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COUNTY OF ULSTER  
TOWN BOARD  
PUBLIC HEARING  
RE: TERRA - GEN SCOPING SESSION  
February 23, 2026  
1 Town Hall Drive  
Lake Katrine, New York 12449  
6:00 p.m. - 7:36 p.m.

1 APPEARANCES:

2 TOWN BOARD:

3 James E. Quigley, 3rd

4 Maryann DeGroot

5 Laura Hartmann

6 Michael Schatzel, Sr.

7

8 Also Present:

9 Suzanne Reavy, Town Clerk

10 Jillian Fried

11 Patricia Scott

12 Stephen Schafer

13 Richard Tonkel

14 Tim Kely

15 Lori LaFon

16 Gary Milliken

17 Betty Gilpatric

18 Steve Bauer

19 Bettyann Clark

20 Brandon Curry

21 Alex Drabyk

22 Karin Hubbs

23 Richard Hubbs

24 Regis Obijiski

25 Kevin Roberts

1 (cont.)

2 Lisa Polack

3 Sara Pasti

4 Melissa Iachetta

5 Ryan Ham

6 Trevor Ham

7 Eileen Murphy

8 Bill McCabe

9 Eric Fiore

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1 SUPERVISOR QUIGLEY: Please  
2 rise for the pledge of allegiance.

3 (The pledge was recited.)

4 Thank you very much.

5 Please call the roll.

6 (The roll was called.)

7 Thank you very much and welcome  
8 to the Town Ulster's Public Scoping  
9 Session. The Alcazar BESS draft, the  
10 environmental impact statement.

11 First off, safety announcements.  
12 Please note the exits signs to your rear,  
13 on your left, and your right. Going out  
14 that way leads you to the front yard,  
15 which is full of snow (Indicating), which  
16 I don't think you want to go to. Going out  
17 that way leaves you probably to the  
18 parking lot that has less snow  
19 (Indicating). If there is a need for an  
20 evacuation, please do so in an orderly  
21 fashion. and proceed to the parking lot.

22 The Town of Ulster meeting  
23 rules, adopted by the Town Board. The  
24 organizational meeting held in January  
25 2026 are in effect. That basically means,

1 please, this is an orderly meeting. We ask  
2 everyone to act with full decorum, no  
3 talking over speakers, no shouting, no  
4 singing, no placards, et cetera, et  
5 cetera. We'd like to go through this in an  
6 orderly fashion and have everyone heard.

7 Please be advised that due to  
8 the weather, this meeting will be held  
9 open at the conclusion of tonight's  
10 session, and reconvene tomorrow night,  
11 Tuesday, February 24th, at 6 p.m. in the  
12 same room to give those who could not make  
13 it tonight an opportunity to express their  
14 opinions and their requests.

15 The schedule for tonight's  
16 meeting, 6 to 6:10 - I have some items to  
17 go through. We will then have a short  
18 presentation by Terra-Gen on the scope of  
19 the project, and then at the conclusion of  
20 that, we will clear the floor, set the  
21 podium up, and open the floor to public  
22 comment.

23 This is a public scoping  
24 session. A forum for expressing concerns  
25 about the project's impacts, information

1 requested to be included in the draft EIS.  
2 This is not a question and answer session.  
3 Additional information will be provided in  
4 the draft and final environmental impact  
5 statement.

6 The draft scope is available on  
7 the Town's website for review, and I want  
8 to thank the 495 people who downloaded it  
9 and reviewed it prior to this meeting,  
10 because that expresses to the Town Board a  
11 true interest in what is happening here.  
12 In addition, there are copies that have  
13 been placed on the table out front for  
14 those who could not download it, and who  
15 wish to see it now.

16 The public comment period for  
17 the draft scope will remain open until  
18 Tuesday, March 10th, 2026 at 5 p.m. to  
19 receive written comments. Written comments  
20 will be received through March 10th.

21 Protocol for public speaking.  
22 This meeting is being video recorded, and  
23 will be posted on YouTube. The court  
24 reporter, in fact, two court reporters are  
25 transcribing a written record of all

1 public comments. Please, no applause or  
2 shouting during the speaker's time. This  
3 will hinder their ability to make a record  
4 of the proceedings.

5 Prepared, written comments,  
6 which are encouraged in addition to your  
7 public statements, can be provided tonight  
8 in writing to the Town Clerk, or email to  
9 srevy@townofulster.ny.gov. Please place  
10 Alcazar spoken comments in the subject  
11 line of your email.

12 Pre registration is required to  
13 speak at the podium. As you came in, you  
14 were asked to sign the sheet. The sign up  
15 list will be called in the order in which  
16 people signed up. Each speaker may speak  
17 only once for three minutes at the podium.  
18 Unused time cannot be ceded to another  
19 speaker. We have our red light/green  
20 light/yellow light keeper here for three  
21 minutes.

22 It is requested that the  
23 speakers refrain from repeating  
24 information that has already been  
25 presented. We're looking for additional

1 comments that have not been expressed, or  
2 wish to be reinforced, that have occurred  
3 over the last six months, which was the  
4 reason for the column on the sign up  
5 sheet, prior public comments. We have  
6 recorded every single prior public  
7 comment. They've been published on the  
8 Town's website, and they have been  
9 provided to our engineers, and they are  
10 being provided to the applicant's  
11 engineers on the completion of this  
12 session.

13           Additionally, if you do not get  
14 to speak tonight, if you're shy, and you  
15 wish to submit written comments after this  
16 session or tomorrow night's session,  
17 additional comments, may be submitted in  
18 writing, via email to  
19 [ulstersupervisor@townofulster.ny.gov](mailto:ulstersupervisor@townofulster.ny.gov), or  
20 delivered to the Supervisor's office at  
21 One Town Hall Drive here in Lake Katrine.

22           Again, if they're emailed,  
23 please place Alcazar scoping comments on  
24 the subject line of your email.

25           At this moment, I would like a

1 motion from the Town Board to open this  
2 public meeting.

3 MS. HARTMANN: I'll make that  
4 motion.

5 SUPERVISOR QUIGLEY: Do I have  
6 a second?

7 MS. DEGROODT: I'll second  
8 that.

9 SUPERVISOR QUIGLEY: Any  
10 discussion on the motion?

11 (There was no response.)

12 Hearing none, all those in  
13 favor?

14 (Ayes were recited.)

15 This public hearing is now open.

16 Mr. Mark Turner, from Terra-Gen  
17 will make a brief presentation on the  
18 project.

19 Please note he's making the  
20 presentation to the audience, not to the  
21 Board. Upon conclusion of his  
22 presentation, we will move to public  
23 comment in the order in which you signed  
24 up.

25 MR. TURNER: Okay. Good

1 evening. First, I want to thank the board  
2 and the members of the public for the  
3 opportunity to speak to you tonight and  
4 present this to you. My name is Mark  
5 Turner. I represent Terra-Gen. We're the  
6 developer of the proposed energy storage  
7 project at 430 Hurley Avenue, in Town of  
8 Ulster.

