

RESOLUTION OF THE TOWN BOARD

TOWN OF ULSTER

Resolution Issuing a Positive Declaration Under SEQRA for the Alcazar ESS Battery Energy Storage System Project, 430 Hurley Avenue, SBL: 48.17-1-26

Date: October 2, 2025

WHEREAS, the Town Board of the Town of Ulster (the "Town Board") has received a referral from the Town of Ulster Planning Board regarding a Site Plan and Special Use Permit Application submitted by Alcazar ESS, LLC (the "Applicant") for the proposed development of a 250 megawatt (MW), 1000 megawatt-hour (MWh) lithium-ion battery energy storage system ("BESS") facility at 430 Hurley Avenue, Town of Ulster, Ulster County, New York, identified as Tax Map Parcel No. 48.17-1-26 (the "Project"); and

WHEREAS, the Project involves demolition of the existing John A. Coleman Catholic High School building, disturbance of approximately 12 acres of land, and the installation of large-scale industrial energy storage equipment and associated substation infrastructure; and

WHEREAS, the Town Board, by Resolution dated May 15, 2025, declared itself Lead Agency for coordinated environmental review pursuant to the State Environmental Quality Review Act ("SEQRA") and determined the Project constitutes a Type I Action under 6 NYCRR Part 617; and

WHEREAS, the Applicant has submitted a Full Environmental Assessment Form ("FEAF") Part 1; and

WHEREAS, upon review of these submissions, the Town Board finds that the proposed Project may result in one or more significant adverse environmental impacts, including but not limited to:

- Potential impacts on threatened and endangered species, including proximity to a known northern long-eared bat hibernaculum within 3.5 miles of the site, requiring seasonal tree-clearing restrictions and additional mitigation review;

- Potential impacts on historic and cultural resources, as the demolition of the Coleman High School building, over 50 years old, requires NYSHPO review;
- Potential community character and land use impacts, given the location of a large-scale industrial energy facility immediately adjacent to residential neighborhoods;
- Potential visual, noise, and stormwater impacts, including grading, drainage, and operational noise associated with the 250 MW facility;
- Potential public safety and emergency response concerns, relating to fire suppression, hazardous materials, and the adequacy of emergency access;

WHEREAS, the Town Board has determined that these potential impacts may be significant and that preparation of an Environmental Impact Statement (“EIS”) is required;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulster, as Lead Agency under SEQRA, hereby issues a Positive Declaration for the proposed Alcazar ESS Battery Energy Storage System Project; and

BE IT FURTHER RESOLVED, that the Town Board directs that this Positive Declaration be filed, published, and circulated in accordance with 6 NYCRR Part 617, and that a Draft Environmental Impact Statement (DEIS) be prepared by the Applicant to address the potential significant adverse environmental impacts identified herein; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

MOTION: Councilman Van Kleeck
 SECOND: Councilwoman Hayner

ROLL CALL VOTE:

Supervisor James E. Quigley 3 rd	YES
Councilwoman Maryann DeGroot	YES
Councilwoman Anna Hayner	YES
Councilman Michael Schatzel	NO
Councilman Clayton Van Kleeck	YES

CARRIED

THIS IS TO CERTIFY THAT THIS IS A TRUE COPY OF A RECORD ON FILE IN THE TOWN CLERKS OFFICE, TOWN OF ULSTER LAKE KATRINE, NEW YORK.

Suzanne Beatty
 10/06/2025 TOWN CLERK