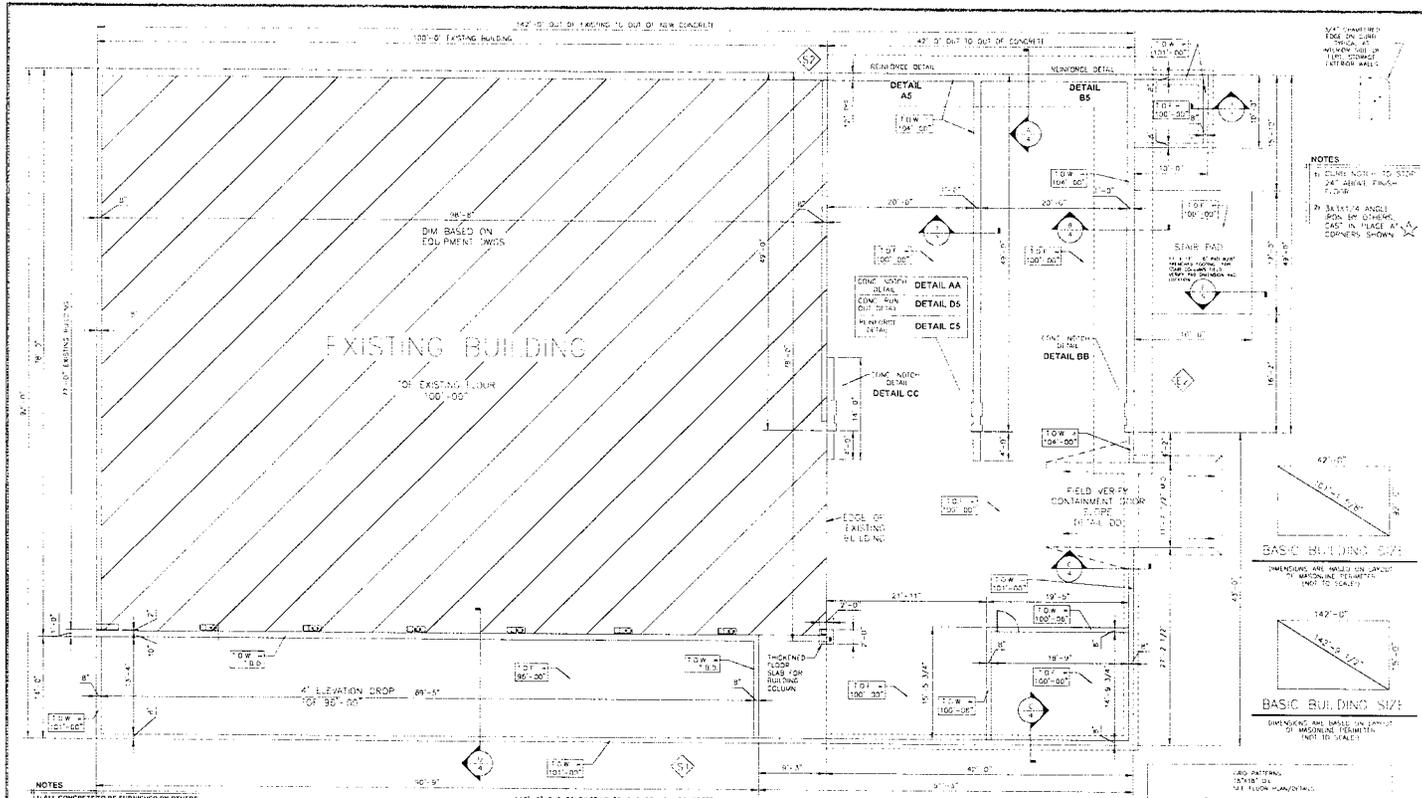
12" x 14" SIDING OVER TRIM TRACK, OVER VERTICALS, OVER 12" x 14" UNITS
12" x 14" SIDING

THIS STRUCTURE IS LIMITED TO THE STRUCTURAL DESIGN
OF THE FIXING AND COVERING PANELS MANUFACTURED BY LESTER
BUILDING SYSTEMS, INC. THERE HAVE BEEN NO EQUIPMENT
VENTILATION, PLUMBING, ELECTRICAL, MECHANICAL, OR
FIRE RESISTIVE REQUIREMENTS, INSULATION, CONCRETE FLOORING,
ETC. TO THE RESPONSIBILITY OF OTHERS.

AE629257 10/12/20 4 1/2

DA003 10/12/20 4 1/2

DATE: 12/17/2023	PROJECT: 629257
DRAWN BY: BRUCE BRADY	SHEET: 02
CHECKED BY: JIM CLUMBER	REV. NO: 1
DESIGNED BY: JIM CLUMBER	REV. NO: 1
CUSTOMER: T&S Crop Service 4133 S Carmen Rd Middleport, NY 14105	
PROJECT: Addition to existing	
DESIGNER: LESTER BUILDING SYSTEMS, LLC TOLL-FREE : 800-826-4439 See: Tiltblock DRIVEN BY for Explanin	
	



A3 FOUNDATION PLAN
5/31/11

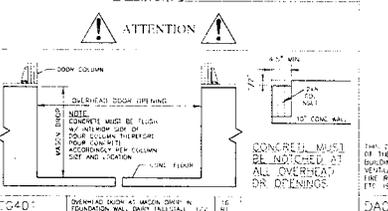
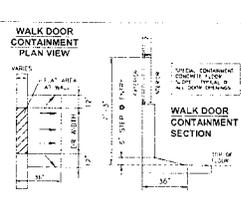
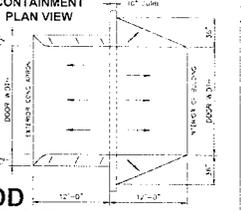
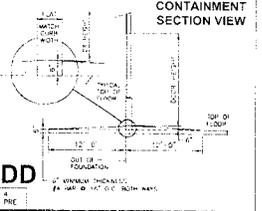
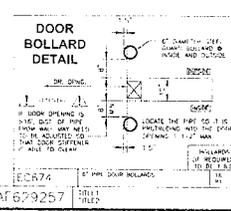
RADIANT HEAT DETAIL

RADIANT HEAT REQUIREMENTS:

AS NEEDED
LOCATION F B O

MINIMAL CONCRETE DETAILS

1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH
2. ALL CONCRETE SHALL BE CURVED AND FINISHED TO MATCH EXISTING
3. ALL CONCRETE SHALL BE FINISHED TO MATCH EXISTING
4. ALL CONCRETE SHALL BE FINISHED TO MATCH EXISTING
5. ALL CONCRETE SHALL BE FINISHED TO MATCH EXISTING