9           Tonight, I'll briefly cover a  
10 brief overview of the project description  
11 of the site plan. I'll talk about how this  
12 project fits into the reliability and  
13 renewable energy goals interstate, in  
14 Hudson Valley. And I'll also cover key  
15 relevant topics associated with the  
16 scoping process that we're here today to  
17 talk about. It's going to be a brief  
18 overview. I won't be able to have a  
19 detailed presentation on all points, but  
20 the purpose of this environmental review  
21 process is for the detailed evaluation of  
22 the project.

23           So, on this first slide here,  
24 what you're seeing is a rendering of our  
25 site plan that we submitted as part of our

1 permit application. And this is for a 250  
2 megawatt lithium ion, battery energy  
3 storage project, utilizing  
4 compartmentalized, modular enclosures. To  
5 give you a sense of what a 250 megawatt  
6 lithium project can do, that's enough  
7 service power to serve around 200 to  
8 250,000 homes for the duration of about  
9 four hours, when this project is fully  
10 charged.

11 I mentioned the  
12 compartmentalized modular enclosure, so  
13 those are key elements of this project. At  
14 the lower, right hand corner, you can see  
15 a representative image of a typical  
16 enclosure. Inside of that module are racks  
17 of lithium ion modules installed in these  
18 cabinets here - a couple cabinets per  
19 enclosure. That's the primary component of  
20 this site. And you can see in the site  
21 plan that we have hundreds of these  
22 modules installed on the project site. In  
23 addition to that piece of equipment, the  
24 other electrical equipment on the project  
25 are the power conversion system here that

1 you see, these smaller units next to the  
2 BESS units, and the switchyard. When the  
3 energy is stored in the batteries, in DC,  
4 it's converted to AC in that power  
5 conversion system, delivered to the  
6 switchyard under an underground collection  
7 system and reaches the switchyard. There  
8 are high voltage transformers there. They  
9 step that energy up to the level of the  
10 substation, and we have a transmission  
11 interconnection line. It's not labeled  
12 here, but you can see it on the site plan  
13 that travels from the switchyard, across  
14 Hurley Avenue into the Hurley substation.  
15 That's how, through that connection line,  
16 we'll charge the facility and then deliver  
17 the services of this project to folks in  
18 the Hudson Valley.

19 In addition to those electrical  
20 components of the project, I also want to  
21 point out some other attributes to the  
22 project. We've got a five-acre green belt  
23 that exists today. We'll preserve that  
24 green belt. That'll allow the craters to  
25 get back and forth across the project site

1 there, and it also serves as a buffer  
2 between our site and the three way behind  
3 us.

4 In the front, we have where the  
5 landscaping is labeled, we have  
6 landscaping and a storm water basin. We've  
7 designed the project so that creates a  
8 separation distance between the public  
9 roads, and the neighboring properties, and  
10 it also serves to minimize visual impacts.  
11 I'll show you what that looks like later  
12 in simulation.

13 Also worth noting is, we have  
14 this 14 foot solid framework access. I'm  
15 sorry, perimeter wall, surrounding the  
16 site. That's also part of minimizing the  
17 visual impacts. It also helps us meet  
18 noise standards in the Town of Ulster.

19 So those are the main components  
20 of this project, other than there's an  
21 interconnection line that connects to the  
22 Hurley substation.

23 Now, I want to talk to you about  
24 the rationale for why we chose this  
25 location. Why did we select this location?

1 First and foremost of importance is its  
2 location next to the Hurley substation. I  
3 show this in this image here because this  
4 is our project site. This is across the  
5 north across the street, where the Hurley  
6 substation is located. That is one of the  
7 most important substations in the Hudson  
8 Valley, and certainly the most important  
9 substation in Ulster County. It is robust  
10 enough to be able to support a project, a  
11 facility of our size, and importantly, get  
12 the services of our project to the region,  
13 even during times when during high loads,  
14 when the utility lines are highly  
15 congested and utilized. We can ensure  
16 that our services get to the customers via  
17 substation like this. It's also important,  
18 of course, that we're located adjacent to  
19 this substation, because by locating it  
20 here, we only need a 0.3 mile  
21 interconnection tie line to the facility.  
22 We don't have to build large transmission  
23 lines through the community to  
24 interconnect our project to this grid.  
25 Related to that, in yellow here, what you

1 see - these are the central Hudson  
2 properties. And we also always strive to  
3 locate our facilities where we're  
4 consistent with the existing  
5 infrastructure around us. So we have high  
6 voltage infrastructure at the Hurley  
7 substation, and at the large site that's  
8 owned by them directly to the west of us,  
9 where they're high voltage transmission  
10 lines running parallel to our site. So  
11 we're consistent with the existing uses  
12 here.

13 And then another thing that we  
14 look for is that we need to be consistent  
15 with the zoning for the Town. Here in  
16 Blue, you see the commercial zoned  
17 district. In purple, that's a residential  
18 zone. Our project is allowed as a public  
19 utility, with a special use permit in  
20 these zonings; that meets those criteria  
21 as well.

22 And then, finally, important  
23 here is that we found a site that is a  
24 large size. It's a 25-acre site. And  
25 we've got this 15-acre facility footprint

1 where we we're able to concentrate the  
2 facility itself with it in the middle of  
3 the project site and create substantial  
4 setbacks from the public roads and from  
5 the neighboring properties. Importantly,  
6 those setbacks that we've established  
7 here, because of this site, are at least  
8 100 feet from any public road, or any  
9 neighboring property. In fact, they're  
10 more than 100 feet. But the 100 feet is  
11 important because the New York State Fire  
12 Code identifies a project where the  
13 setbacks between the BESS units and those  
14 neighboring property lines and roads is  
15 remote in nature, when it's over 100 feet.  
16 The reason why it's remote in nature - and  
17 that's pursuant to the New York Code, and  
18 the National Code, and the International  
19 Code - they recognize that in those cases  
20 you minimize the potential impacts in the  
21 unlikelihood of fire that has potential  
22 impacts off the project site. When we go  
23 through our ERR process, we'll provide  
24 analyses that you're able to view, that  
25 assesses those situations.

1           This is just another look at the  
2           substation across the way, where we'll be  
3           interconnecting the line. These  
4           transmission lines just highlight the  
5           importance of this substation. That's  
6           where energy is flowing into the  
7           substation from different parts of  
8           northeastern New York, and then delivering  
9           it to you, the customer, in the region.

10           So why did we propose this  
11           application? Well, while New York has had  
12           relatively fat electric demand in the past  
13           couple decades, that's starting to change  
14           now. In fact, New York State now estimates  
15           that electricity demands can increase  
16           substantially, and in fact, potentially  
17           double by 2040, according to New York.  
18           The reason for that is that we have a  
19           transportation sector that is  
20           electrifying; EVs. We have building,  
21           electricification that is also ongoing. And  
22           we also have a significant amount of large  
23           loads, large industry that is highly  
24           electric, intensive, that is entering New  
25           York State. Not just New York State, but

1 the United States, and across the globe.  
2 This is a transformation that's real and  
3 it's happening today.

4 I spoke to the union  
5 representatives earlier, and they tell me  
6 they're already signing contracts to build  
7 these high electricity intensive industry,  
8 and this is something that's happening for  
9 us now. We need to meet the demand for all  
10 this load that's growing. New York State  
11 estimates that, in order to serve the hour  
12 load and that load reliability, we  
13 actually need to triple the amount of  
14 generation that comes into the state or to  
15 effectively serve that load over the next  
16 couple decades. A big part of that is  
17 battery storage, which supports renewable  
18 generation. Our goal is to meet our  
19 aggressive goals to meet 70% renewables by  
20 2030, and zero emissions by 2040. We  
21 simply can't get there without battery  
22 storage to help support the renewable  
23 energy supplies. So the state is mandated,  
24 in the immediate term, to bring online by  
25 2030 six gigawatts of storage, like our

1 project. In fact, NYSERDA has already  
2 issued an RFP this last year, 2025, for  
3 the first thousand. We participated in  
4 that process through this project here.  
5 They'll issue two more to bring this  
6 immediate need of six gigawatts by 2030.  
7 That's really just the beginning, though.  
8 It's just starting there. By 2040, that  
9 will double to 12 gigawatts, and then  
10 increase again to 17 gigawatts by 2050. So  
11 the need is immediate, and it's real, and  
12 it will continue to grow over the decades.

13 Now, let's talk about the  
14 project's consistency with the community  
15 and benefits associated with that. The  
16 operations and maintenance of this  
17 facility is designed have a low impact on  
18 the community.

19 We'll talk first about traffic.  
20 This is not a facility that requires a  
21 large amount of employees during  
22 operations. It's designed, really, to be  
23 operated remotely 24/7 from an off-site  
24 command center. And, really, what we have  
25 that will be on site is, every once in a

1 while, a couple crews in white trucks  
2 showing up at the site to do maintenance  
3 on the site, but not a substantial impact  
4 on traffic.

5           During construction, we're going  
6 to create some substantial construction  
7 jobs that will be during the 12 to 18  
8 month period that we're building this  
9 project that will be a construction  
10 management traffic plan, if you will, that  
11 will manage that construction traffic.

12           Regarding visual impacts, I  
13 mentioned with the landscaping and the  
14 wall earlier. This is a simulation of our  
15 project, with our proposed landscaping  
16 plan on the wall. This is a computer  
17 model. The site is behind this in the  
18 computer model, and this is what you would  
19 see based on a landscaping plan from  
20 Hurley Avenue. We'll provide more of these  
21 viewpoints as part of our EER process, as  
22 well.

23           With respect to noise, the  
24 project will simply be designed so that it  
25 meets the noise standard at all the

1 project boundaries.

2 I must mention the significant  
3 economic benefits associated with this  
4 project. It's a significant investment.  
5 The result of that investment will be tax  
6 benefits and host community benefits, as  
7 well.

8 The construction jobs - this  
9 will create meaningful union, local  
10 construction jobs. We estimate 110  
11 full-time equivalent jobs being created  
12 during that 12 to 18 month period, this  
13 project is under construction. That's  
14 direct employment, and they also result in  
15 indirect jobs and indirect economic  
16 benefits for the local community, as those  
17 folks work and live and visit your  
18 restaurants and businesses, as well.

19 Finally, Terra-Gen's top  
20 priority score is always health and  
21 safety. I know that's a key concern of  
22 many of the community members here and why  
23 you're here today. I can tell you that it  
24 is the primary priority in all the design  
25 elements that I presented to you earlier,

1 and that we will show in our environmental  
2 review process safety.

3 Of course, I talked about the  
4 modular based system. There are layers of  
5 defense built within, not only enclosures,  
6 but throughout the site design, that are  
7 designed, really, to minimize the impact  
8 of the unlikely event, there's a fire at  
9 one of these facilities, and essentially,  
10 to control it so that the impacts are  
11 limited to the project site. And  
12 importantly, that in the event of one of  
13 those unlikely fires, that it's limited to  
14 a single enclosure.

15 The project will comply  
16 completely with New York State's Fire  
17 Code. We have a brand new Fire Code, just  
18 this here, implemented the 1st of January.

19 Terra-Gen also commits to  
20 meeting NFPA55 guidelines. Those are  
21 national standards. They're reviewed and  
22 implemented new guidelines every year. We  
23 commit to meeting those as soon as they're  
24 adopted by the National Group, NFPA55. The  
25 reason that's important is because it

1 takes the states a while to integrate  
2 those into their state Fire Codes, but we  
3 commit to meeting them as soon as they're  
4 implemented by an NFPA. A good example of  
5 that is large scale fire testing. This  
6 year, the New York State Fire Code adopted  
7 in their Code, a guideline that is for  
8 large scale fire testing of all equipment  
9 and all configurations that we could  
10 potentially bring here. So if we want to  
11 bring a certain piece of equipment and a  
12 configuration to this proposed project,  
13 the manufacturer has to large scale fire  
14 test that particular configuration  
15 equipment, and demonstrate that it doesn't  
16 propagate through that test beyond a  
17 single enclosure. So, you can't bring that  
18 into this project without that test having  
19 occurred.

20 Also important is our  
21 interactions and planning with the first  
22 responders. We began working with the  
23 first responders in this neighborhood when  
24 we first visited and introduced our  
25 project over a year ago. That has been

1 ongoing. We've heard from them that they  
2 are confident that based on the  
3 information we provided, and they can  
4 service this project safely and  
5 efficiently. That interaction with them,  
6 that's going to continue, of course,  
7 throughout the development process. And  
8 importantly, before we ever reach  
9 operations, we will implement and fund  
10 first responder training for not only the  
11 fire authority having jurisdiction, that's  
12 the Spring Lake Fire Department, but all  
13 the partner departments that interact with  
14 them and help them address fire throughout  
15 the community here. So we'll offer  
16 training to all those groups. That  
17 training, of course, will not only occur  
18 prior to operations, but throughout the  
19 life of the project.

20 So, that is essentially it. I  
21 just want to say thank you for the  
22 opportunity to present here today, and I  
23 look forward to any constructive feedback.

24 SUPERVISOR QUIGLEY: Thank you.  
25 Jillian Fried.

1 MS. FRIED: Good evening,  
2 members of the Town Board. My name is  
3 Jillian Fried, and I reside in the Town  
4 of Hurley. My comments are taken from  
5 this comprehensive draft, this  
6 comprehensive scoping document that I  
7 made. And I request that both my oral  
8 remarks and the full remarks in my  
9 document be included in the SEQRA record.