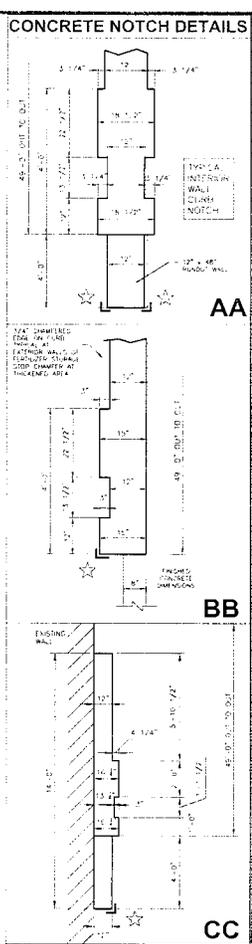
AF 629257

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EA040



LESTER BOLLARD SYSTEMS, LLC

TOLL-FREE : 800-826-4439

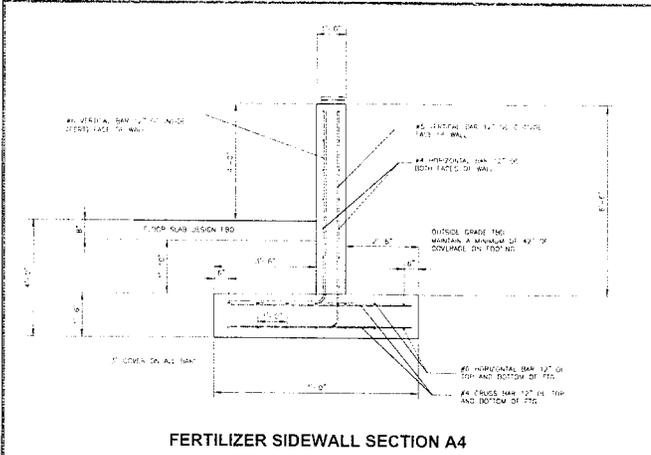
See Titleblock DRAWN BY for Extension

DESIGNER: Lester Bollard Systems, LLC
PROJECT: T&S Crop Service
 4133 S Carmen Rd
 Middleport, NY 14105

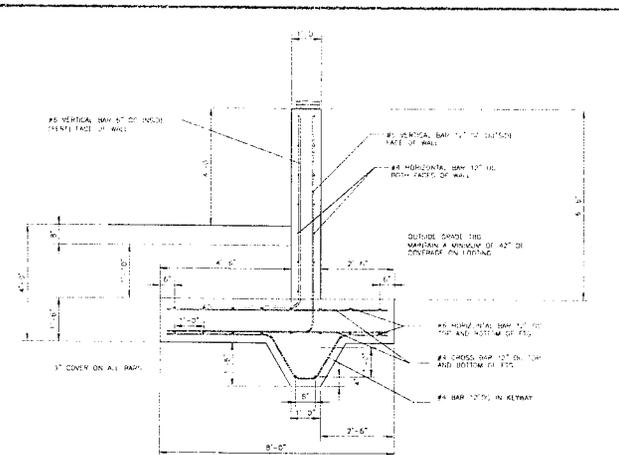
DATE: 5/27/2011
SCALE: 1/4" = 1'-0"
REVISIONS:

629257 03

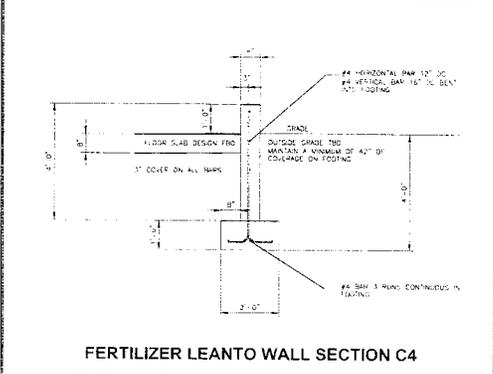




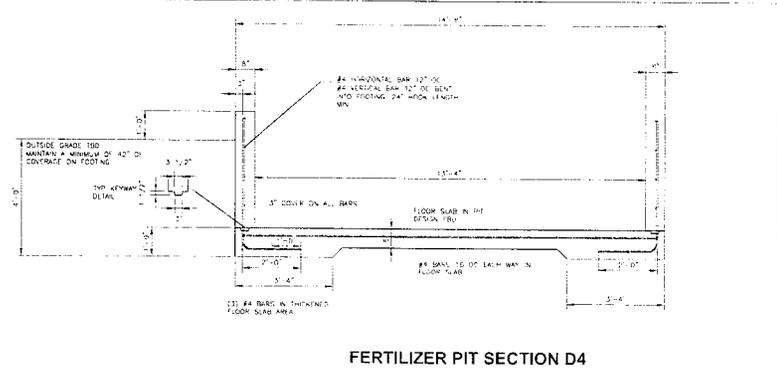
FERTILIZER SIDEWALL SECTION A4



FERTILIZER ENDWALL SECTION B4



FERTILIZER LEANTO WALL SECTION C4



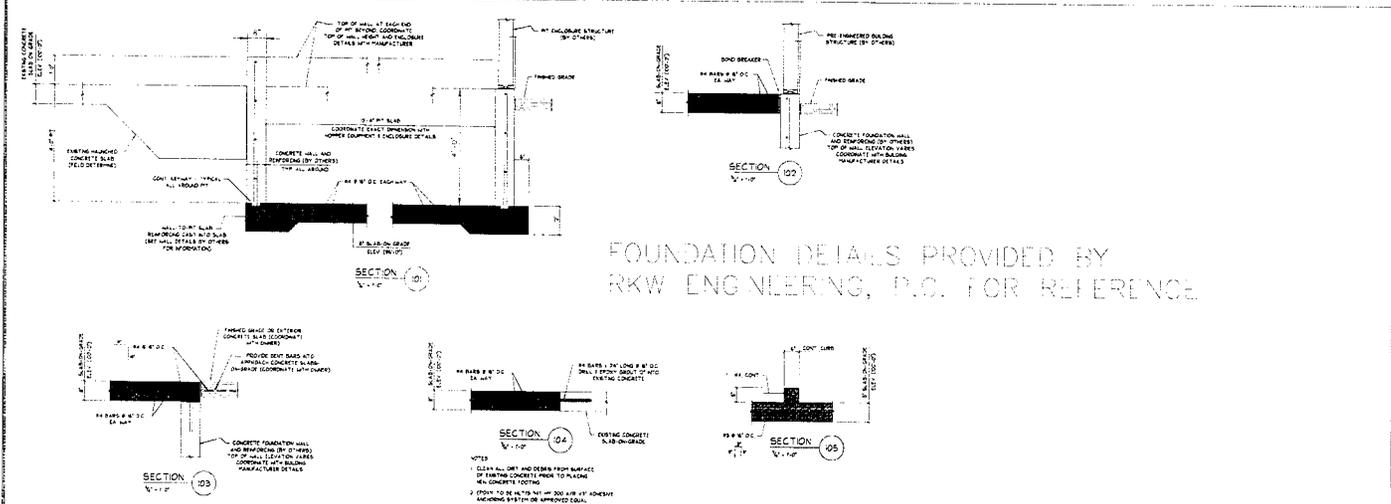
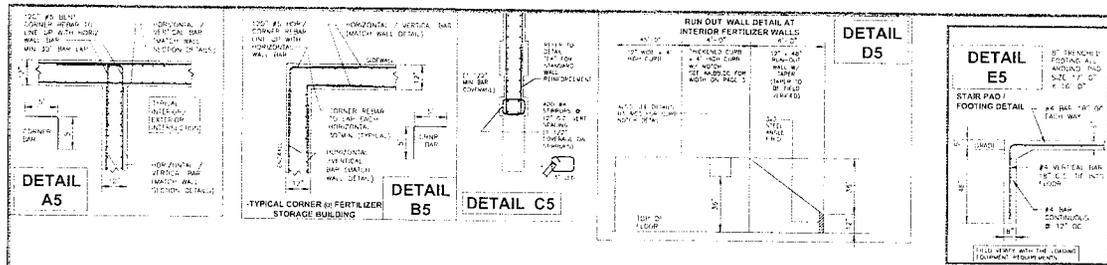
FERTILIZER PIT SECTION D4

A66292b7 4 PRE

THIS ESTIMATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND FINISHING WORK MANUFACTURED BY LESTER BROWN SYSTEMS. ALL OTHER ITEMS SUCH AS EQUIPMENT, VENTILATION, PLUMBING, ELECTRICAL, ELEVATION, DECOR, AND INSULATION REQUIREMENTS, ROOF ELEVATION, CONCRETE FLOORS, ETC. IS THE RESPONSIBILITY OF OTHERS.

DA003 STRUCTURAL DESIGN ONLY ENGINEER STAMP BOX FULL RT

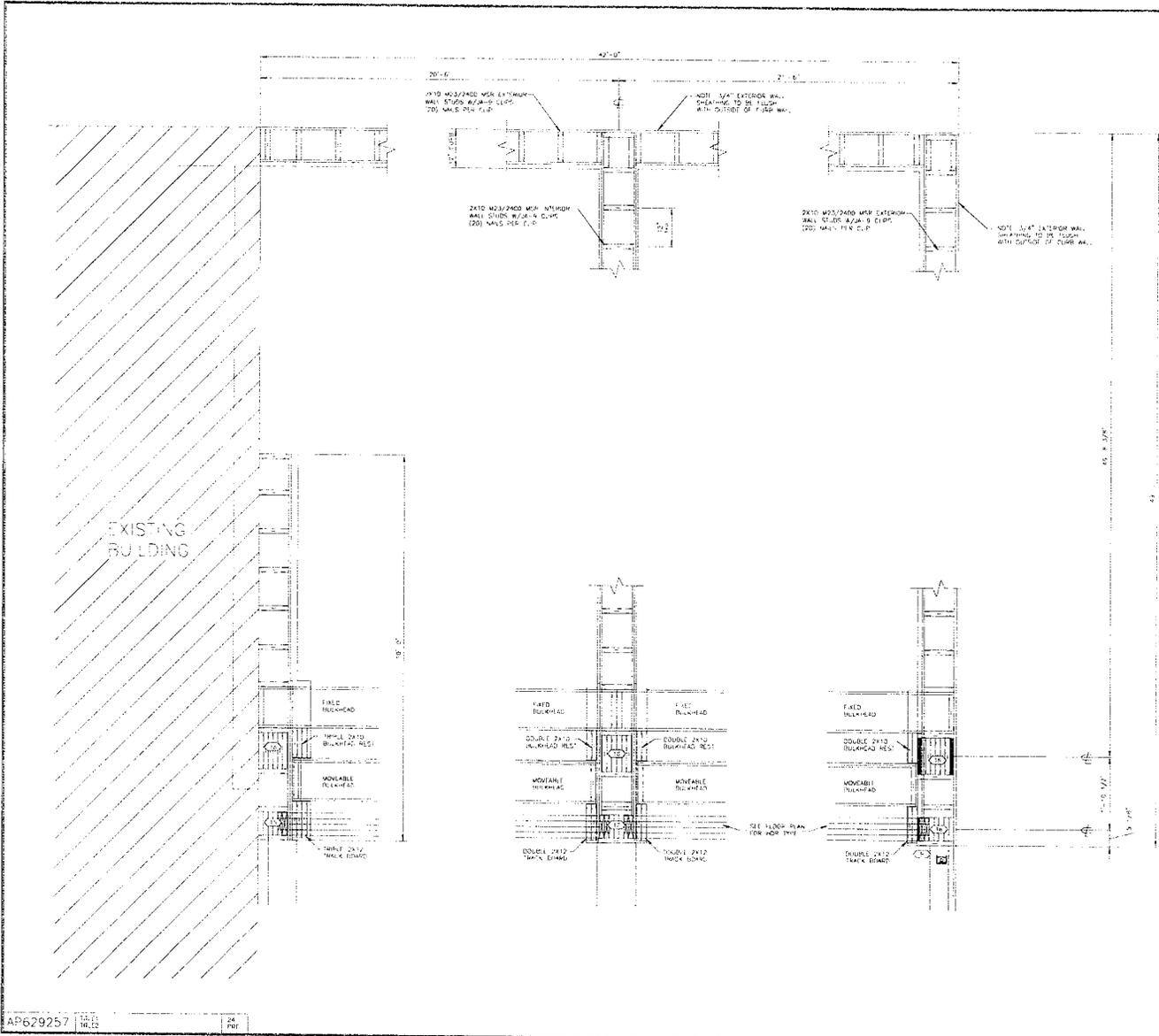
LESTER BROWN SYSTEMS, LLC TOLL-FREE : 800-826-4439 See Titleblock DRAWN BY for Extension	DATE: 12/15/2012 DRAWN BY: BRB-C-28-001 CHECKED BY:	SHEET NO: 0 JOB NUMBER: 629257 SHEET: 04
	CLIENT: Ewason Enterprises 44007 NY US Rd Albion, NY 14411 Addition to existing	



AH529257

<p>PROJECT Eaton Enterprises 4007 Lee Rd Aurora, NY 13027 ADDITIONAL WORK Addition to existing</p>	<p>CUSTOMER T&S Crop Service 4133 S Carmen Rd Middleport, NY 14105</p>	<p>DATE 1/17/2012</p>	<p>SHEET NUMBER 629257</p>	<p>SHEET 05</p>
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LEIFER ENGINEERING SYSTEMS, LLC
 TOLL-FREE 800-426-4439
 Sec 1 fillblock DRWN BY for Extension
 THE CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND COVERING WORK MANUFACTURED BY SYSTEM ENGINEERING SYSTEMS, LLC. OTHER ITEMS SUCH AS EQUIPMENT INSTALLATION, FINISHING, ELECTRICAL, MECHANICAL, ETC., ARE THE RESPONSIBILITY OF OTHERS.
 DA003 STRUCTURAL DESIGN - CIVIL
 ENGINEER STAMP BOX