10 So my comment relates to air  
11 quality and human health. The draft scope  
12 states that impacts to air quality and  
13 human health are not anticipated, and are  
14 not proposed for the detailed analysis.  
15 However, independent research from UL Fire  
16 Safety Research Institute, NFPA, EPA, and  
17 ATSPR confirms that lithium ion battery  
18 thermal runaway events can release complex  
19 mixtures of highly toxic gases, including  
20 hydrogen fluoride, and other toxic  
21 combustion byproducts. UL Fire Safety  
22 Research Institute specifically notes that  
23 off gassing during thermal runaway can  
24 present hazards beyond the immediate fire  
25 area. That downwind exposure may pose

1 risks under low wind or stable atmospheric  
2 conditions. Recent peer reviewed research  
3 has also documented that thermal runaway  
4 events can generate large volumes of  
5 complex off gas mixtures containing dozens  
6 to 100 of toxic chemical species with the  
7 potential to exceed health based exposure  
8 thresholds, if not evaluated, through site  
9 specific analysis. In addition, recent New  
10 York State incident response data from  
11 this report indicates that real time field  
12 air monitoring during battery fires did  
13 not include hydrogen fluoride or other  
14 acid gases, because some of the most  
15 hazardous potential emissions may not be  
16 routinely monitored during emergency  
17 response, site specific modeling is  
18 necessary to understand potential offsite  
19 exposure.

20 For these reasons, the draft  
21 scope should require the DEIS to include  
22 air dispersion modeling for hydrogen  
23 fluoride and other toxic combustion  
24 byproducts under credible thermal runaway  
25 scenarios. Evaluation of both acute and

1 potential longer-term exposure risk to  
2 nearby residents -identification and  
3 analysis of sensitive receptors, including  
4 nearby homes, schools and vulnerable  
5 populations. This version analysis under  
6 worst case meteorological conditions,  
7 including rolling speeds, stable nighttime  
8 conditions, and wind directions toward  
9 residential areas. Without this analysis,  
10 the lead agency may not have sufficient  
11 information to evaluate potential public  
12 health impacts under SEQRA.

13 Thank you for your time and  
14 consideration tonight.

15 SUPERVISOR QUIGLEY: Patricia  
16 Scott.

17 MS. SCOTT: Good evening, Board  
18 Members. My name is Tricia Scott, and I'm  
19 a resident of Hurley. My comments are  
20 taken from the comprehensive written  
21 scoping submission, and I request that  
22 both my oral remarks and the full  
23 document be included in the SEQRA record.

24 This comment relates to water  
25 resources, storm water management, and

1 potential impacts to wetlands and surface  
2 waters. Documented wetlands and sensitive  
3 water resources are present in the  
4 vicinity of the project site. Because  
5 lithium ion battery fire incidence can  
6 require extended cooling operations, large  
7 volumes of water may be used during  
8 emergency response. Fire protection  
9 guidance and accident reports indicate  
10 that suppression and cooling operations  
11 for battery energy storage systems events  
12 can require tens, to hundreds of thousands  
13 of gallons of water applied over many  
14 hours or longer to control thermal  
15 propagation. Fire suppression water from  
16 lithium ion battery incidents may contain  
17 dissolved metals associated with lithium  
18 ion phosphate batteries, electrolyte  
19 compounds, chloride byproducts, and other  
20 contaminants. If not properly contained,  
21 this runoff could enter storm water  
22 systems, wetlands, surface waters, or  
23 groundwater. The surface water analysis  
24 and storm water pollution prevention plan  
25 appear focused on routine construction and

1 storm water conditions, and do not address  
2 emergency fire water volumes, or  
3 contaminated suppression runoff. The draft  
4 scope should require a detailed evaluation  
5 of potential fire water management and  
6 containment. Specifically, the DEIS  
7 should include estimated water demand for  
8 credible worst case fire and extended  
9 cooling scenarios. It should include, and  
10 now says, site containment capacity,  
11 compared to potential fire water volumes.  
12 It should contain identification of  
13 overflow pathways and potential discharge  
14 routes to wetlands, surface waters, or  
15 groundwater. It should contain evaluation  
16 of potential impacts to jurisdictional  
17 wetlands and impair receiving waters,  
18 including the Espous Creek. And finally,  
19 it should include description of emergency  
20 containment, procedures, and coordination  
21 with local fire and environmental  
22 agencies. Without analysis of worst case  
23 fire water volumes and containment  
24 capacity, the lead agency may not have  
25 sufficient information to evaluate

1 potential impacts to water resources under  
2 SEQRA. Thank you.

3 SUPERVISOR QUIGLEY: Thank you  
4 very much.

5 Stephen Shafer.

6 MR. SHAFER: Stephen Shafer, 8  
7 Mynderse Street, Saugerties.

8 I'm a retired health  
9 professional who's lived nearly all my  
10 life along the Hudson River. I've spoken  
11 out against nuclear power plants proposed  
12 for Lloyd, or Red Hook; against crude by  
13 rail through the valley and crude by barge  
14 down the river; against frack gas through  
15 New York. The prospect of BESS facilities  
16 in Ulster and Saugerties, make it a first  
17 ever for this long time activist to  
18 advocate a commercial project. It's  
19 because BESS in the downstate power grid  
20 will leverage renewables. A steward,  
21 electrical energy converted, not from  
22 price volatile fossil fuels, but from a  
23 stably lower priced wind, hydro, and  
24 nuclear. Large scale of solar is coming.  
25 Some opponents of BESS see it as a false

1 flag operation, but perchance to promote  
2 renewables. With this view, companies  
3 don't care about the origins of the  
4 electrical energy they would store. All  
5 they want to sell it for more than they  
6 paid. They do want to mark up the price,  
7 as does any merchant in any profit making  
8 scheme. This is crucial to understand.  
9 To maximize their return to the market,  
10 they must buy electricity produced at the  
11 lowest possible cost for that time and  
12 place. This will just about always have  
13 been generated clean, that is low carbon.  
14 There's no added cost for the wind,  
15 sunlight, or falling water needed to  
16 generate an additional unit of  
17 electricity. There is a marginal cost for  
18 gas fire generator to produce an  
19 additional unit, a good part of which is  
20 the marketplace of natural gas, trending  
21 up all the time. Where the best buy is  
22 low, it's lower carbon. Where it sells  
23 high, it's still offsetting fossil fuel  
24 generation that would otherwise have had  
25 to be injected.

1           So, yes, BESS owners have a self  
2 interest in raising the share of  
3 renewables and electricity generation. We  
4 electricity users do, too. It's one of  
5 those rare win/wins. We can't tap the  
6 lower cost renewables, whose daily  
7 production varies, without being able to  
8 store downstream, energy converted, and  
9 sent tortoise at the lowest or marginal  
10 price. For that, we need BESSes. I'm  
11 satisfied that future BESSes will be safe  
12 for all communities. I do suggest that the  
13 final version of the draft scoping  
14 document ask for more detail, and UL 9548,  
15 which in the DEIS, should relieve a great  
16 deal of worry about the possibility of  
17 fires and their consequences.

18           Thanks to the Board for your  
19 attention.

20           SUPERVISOR QUIGLEY: Thank you,  
21 Mr. Shafer.

22           Richard Tokel.

23           MR. TONKEL: Richard Tonkel. I  
24 live in Hurley in the Rolling Meadows  
25 neighborhood. Thank you to the Board for

1 my opportunity here tonight. This  
2 comment relates to potential impacts of  
3 property values and residential  
4 marketability. At this time, there is no  
5 large scale, long-term empirical  
6 research, evaluating property value  
7 impacts from utility scale battery,  
8 energy storage systems. Because large  
9 BESS facilities are relatively new, there  
10 is simply not enough historical market  
11 data to conclude that there will be no  
12 impact. However, the absence of data  
13 should not be interpreted as the absence  
14 of risk. Real estate research  
15 consistently shows that proximity to  
16 infrastructure perceived as hazardous,  
17 industrial in character, or controversial  
18 can affect buyer behavior, marketability  
19 and time on market, even when physical  
20 impacts are limited. These effects are  
21 driven by risk, perception, and  
22 uncertainty, not just measurable  
23 environmental conditions. Studies of  
24 comparable infrastructure, including high  
25 voltage transmission lines, power plants

1 have documented localized price  
2 reductions, and reduced buyer demand near  
3 residential properties; particularly when  
4 projects are highly visible adjacent to  
5 homes. In addition, appraisal practices,  
6 recognize the concept of external  
7 obsolescence, where nearby land use the  
8 introduced perceived risk of  
9 incompatibility to negatively affect  
10 value, even though physical damage  
11 occurs. Because utility skill, battery  
12 storage is an emerging technology. And  
13 because this project is proposed in close  
14 proximity to established residential  
15 neighborhoods, a generic conclusion of no  
16 impact would not be supported by the  
17 current data. Therefore, I've been  
18 requesting that the DEIS include a site  
19 specific property map in market  
20 perception analysis compared by a  
21 qualified real estate professional or  
22 appraiser of evaluation of proximity  
23 based impacts on nearby homes analysis of  
24 potential effects on marketability, fire  
25 demand, and time on market. There should

1 be consideration of stigma risks  
2 associated with industrial use, safety  
3 concerns, and project visibility. There  
4 should be review of comparable impacts  
5 from similar energy or industrial  
6 infrastructure, where best specific data  
7 is limited. The State Environmental  
8 Quality Review Act requires evaluation of  
9 potential economic and community  
10 character impacts, particularly where  
11 uncertain uncertainty exists, and where  
12 residential land use compatibility is a  
13 concern. Given the current lack of  
14 long-term BESS market data, the site  
15 specific analysis is necessary to fully  
16 understand and disclose potential impacts  
17 on our community. Thanks.

18 SUPERVISOR QUIGLEY: Thank you,  
19 sir.

20 Tim Kely.

21 MR. KELY: Good evening,  
22 Supervisor and members of the Board. My  
23 name is Tim Kely. I live in Hurley,  
24 within one mile of the proposed project  
25 site. I'm here tonight as a resident and

1 also a neighbor who's taken the time to  
2 carefully review the draft scope and  
3 supporting materials. I'd also like to  
4 state for the record that I believe that  
5 we still remain, and I do not require a  
6 response, but we do remain - because  
7 hearing went forward as scheduled,  
8 despite a statewide, or at least a  
9 partially statewide, blizzard warning  
10 that was declared by the Governor, as  
11 well as a state of emergency. So all  
12 these people risk life and limb coming  
13 out here, despite warnings from the city.

14 I want to be clear at the  
15 outset. This is not an argument against  
16 renewable energy. Battery storage is part  
17 of the state's broader energy strategy.  
18 The issue here is location. Communal  
19 burden and whether this community's being  
20 asked to absorb disproportionate risk.  
21 This project is proposed within a New York  
22 State designated, disadvantaged community  
23 sensitive track. That designation is not  
24 symbolic. It reflects the state's own  
25 finding that this area already experiences

1 elevated, cumulative environmental burdens  
2 and socioeconomic vulnerability. Under the  
3 Climate Leadership and Community  
4 Protection Act, agencies required to  
5 ensure that disadvantaged communities do  
6 not bear disproportionate environmental  
7 harms. This facility would be located  
8 immediately adjacent to a number of dense  
9 multifamily housing, and single family  
10 residential homes. It includes affordable  
11 and supportive housing. It include  
12 seniors. It includes residents with  
13 disabilities. It includes individuals who  
14 would not be able to self-evacuate quickly  
15 in the event of an emergency. The positive  
16 declaration already acknowledges  
17 potentially significant impacts relating  
18 to public safety, fire risks, hazardous  
19 material, storm water, and environmental  
20 justice. The draft scope now needs to  
21 require a truly rigorous environmental  
22 impact statement. Lithium ion battery  
23 storage at this scale, 250 megawatts --  
24 that's not a minor use. Thermal runaway  
25 events, while they're rare, they're well

1 documented. They're difficult to  
2 extinguish. They can last for extended  
3 periods. They can require enormous volumes  
4 of water. And they can generate  
5 contaminated runoff. This site drains into  
6 tributaries that ultimately feed the lower  
7 Esopus Creek basin. A critical regional  
8 water resource and a tributary to the  
9 Hudson River. The environmental impact  
10 statement must model worst case fire  
11 suppression discharge, stormwater overflow  
12 under extreme participation events, and  
13 contaminant migration pathways. Climate  
14 adjusted flood modeling will also become  
15 essential with this. Anything less would  
16 be incomplete.

17 Noise must also be analyzed  
18 under worst case operational scenarios.  
19 This facility is designed for 24-hour grid  
20 responsive operation. Modeling should not  
21 assume minimum load conditions if maximum  
22 load conditions are possible. Emergency  
23 response planning must be specific to the  
24 surrounding residential context. It must  
25 account for evacuation facility, given

1 that Hurley Avenue from Hilltop Drive to  
2 Snyder Avenue has no egress. It must  
3 assess whether local fire departments have  
4 the training, equipment, and sustained  
5 water supply capacity necessary for a  
6 prolonged battery inquiry. SEQRA requires  
7 a hard look, not a general look and not a  
8 policy justification; a hard look. That  
9 includes a meaningful alternative  
10 analysis. If this project is viable  
11 elsewhere - I have two more paragraphs.

12 SUPERVISOR QUIGLEY: Mr. Kely,  
13 you're at three minutes.

14 MR. KELY: So this project  
15 that could potentially damage our whole  
16 community -- I can't say three more  
17 paragraphs?

18 SUPERVISOR QUIGLEY: Mr. Kely,  
19 we established a rule of three minutes.

20 MR. KELY: I have a voluminous  
21 statement, though, to be put on the  
22 record.

23 SUPERVISOR QUIGLEY: Thank you.

24 MR. KELY: Thank you.

25 SUPERVISOR QUIGLEY: Lori

1 LaFon.

2 MS. LEFON: My name is Lori  
3 LeFon. I'm a resident of the Town of  
4 Ulster. I live on Hurley Avenue, 400 feet  
5 from the proposed facility. I'm  
6 presenting remarks from a comprehensive  
7 written scoping submission and request  
8 that both these comments and the full  
9 document be included in the SEQRA record.