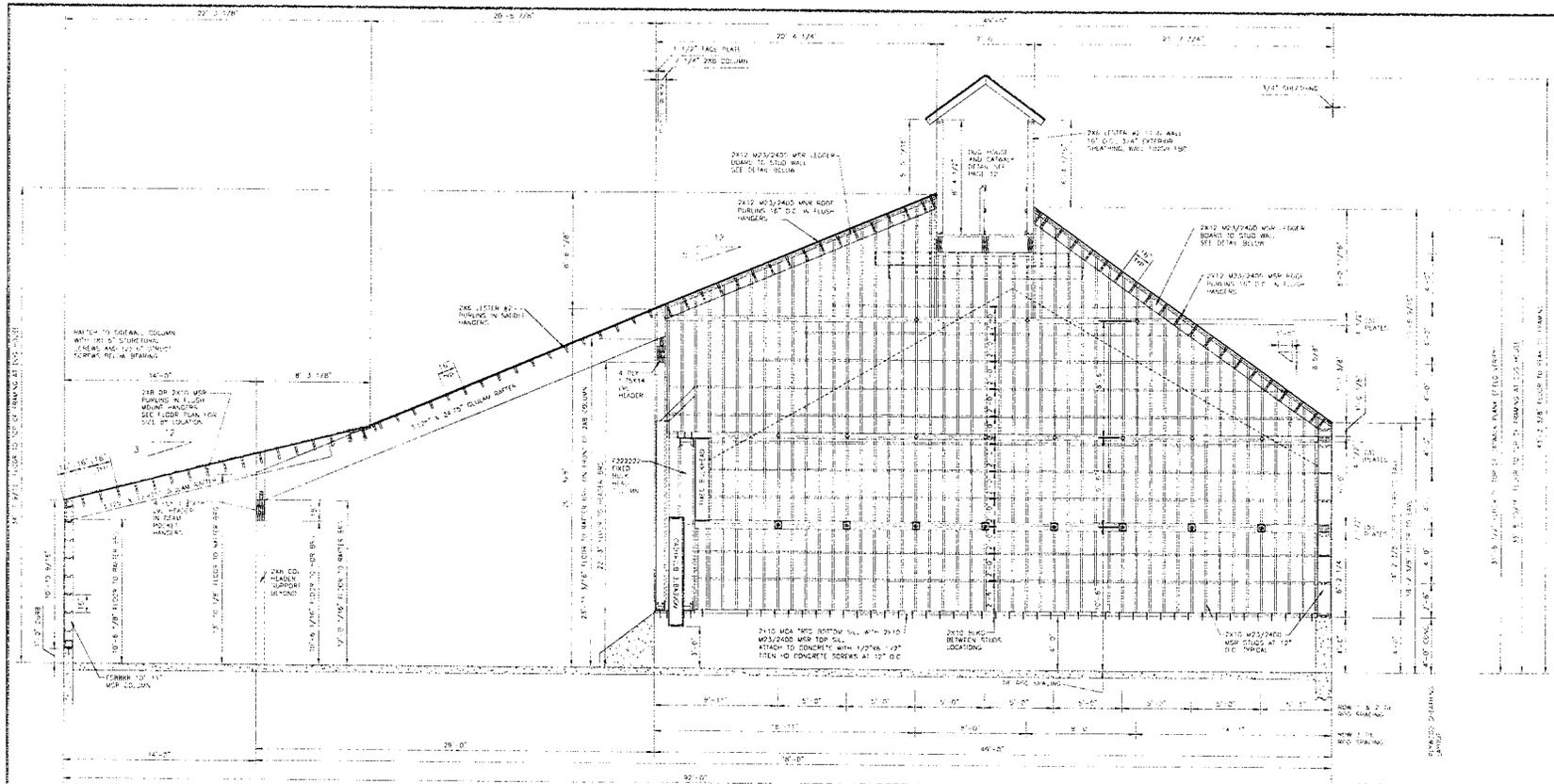
AP629257 11.13.10 24 PRJ

THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMEWORK AND FORMING PARTS MANUFACTURED BY LESTER BUILDING SYSTEMS. ALL OTHER ITEMS SUCH AS EQUIPMENT, MECHANICAL, PLUMBING, ELECTRICAL, FIRE/ALARM, DOORS, AND RELATED REQUIREMENTS, ACQUISITION, CONCRETE FLOORING, ETC. IS THE RESPONSIBILITY OF OTHERS.

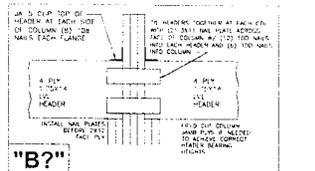
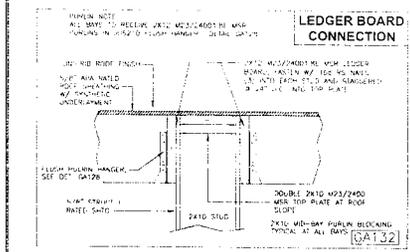
03/00.3 STRUCTURAL DESIGN - ONLY ENGINEER STAMP BOX

LESTER BUILDING SYSTEMS, LLC TOLL-FREE 800-826-4439 See Titleblock-DRY/IN BY for Edr/Erson	CUSTOMER T&S Crop Service 4133 S Carmen Rd Middleport, NY 14105	DATE: 11/13/10 DRAWN BY: J. W. LEE CHECKED BY: J. W. LEE PROJECT NUMBER: 629257	REV: 0 SHEET: 08
		EDR/ERSON Edr/Erson Enterprises 14007 W Lee Rd Albion, NY 14111-9327 JOB DESCRIPTION: Addition to existing	REV: 0 SHEET: 08

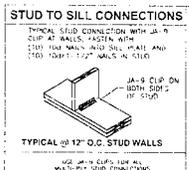




SW SECTION



- NOTES**
- 1) INTERIOR WALL SHEATHING IS TO BE 5/8" APA RATED STRUCTURAL SHEATHING (2) LAYERS REQUIRED 8' 0" UP FROM CONCRETE ON EXTERIOR WALLS. SEE DETAIL FOR SHEATHING CONNECTION.
 - 2) EXTERIOR WALL SHEATHING TO BE 1/2" APA RATED SHEATHING WALL FAVOR 1 B D.
 - 3) ALL ROOF SHEATHING WILL BE 1/2" APA RATED SHEATHING UNLESS OTHERWISE NOTED.



THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND JOINING PARTS MANUFACTURED BY LEITER BUILDING SYSTEMS, LLC. ALL OTHER ITEMS SUCH AS EQUIPMENT, MECHANICAL, PLUMBING, ELECTRICAL, INSULATION, CONCRETE, FIRE RESISTANT REQUIREMENTS, INSULATION, CONCRETE FLOORS, ETC. IS THE RESPONSIBILITY OF OTHERS.

BB629257

DATE: 11/11/2023

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

DA003

LEITER BUILDING SYSTEMS, LLC

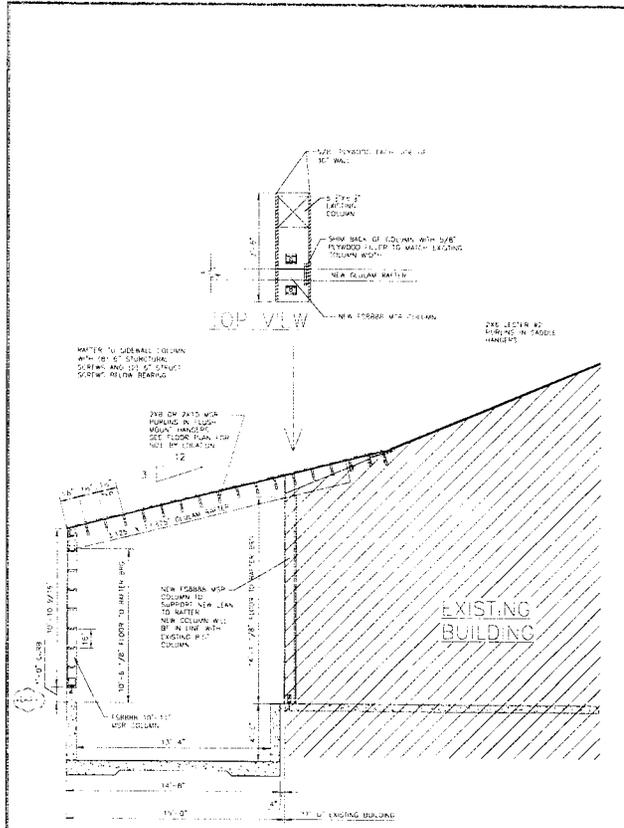
TOLL-FREE 800-826-4439

See Takebook DRAWN BY for Extension

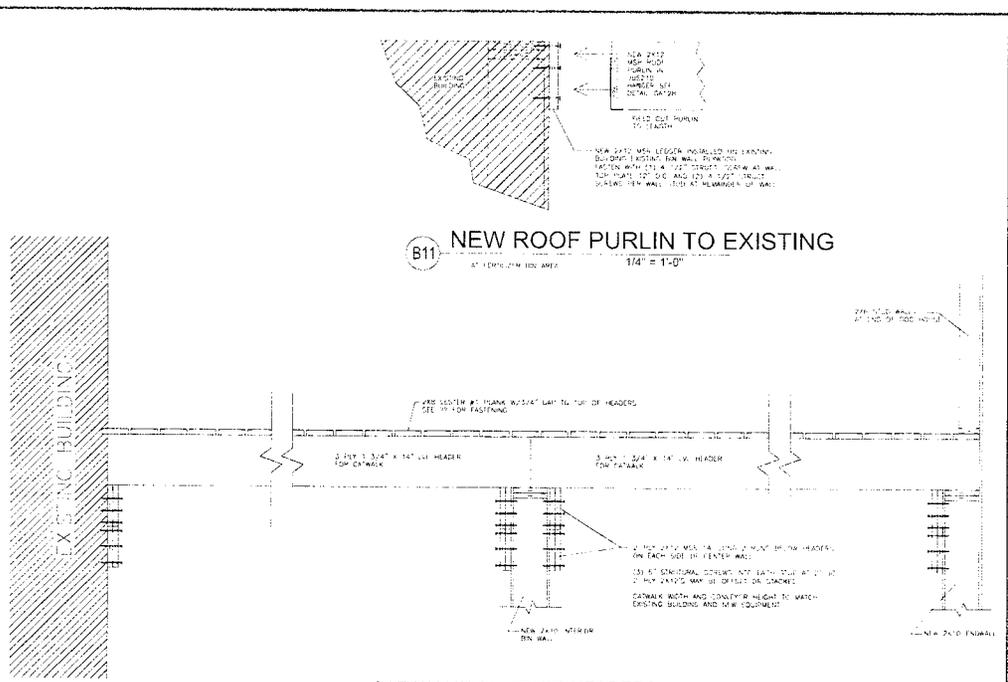
Customer:
T&S Crop Service
4133 S Carmen Rd
Middleport, NY 14105

Project:
EWatson Enterprises
14007 W Lee Rd
Abion, NY 14411-9327
 Addition to existing

Sheet:
629257 09



A111 NEW LEAN TO SECTION
1/4" = 1'-0"



B11 NEW ROOF PURLIN TO EXISTING
1/4" = 1'-0"



C11 CATWALK/CONVEYOR HEADERS
1/4" = 1'-0"

HF 629257
DATE: 12/12/2023
BY: [Signature]
P/E

THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND COVERING PARTS MANUFACTURED BY LESTER ROOFING SYSTEMS. ALL OTHER ITEMS SUCH AS EQUIPMENT, VENTILATION, PLUMBING, ELECTRICAL, ELEVATOR, TRENDS, AND RESISTIVE REQUIREMENTS, INSULATION, CONCRETE FLOORS, ETC. IS THE RESPONSIBILITY OF OTHERS.

DA003
STRUCTURAL DESIGN UNIT
ENGINEER STAMP BOX FULL 01

LESTER ROOFING SYSTEMS, LLC
TOLL-FREE 800-826-4439
See Tuleblock DRAWN BY for Extension

CUSTOMER
Eaton Enterprises
48007 NY 16411
4133 S Carmen Rd
Middleport, NY 14105
Addition to existing

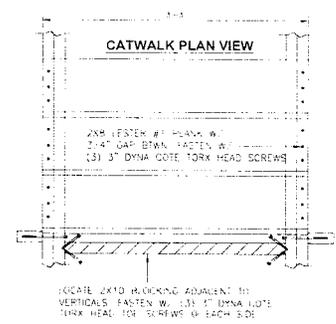
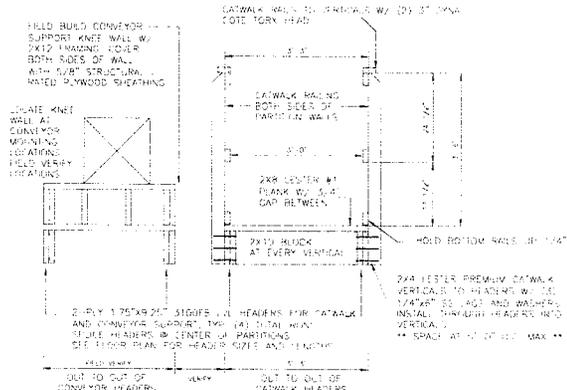
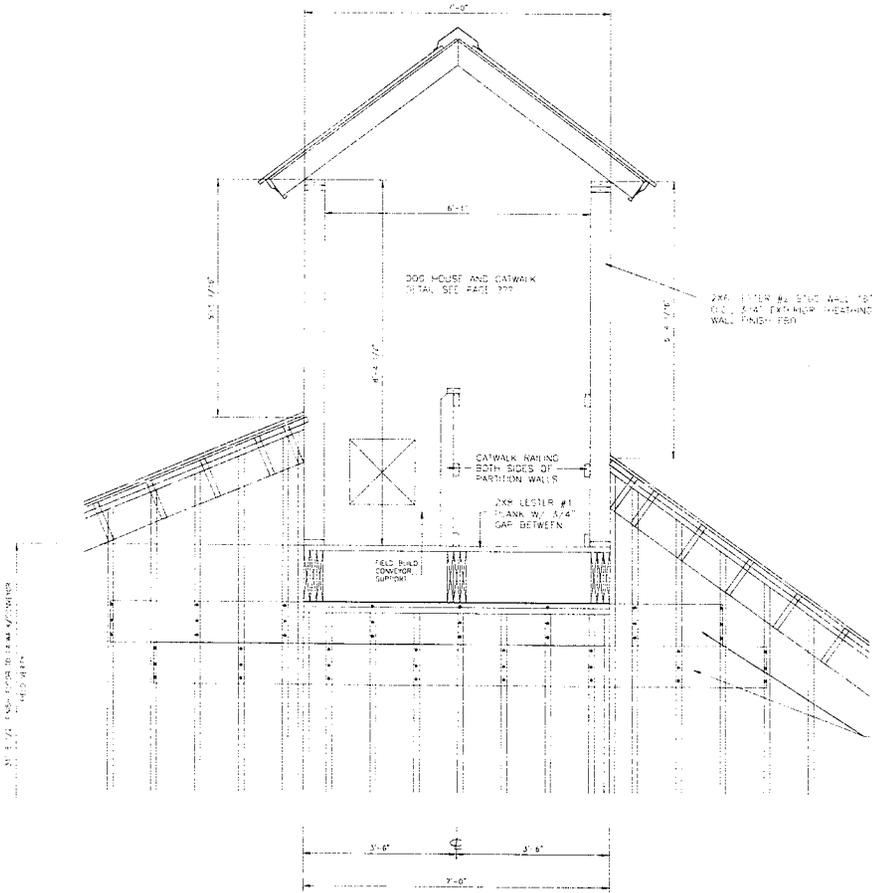
DATE: 12/12/2023
DRAWN BY: HF 629257
CHECKED BY: [Signature]
SCALE: AS SHOWN
SHEET NUMBER: 11
629257



A13

CATWALK / DOG HOUSE SECTION

NOT TO SCALE



B13 CATWALK SECTIONS

AT MID BAY 3/4\"/>

2-PLY 2X12 MSR 14' LONG 2 RUNS BELOW HEADERS ON EACH SIDE OF CENTER WALL
 (3) 6\"/>

3-PLY 1 7/8\"/>

THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND COVERING PARTS MANUFACTURED BY LESTER BUILDING SYSTEMS. ALL OTHER ITEMS SUCH AS EQUIPMENT, VENTILATION, PUMPING, ELECTRICAL, DRAINAGE, DOORS, THE RESISTIVE REQUIREMENTS, INSPECTION, CONCRETE FLOORS, ETC. IS THE RESPONSIBILITY OF OTHERS.