10 This comment relates to  
11 operational noise impacts. The draft scope  
12 focuses on demonstrating compliance with  
13 Town noise limits, using a weighted sound  
14 levels. However, A weighted measurements  
15 are less sensitive to low frequency sound,  
16 which is commonly produced by battery  
17 systems, transformers, converters and HVAC  
18 equipment. Technical materials show that  
19 major equipment generates significant low  
20 frequency sound and may operate  
21 continuously day and night. Low frequency  
22 and tonal noise can travel farther,  
23 penetrate building structures more easily,  
24 and be more noticeable indoors. For these  
25 reasons, I request that the draft scope

1 require a more comprehensive, operational  
2 noise analysis. Specifically, the DEIS  
3 should include evaluation of low frequency  
4 noise using octave band or unweighted  
5 measurements, not just overall EBA  
6 averages. Assessment of tonal or  
7 tonal-like characteristics from  
8 transformers, inverters, and pooling  
9 equipment. Evaluation of nighttime noise  
10 impacts at nearby residences, including  
11 assessment of potential sleep disturbance  
12 and health effects, using World Health  
13 Organization, nighttime environmental  
14 noise criteria for continuous residential  
15 exposure. A cumulative noise analysis that  
16 considers existing background sources,  
17 such as the Thruway and the adjacent  
18 substation. Noise modeling for multiple  
19 operating scenarios, including  
20 simultaneous operation BESS, including  
21 equipment at 100, 80, 60, and 40% of  
22 maximum capacity, reflecting cycling, load  
23 variation, and peak thermal conditions,  
24 with identification of the worst case  
25 operational noise condition. Post

1 construction noise verification to confirm  
2 compliance, which, once final equipment  
3 specifications are selected and installed.  
4 Without evaluating low frequency, tonal,  
5 continuous and variable operational  
6 conditions, the lead agency may not have  
7 sufficient information to understand  
8 long-term residential noise impacts under  
9 SEQRA. Demonstration of compliance with  
10 applicable noise limits alone does not  
11 address potential impacts. From low  
12 frequency, total, or continuously  
13 operating equipment, they may still affect  
14 nearby residences. Thank you.

15 SUPERVISOR QUIGLEY: Mr.  
16 Milliken.

17 MR. MILLIKEN: My name is Gary  
18 Mulliken. I reside at 415 Hurley Avenue,  
19 Town of Ulster. My property abuts the  
20 Central Hudson substation property from  
21 Hurley Avenue, all the way to the Esopus  
22 Creek. Following comments are in  
23 reference to wetlands and stormwater  
24 runoff. I would ask that both my oral  
25 remarks and the full document be included

1 in the SEQRA record.

2 The following is an abridged  
3 version of my complete statement.

4 In reviewing the documents as  
5 submitted, I have identified several  
6 omissions and potential inaccuracies. The  
7 following are the focus of my comments. If  
8 you have page 6, paragraph E, if you have  
9 page 11, paragraph H, then the SWPD, page  
10 2.

11 As it relates to the questions  
12 and answers provided by the applicant, I  
13 wish to make the following observations  
14 and request that these items be subject to  
15 further study and clarification. The  
16 wetlands study area is described in the  
17 EDR report, is very narrow in scope.  
18 Portions of identified streams, wetlands  
19 that exist on adjoining property are not  
20 identified. At least one intermittent  
21 stream is not included. The designation of  
22 other streams as intermittent as  
23 incorrect. The EDR report takes only  
24 peripheral mention of the Esopus Creek.  
25 The EDR report omits three significant

1 existing culvert pipes to the transect,  
2 the front existing ball field of the  
3 Coleman property, and one that crosses  
4 beneath Hurley Avenue. The EDS and SWPP  
5 reports do not identify or address the  
6 significant drainage area to the west of  
7 the project property. Therefore, storm  
8 water directed to existing conveyance  
9 systems will flow to adjacent properties.  
10 The project site is adjoining to other  
11 wetlands and water bodies. Stormwater  
12 currently has a direct and established  
13 path through and from the project site to  
14 the Esopus Creek.

15 The EDR memorandum contains the  
16 following statement: Please note that this  
17 field effort was conducted outside the  
18 regulatory growing season. A formal  
19 wetland delineation will be completed  
20 during the growing season to confirm the  
21 results documented in this memorandum.

22 There does not appear to be any  
23 such follow-up or formal study on the Town  
24 of Ulster website. The SWPP includes  
25 information requiring additional study and

1 information and a map that describes the  
2 16th existing drainage, which is  
3 incorrect. In general, there seems to be  
4 numerous inconsistencies and omissions in  
5 and between the numerous reports and forms  
6 submitted by the applicant. In some cases,  
7 there are contradictions within certain  
8 documents themselves. Your consideration  
9 is appreciated.

10 SUPERVISOR QUIGLEY: Thank you.  
11 Ms. Gilpatric.

12 MS. GILPATRIC: Good evening.  
13 Thank you for providing this opportunity,  
14 and I'm going to address my comments  
15 specifically to a statement in the draft  
16 scope that is entitled, irretrievable,  
17 irreversible commitment of resources.

18 Once this project has been  
19 approved and completed, there's no going  
20 back. We will forever have lost the school  
21 building, alter the landscape,  
22 irretrievably, and change the community  
23 character forever. We must ask for a  
24 complete, specific EOL, end of life commit  
25 decommissioning plan. The EOL plan

1 provided so far is big and does not fully  
2 address industry standards - and I have  
3 some documentation on that - for what must  
4 happen when the BESS is no longer  
5 functional. The EOL must include a  
6 comprehensive safety plan to mitigate  
7 risks, as well as who is responsible for  
8 the decommissioning and who will pay for  
9 it. The EOL must include a specific cost  
10 analysis of the process.

11 For example, currently, a 120  
12 megawatt BESS will cost \$1.4 million to  
13 decommission and demolish, and, in  
14 additional, \$4.6 million for material  
15 disposition. This 250 megawatt BESS will,  
16 therefore, cost almost double. We must  
17 request the decommissioning bond up front,  
18 sufficient to meet this cost, to ensure  
19 that the EOL management will not be  
20 affected if the BESS builders ceases to  
21 exist. The applicant must provide a more  
22 specific time frame of operational life,  
23 stated in the draft scope, as a minimum of  
24 20 years. A developer can design a system  
25 to last 25 to 35 years. What is this BESS

1 designed for? The EOL, as it stands, says  
2 a lot about restoring the site as far as  
3 possible to its original condition. The  
4 language is vague, such as extent  
5 feasible, as close to preconstruction  
6 characteristics as practicable. Of course,  
7 the school building will have been  
8 demolished. There must be testing of the  
9 soil, air quality, and status of water on  
10 the site by an independent third party to  
11 confirm that this has been done. In  
12 Alcazar's decommissioning plan, no mention  
13 is made of testing; just receding,  
14 backfill. In other words, aesthetics only.  
15 There must be an alternative  
16 decommissioning plan developed in case of  
17 fire events, which may occur involving  
18 thermal runaway, combustion gases,  
19 hydrogen gases, carbon monoxide,  
20 refrigerants, electric hazards, explosion  
21 hazards, all of which are mentioned in the  
22 document. Those things being produced  
23 which may permanently or temporarily  
24 affect soil, air, quality, water, and  
25 human health. Thank you.