DA003 STRUCTURAL DESIGN - LESTER BUILDING SYSTEMS ENGINEER STAMP BOX

R.629257 DATE 12/12/2013

DATE	12/12/2013
DRAWN BY	BBB (2) (8543)
CHECKED BY	BBB (2) (8543)
SCALE	AS SHOWN
PROJECT NO.	14411-9927
SHEET NO.	12
REV.	0
ZOB. NUMBER	

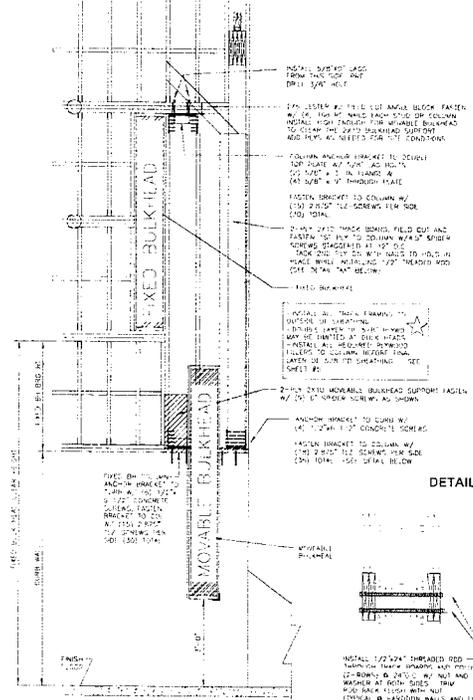
SEALER
 Ewason Enterprises
 4007 Lee Rd
 Addison, NY 14411-9927
 Addition to existing

CUSTOMER
 T&S Crop Service
 4133 S Carmen Rd
 Middleport, NY 14105

LESTER BUILDING SYSTEMS, LLC
 TOLL-FREE 800-826-4439
 See TUGblock DRAWN BY for Expansion



BULKHEAD & TRACK BOARD SECTION



BULKHEAD FRAMING SECTIONS NOT TO SCALE

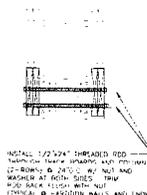
FIXED BULKHEAD



MOVEABLE BULKHEAD



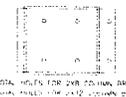
DETAIL "AA"



NOTES

- 1) 1/2" x 4" x 12" 2x4 LVL OR HORIZONTAL FRAMING AT FIXED BULKHEAD AND 2x12-TOO 40Y/2400 USE HORIZONTAL FRAMING AT MOVEABLE BULKHEAD
- 2) USE 5/8" x 3" SHIMMING:
 - ON EXTERIOR SIDE OF BULKHEAD
- 3) USE 2x8 STRUCTURAL SHIMMING:
 - ON INTERIOR SIDE OF BULKHEAD
- 4) 2 LAYERS OF 1/2" SHEATHING, 1 SHEATHING SHEET HEIGHT ON EXTERIOR SIDE OF MOVEABLE BULKHEAD
- 5) 1 LAYER OF SHEATHING ON BOTH SIDES OF FIXED BULKHEAD

TOP VIEW



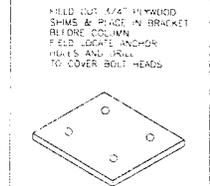
FRONT VIEW



SIDE VIEW



ISO VIEW



BRACKET FASTENING

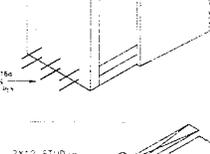
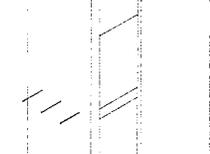
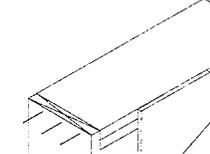
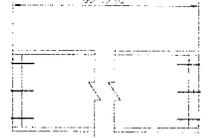
ANCHOR BRACKET TO CURB W/ (6) 1/2" x 6 1/2" CONCRETE SCREWS
ANCHOR TO COUSSE TOP PLATE W/ (4) 5/8" x 8" LAG BOLTS W/ (2) 5/8" x 3" LAG BOLTS
FASTEN BRACKET TO COLUMN W/ (8) 2 8Y8" 1/2" SCREWS PER BRACKET (18) PER SIDE

(A14) BULKHEAD DETAILS

NONE

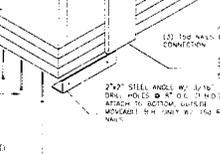
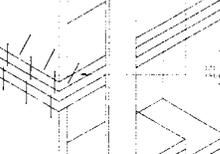
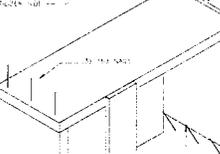
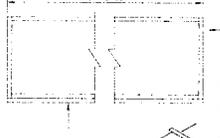
FIXED BULKHEAD FRAMING / FASTENING

FIELD VERIFY BULKHEAD LENGTH MEASURE FROM BULKHEAD FROM INSIDE OF FRAME. FASTENING TO CENTER OF EACH INTERIOR CURB. MEASURE FROM INSIDE FACE OF CENTER TO CENTER OF CURB WALL.



MOVEABLE BULKHEAD FRAMING / FASTENING

FIELD VERIFY BULKHEAD LENGTH MEASURE FROM BULKHEAD FROM INSIDE OF FRAME. FASTENING TO CENTER OF EACH INTERIOR CURB. MEASURE FROM INSIDE FACE OF CENTER TO CENTER OF CURB WALL.



LET THE BUILDING SYSTEMS, LLC
TOLL-FREE 800-826-4439
See Titleblock DRAWN BY for Explanation

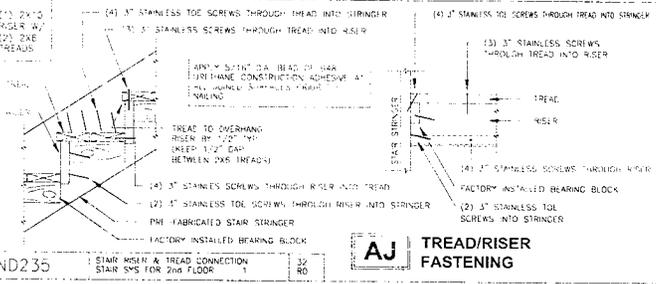
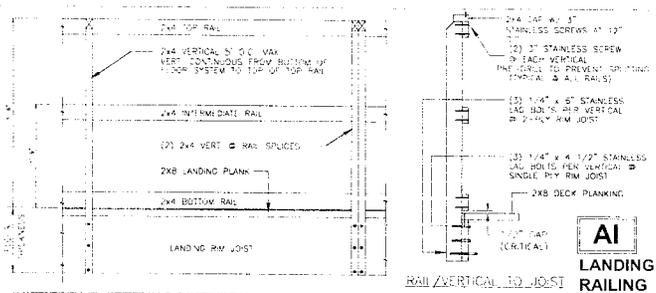
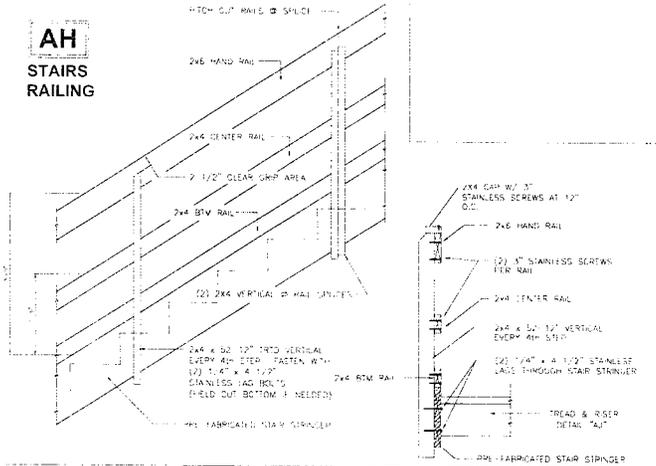
Ewason Enterprises
14007 W Lee Rd
Albion, NY 14411-9927
OFFICE: 516-226-1100
Addition to existing

T&S Crop Service
4133 S Carmen Rd
Middleport, NY 14105

DATE: 12/15/2015
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
JOB NUMBER: 629257
SHEET: 13



AH
STAIRS
RAILING



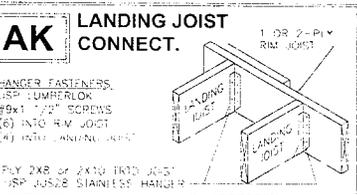
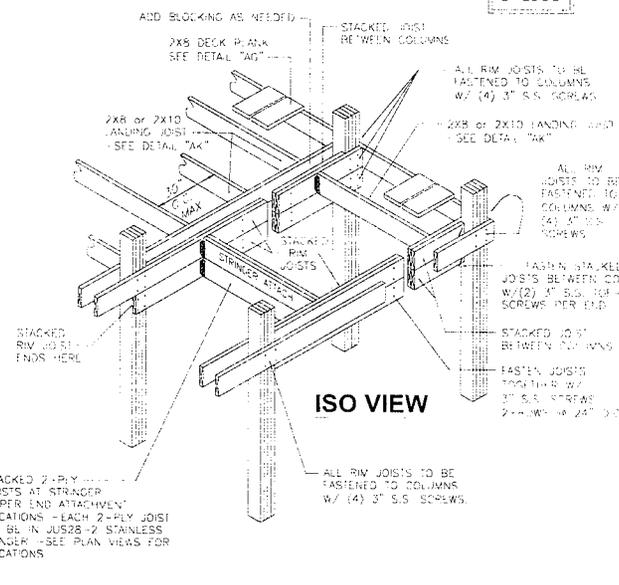
8562925 / TILED PFI

NOTES

1) LANDING JOIST SPACING 30" O.C. MAX

GENERAL LANDING FRAMING

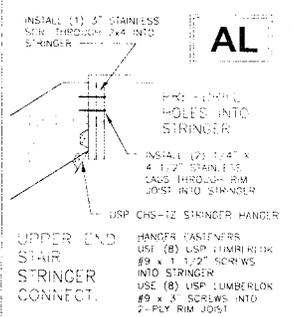
AM



ALL MATERIAL TREATED TO MINIMUM AWPA UC3B EXTERIOR EXPOSURE

NOTE: ALL 3" STAINLESS STEEL SCREWS MAY BE REPLACED WITH DYNACOTE SCREWS.

STRINGER TO LANDING CONNECTIONS



THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND COVERING PARTS MANUFACTURED BY LESLIE BUILDING SYSTEMS. ALL OTHER ITEMS SUCH AS EQUIPMENT, VENTILATION, PLUMBING, ELECTRICAL, EJECTION, DOORS, SHALL BE THE RESPONSIBILITY OF THE GC.

DA005 STRUCTURAL DESIGN UNIT ENGINEER STAMP BOX FILE NO.

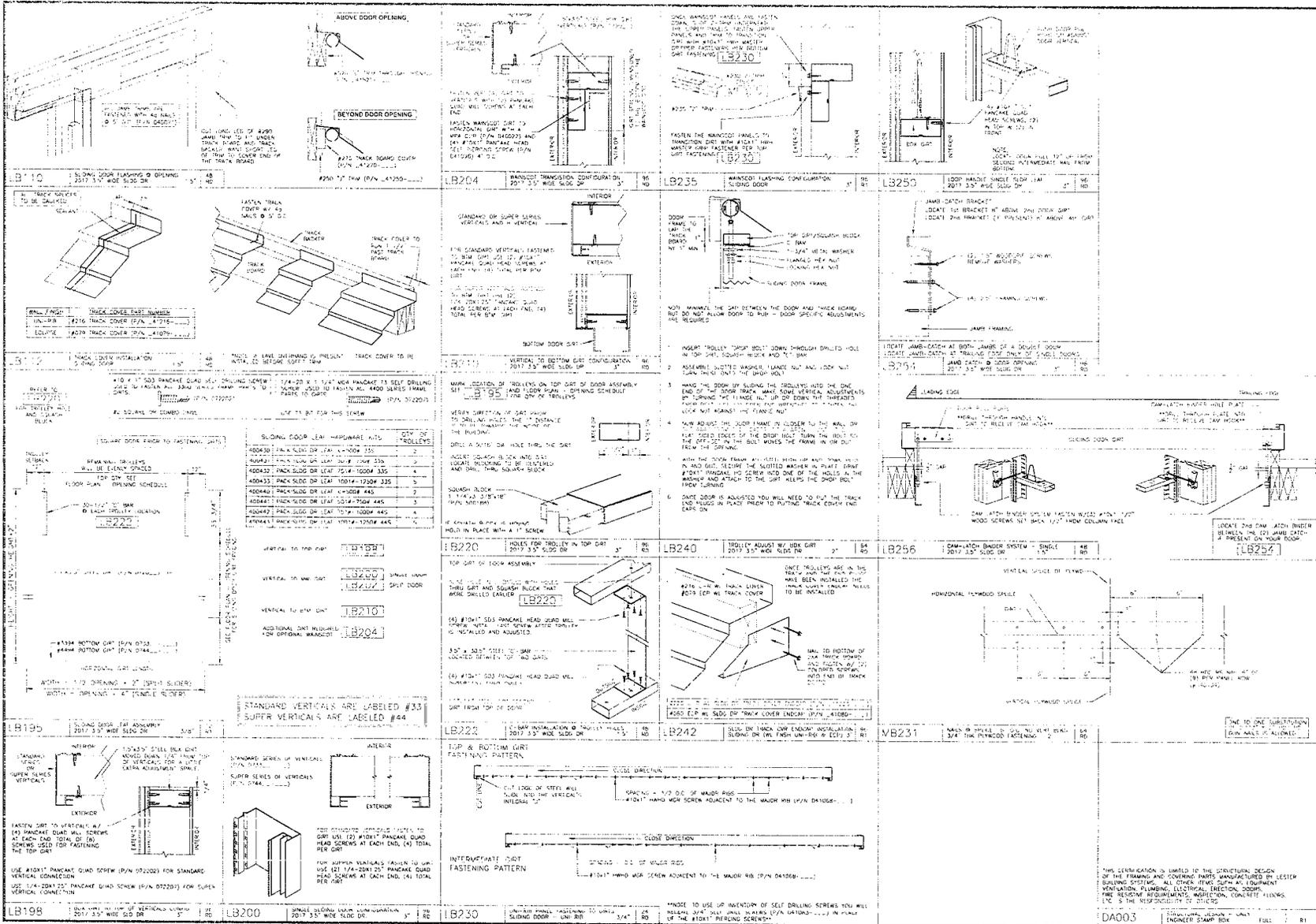
LESLIE BUILDING SYSTEMS, LLC
TOLL-FREE 800-826-4439
See Titubloc® DRAWN BY for Extension

Edwiston Enterprises
14007 W. Loeb Rd.
Albion, NY 14411-9327
Addition to existing

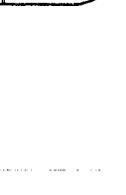
REV. NO. 0

JOB NUMBER 629257

SHEET 15



<p>DATE: 01/11/2011 TIME: 10:00 AM DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN PROJECT NO: 14107</p>	<p>629257</p>
<p>Customer: Ewaton Enterprises 14007 W Lee Rd Albion, NY 14411-9327 516-932-2222 Addition to existing</p>	<p>REV: 1</p>
<p>Customer: T&S Crop Service 4133 S Carmen Rd Middleport, NY 14105</p>	<p>REV: 2</p>
<p>Customer: LESTER BUILDING SYSTEMS, LLC TOLL-FREE: 800-826-4479 SEC THROUGH DRAWING BY: EXA DESIGN</p>	<p>REV: 3</p>



THIS SPECIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND CONTAINING PARTS MANUFACTURED BY LESTER BUILDING SYSTEMS. ALL OTHER ITEMS SUCH AS EQUIPMENT, VENTILATION, PLUMBING, ELECTRICAL, ERECTION, SOFFITS, FREE RESUME REQUIREMENTS, NOTIFICATION, CONTACT PLANNING, ETC. IS THE RESPONSIBILITY OF OTHERS.