1 SUPERVISOR QUIGLEY: Mr. Bauer.

2 MR. BAUER: Good evening, my  
3 name is Steve Bauer. I'm a Hurley  
4 resident and professional firefighter. I  
5 would like my comments included in the  
6 SEQRA process.

7 I'd like to address Section 7,  
8 letter H, number 3, B and C, of the DEIS.  
9 UL 9540 is the minimum standard, and 95408  
10 is the testing procedure for the fire  
11 safety hazards, regarding the runaway in  
12 the system. There's a cell level test, a  
13 module level test, and a unit level test  
14 to see if the fire will spread. If just  
15 one of these test passes, there's no  
16 requirement to do an installation level  
17 test to be certified. I know now that New  
18 York State Fire Code requires a large  
19 scale container burn test, tested to see  
20 if one container fire would spread to the  
21 next. This test needs to have information  
22 on chemicals, gases, contaminants, heat,  
23 and hazardous materials that are  
24 byproducts of the burn. Just to be clear,  
25 full scale burn tests does not need to be

1 done to meet the requirements of  
2 development UL 9540. This test should  
3 show what hazards the surrounding area  
4 we'll be dealing with when one of these  
5 containers burn. While the fire may be  
6 contained in one container, the toxic and  
7 hazardous slope will not be contained, and  
8 will spread throughout the community for  
9 days. The water from the runoff will  
10 continue, will contain hazardous  
11 materials, and affect our groundwater and  
12 our drinking water. All these chemicals  
13 will have an effect for years to come.  
14 Even as these standards and tests are  
15 being required and conducted, we still see  
16 them catching fire throughout the country.  
17 Boulder City, Nevada had two modules catch  
18 fire, even with constant monitoring, and  
19 all the standards met. As of now, these  
20 standards continue to show that they are  
21 not enough.

22 As this technology is constantly  
23 changing, the requirements need to change  
24 also. I ask, should this go further? A  
25 fire suppression system, specifically a

1 cellular immersion system, be required.  
2 This could possibly help prevent fires  
3 from starting and keep our neighbors safe  
4 and our first responders. I'd also like to  
5 see a study on the effects of 500 gallons  
6 a minute for a minimum 24 hours. This is  
7 the minimum that the Fire Department needs  
8 to use to cool the other containers in the  
9 event of the fire. Is this amount of water  
10 even available? How would this water  
11 interact with the hazardous materials that  
12 are being given off as these containers  
13 burn? BESS fires have burned for several  
14 days. It is simply not true that these  
15 fires can burn out in an hour and a half  
16 or two hours. Can the amount of runoff be  
17 contained? Is there enough manpower to be  
18 on the scene for days at a time to operate  
19 safely? Is there room for fire apparatus  
20 to be at least 100 feet away from the  
21 containers for safe firefighting  
22 operations? Lastly, will there be plans  
23 for hundreds of acres of solar panels to  
24 be put along the 209 corridor to charge  
25 these batteries in the future? Will there

1 be a giant solar farm at the foothills of  
2 the Catskill and town? This previous motto  
3 was protect the rich. Thank you.

4 SUPERVISOR QUIGLEY: You have  
5 any comments to submit in writing?

6 MR. BAUER: I'll email it to  
7 you.

8 SUPERVISOR QUIGLEY: Thank you  
9 very much. Bettyann Clark?

10 MS. CLARK: I'm passing because  
11 my concerns have been addressed. Thank  
12 you.

13 SUPERVISOR QUIGLEY: Thank you  
14 very much.

15 Brandon Curry.

16 MR. CURRY: Good evening. My  
17 name is Brandon Curry. I'm here  
18 representing the Hudson Valley Building  
19 and Construction Trades in support of  
20 ensuring a thorough and responsible  
21 environmental review of the of Alcazar  
22 energy storage project.

23 The draft scoping document  
24 appropriately calls for the DEIS to  
25 carefully evaluate fire safety, emergency

1 response coordination, in compliance with  
2 the Fire Code of New York State, and the  
3 NFPA standards. Documenting those  
4 protections helps the public understand  
5 how risky they are being addressed. Based  
6 on a publicly available information,  
7 Terra-Gen is proposing a UL listed system,  
8 code compliant design, comprehensive  
9 emergency response planning and training,  
10 and coordination with local Fire  
11 Departments. That level of planning is  
12 exactly what the DEIS should document.  
13 Thank you.

14 SUPERVISOR QUIGLEY: Alex  
15 Drabyk.

16 MR. DRABYK: Good evening,  
17 Supervisor Quigley, members of the Ulster  
18 Board. My name is Alex Drabyk, and I live  
19 in Town of Ulster, as a resident in  
20 Rolling Meadows. I'm here this evening to  
21 formally object to the proposed landscape  
22 plan and visual simulations that have  
23 been submitted as a part of the package  
24 for the proposed BESS storage facility.  
25 The current documentation is

1 professionally insufficient, fails to  
2 provide a truthful representation of the  
3 facility short-term, and long-term  
4 impacts on our community. My objections  
5 are centered on live, identified as three  
6 critical failures. Number one, visual  
7 simulations lack context and accuracy.  
8 Visual simulation provided offers a  
9 single, isolated vantage point from one  
10 locational on Hurley Avenue. The Board  
11 should require additional renderings from  
12 sensitive receptors, including second  
13 story residential views, local places of  
14 worship, and local businesses. These must  
15 include human scale markers, such as cars  
16 and people, to accurately convey the  
17 project's massive scale. Number three,  
18 failure to account for plant maturity and  
19 seasonality. The developer is relying on  
20 mature vegetation in their simulation,  
21 and that will not exist for decades. For  
22 example, the proposed 10 foot evergreens  
23 are mathematically incapable of screening  
24 14 foot sound wall at the time of  
25 installation. Furthermore, the plan lacks

1 a leaf-off analysis. Without foliage on  
2 the proposed deciduous trees, such as  
3 maples, birches, and service berries, the  
4 facility will be fully visible for half  
5 the year. Given the current winter, we  
6 are experiencing as reference. The Board  
7 should ask itself, how will this facility  
8 appear during these months and in these  
9 conditions? Number three, inaccurate  
10 topography and scale. The 3D aerial  
11 perspective that we saw earlier was  
12 fundamentally deceptive and inaccurate.  
13 It depicts a level grade across the  
14 entire site, where, as the site, actually  
15 features a 40-foot elevation change from  
16 Hurley avenue to the rear. This  
17 misrepresentation hides the true height  
18 of the facility, its visual impacts on  
19 the above mentioned sensitive receptors,  
20 and it brings into question the  
21 effectiveness of the proposed noise wall.  
22 Until a series of accurate photorealistic  
23 renderings and multi-staged landscape  
24 growth analysis at 0, 5, and 15 years, on  
25 topographically accurate renders

1 provided, the discussion about if this  
2 project is even suitable for this  
3 location should be tabled and not allowed  
4 to move further. This is clear  
5 indifference to the details, and by  
6 extension, indifference to the community.  
7 In my opinion, that based on the above  
8 missing information, along with the other  
9 objections and points raised this  
10 evening, the Board should be undertaking  
11 even more rigorous analysis that the  
12 project determines viability in the  
13 proposed location.