DA003 INTERNATIONAL DESIGN - USA
 ENGINEER STAMP HERE



TOWN OF ROYALTON
5316 Royalton Center Road, Middleport, NY 14105
716-772-2431 (Phone) / 716-772-2748 (Fax)
www.townofroyalton.org

SITE PLAN APPROVAL APPLICATION
Assessor / Zoning Office

To the Planning Board of the Town of Royalton:

The undersigned hereby applies for Site Plan Approval in accordance with Section §200-84 of the Code of the Town of Royalton. The undersigned is/are the owner(s) or parties in interest, of the property located at:

Address of Project:
9981 Rochester Rd
Royalton, NY 14105

Prop ID/Section Block Lot Number 86.00-3-10

PHONE NUMBER 610-787-1078

Applicant's Name and Mailing Address:

Middleport Reservoir, LLC

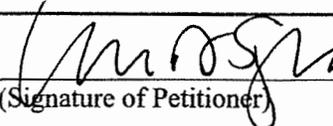
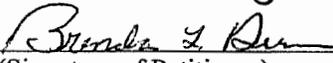
attn: Alex Fukuchi, BlueWave Energy
116 Huntington Ave, Suite 601
Boston, MA 02116

Owner's Name and Mailing Address (if different from above:

Brenda L. Dunn
9990 Rochester Rd
Middleport, NY 14105

The Proposed use of the Property is as follows:

The applicant is proposing to install a Battery Energy Storage System (BESS) with associated gravel access road. This is a permitted use under Essential services as described in special use permit regulations in Chapter 200-35(D).

	Authorized Signatory	<u>1-9-2024</u>
(Signature of Petitioner)		(Date)
	Property Owner	<u>1-9-24</u>
(Signature of Petitioner)		(Date)

SITE PLAN PROCEDURE

An application for site plan approval shall be made in writing to the Zoning Enforcement Officer, **10 Business Days prior to the scheduled meeting**, who shall cause it to be presented at the next regularly scheduled meeting of the Planning Board or Zoning Board of Appeals, as the case may be. The application shall be accompanied by information drawn from the following checklist. The Planning Board or Zoning Board of Appeals may require additional information, if necessary, to complete its review.

A. Plan checklist for all site plans:

- (1)** Title of drawing, including name and address of applicant and person responsible for preparation of such drawing;
- (2)** North arrow, scale and date;
- (3)** Boundaries of the property plotted to scale;
- (4)** Existing watercourse and bodies of water;
- (5)** Location of any slopes of 5% or greater;
- (6)** Proposed grading and drainage;
- (7)** Location, proposed use and height of all buildings and site improvements including culverts, drains, retaining walls and fences;
- (8)** Location, design and construction materials of all parking and truck loading areas, showing points of entry and exit from the site;
- (9)** Location of outdoor storage, if any;
- (10)** Description of the method of sewage disposal and location of the facilities;
- (11)** Identification of water source; if well, location;
- (12)** Location, size and design and construction materials of all proposed signs.
- (13)** Location and proposed development of all buffer areas, including existing vegetative cover;
- (14)** Location and design of outdoor lighting facilities;
- (15)** General landscaping plan.

B. As necessary, the Planning Board or Zoning Board of Appeals may require the following:

- (1)** Provision for pedestrian access, if necessary;
- (2)** Location of fire lanes and hydrants;
- (3)** Designation of the amount of building area proposed for retail sales or similar commercial activity.
- (4)** Other elements integral to the proposed development as considered necessary by the Planning Board.

Additional support material, as appropriate, is attached to this petition. I / We understand that any misstatement of fact herein is grounds for revocation for any decision made pursuant to this petition.

PLANNING BOARD DECISION

The **TOWN OF ROYALTON PLANNING BOARD** hereby renders the following decision regarding this petition:

APPROVED:

(Signature of Planning Board Chairman)

(Date)

DENIED:

(Signature of Planning Board Chairman)

(Date)

Site Plan Approval Fee

Application \$ _____

Public Hearing \$ _____

BLUEWAVE

January 9, 2024

Town of Royalton
Michael Hartman, Zoning Enforcement Officer
5316 Royalton Center Rd
Middleport, NY 14105

RE: Supplement to – Site Plan Review Application for Preapplication Conference – 9981
Rochester Rd

To Whom it May Concern:

Middleport Reservoir, LLC (“BlueWave”) is pleased to provide documentation and information in support of the installation of a 5 Megawatt Battery Storage project at the location referenced above in the Town of Royalton (“Town”). In support of this application, please find a preliminary drawing supporting this application in **Exhibit A**. This project is located in the B Business district on a parcel located adjacent to an electrical substation off of Rochester Road.

The subject parcel 86.00-3-10 is largely undeveloped with one prior, inactive commercial structure abutting Rochester Rd. BlueWave proposes to site battery storage containers, inverters and associated equipment which will connect to the National Grid infrastructure that is located adjacent to this parcel’s western boundary.

Battery energy storage systems (BESS) are essential to the long-term deployment of renewable energy in New York state. The BESS charges from the grid during times of low electricity demand (late at night and early in the morning) and when renewables are at peak electricity generation typically mid-morning to early afternoon. The BESS will store that energy until later in the day during times of high electricity demand (early evening) but when the renewable energy sources are not available as the sun has set and the wind has not started to blow.

The BlueWave team looks forward to discussing this proposal further during our Preapplication Conference and appreciates the time and attention from the board in reviewing this application and supplementary information. If you have any questions or concerns, please feel free to reach out to me at (610) 787-1078.

Sincerely,

Alex Fukuchi
Analyst, Storage Development

January 9, 2024
Page 2

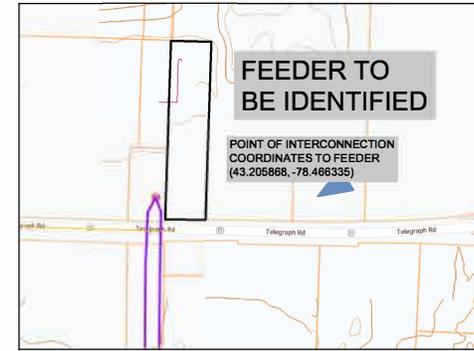
Attachments to follow

Exhibit A – Preliminary Concept Plan

Exhibit A
Preliminary Concept Plan

STANDALONE STORAGE

NY Royalton 9981 Rochester Rd Storage



P1 SITE LOCATION; IC DISTANCE 0.03 MILES

PROJECT AREA	0.3872 ACRES
NUMBER OF BATTERIES	11
NUMBER OF BATTERIES FOR AUGMENTATION	3
SYSTEM SIZE AC	5 MW
ANNUAL ENERGY OUTPUT	TBD

1 PROPOSED ENERGY STORAGE SYSTEM FOR INTERCONNECTION PURPOSES ONLY

2 TECHNICAL ANALYSIS

BLUEWAVE
116 HUNTINGTON AVE
BOSTON, MA 02199
(617) 209-3122
www.bluewavesolar.com

REV	DRN	DATE	COMMENTS

PROJECT: NY Royalton 9981 Rochester Rd
9981 Rochester Rd
Middleport, NY, 14105

SHEET TITLE: PRELIMINARY SITE PLAN

DRAWN BY: AF
PRINT DATE: 12/7/23
SHEET NAME: ESS_P1

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