14 As a supplement to my comments  
15 this evening, I would also like to mention  
16 that I've submitted a more detailed and  
17 thorough analysis with provided materials,  
18 which I would ask the Board to review and  
19 submit feedback on. I emailed that earlier  
20 today. Thank you for your time.

21 SUPERVISOR QUIGLEY: As a note,  
22 all comments received here tonight, as  
23 well as those that have been previously  
24 emailed to me, will be shortly published  
25 on the Town's website after the

1 conclusion of these hearings.

2 Karin Hubbs.

3 MS. HUBBS: Good evening. My  
4 name is Karin Hubbs, and I'm a 30-plus  
5 year resident of the Town of Ulster in  
6 Rolling Meadows.

7 My comments were taken from the  
8 comprehensive written scoping submission,  
9 and a request that both my oral remarks  
10 and full documents be included in the  
11 SEQRA record.

12 This comment relates to traffic,  
13 transportation, and emergency access. The  
14 draft scope indicates that transportation  
15 impacts are not being anticipated, and  
16 therefore will not be evaluated. Because  
17 transportation impacts are currently  
18 excluded, additional analysis is necessary  
19 to determine whether the project may  
20 result in potentially significant  
21 transportation, public safety, and access  
22 impact. The final scope should require  
23 that the DEIS includes a comprehensive  
24 evaluation of transportation impacts  
25 associated with construction, operation,

1 and lifecycle delivery, and removal of  
2 battery equipment of the proposed battery  
3 energy storage system. Construction will  
4 require delivery of battery containers,  
5 transformers, and other large equipment.  
6 The DEIS should quantify anticipated truck  
7 volumes, delivery routes, roadway  
8 capacity, construction duration, potential  
9 impacts to local roads, traffic  
10 conditions, and residential access. The  
11 project site is located immediately  
12 adjacent to the New York State Thruway  
13 Interstate 87. The DEIS should evaluate  
14 whether construction traffic, battery  
15 transport, activities, or emergency  
16 response operations could affect regional  
17 traffic flow, roadway safety, or  
18 operational conditions on its major  
19 transportation quarter. The DEIS should  
20 also evaluate transportation risks  
21 associated with lithium ion battery  
22 incidents during transport. Industrial  
23 data, including the electrical power,  
24 research, institute, energy storage,  
25 incident database documents transportation

1 fires involving lithium ion batteries that  
2 required hazardous material response and  
3 result in roadway closures lasting many  
4 hours to multiple days. Because the  
5 project is located in the residential  
6 areas, the DEIS should analyze potential  
7 roadway closures and restricted access  
8 during transport incident or on-site  
9 emergencies, impacts to residential  
10 ingress and egress, effects on emergency  
11 vehicle access, the evacuation routes,  
12 coordination with local police, fire,  
13 emergency, medical services, and emergency  
14 management agencies. Without analysis of  
15 construction traffic, battery transport,  
16 logistics, emergency access, and potential  
17 roadway disruptions, the lead agency does  
18 not have sufficient information to  
19 evaluate transportation, public safety,  
20 and access impacts. Thank you for your  
21 time.

22 SUPERVISOR QUIGLEY: Richard  
23 Hubbs.

24 MR. HUBBS: My name is Richard  
25 Hubbs. I'm a resident from the Town of

1 Ulster. I live on a hill overlooking the  
2 proposed site. My comments are taken from  
3 the comprehensive, written scoping  
4 document, and I request that both my role  
5 remarks and the full document be included  
6 in the SEQRA record.

7 My comment relates to ecology,  
8 threatened and endangered species and  
9 noise. The developers' consultant has  
10 already prepared a memorandum based on a  
11 single winter site visit and desktop data.  
12 A winter visit does not evaluate  
13 summertime maternity use, full or autumn  
14 swarming activity, for active foraging  
15 behavior for species, such as the Indiana  
16 Bat, Northern Long Eared Bats, and other  
17 state species known to occur in Ulster  
18 County and to live locally. No seasonal  
19 acoustical surveys or mist netting surveys  
20 were ever conducted, and the memorandum  
21 does not include or evaluate any  
22 operational impact.

23 The project's noise analysis  
24 indicates operational levels of up to 72  
25 decibels during the daytime, and 66

1    decibels at night. While these levels may  
2    meet the Town's ordinance, the compliance  
3    does not address ecological impact. Bats  
4    are nocturnal and rely on acoustic cues  
5    for navigation and foraging. Previous  
6    research shows continuous manmade noise  
7    can reduce foraging efficiency and alter  
8    habitat use, even when sound frequencies  
9    do not directly overlap without the  
10   location. Continuous nighttime industrial  
11   noise at these levels, such as this  
12   project will generate, may therefore  
13   result in habitat avoidance, destruction,  
14   or functional habitat loss. In addition,  
15   the project proposes a 14 foot noise wall,  
16   but no analysis has been provided  
17   regarding sound reflection or redirection.  
18   Reflected barriers can alter sound  
19   propagation, and may concentrate noise  
20   energy towards adjacent tree lines and  
21   towards engine habitats, that bats  
22   commonly used for commuting, feeding, and  
23   swarming. To ensure a scientifically  
24   credible evaluation, the DEIS should  
25   include a habitat assessment consistent

1 with the U.S. Fish and Wildlife Service  
2 guidance, including a map of potential  
3 roosting trees, foraging areas, and  
4 movement corridors. It should include  
5 multi-season acoustic monitoring during  
6 late summer and fall activity periods,  
7 with sufficient spatial coverage to assess  
8 site use. Additional misnetting or  
9 follow-up surveys should be detected. An  
10 evaluation of operational nighttime noise  
11 impact on that foraging and habitat use.

12 MS. HARTMANN: I'm sorry, are  
13 you almost done?

14 MR. HUBBS: Thank you for your  
15 time tonight.

16 SUPERVISOR QUIGLEY: You have  
17 written comments to submit, sir?

18 MR. HUBBS: Yes, I do.

19 MR. OBIJISKI: My name is Regis  
20 Obijiski, Chair of the  
21 townofulstercitizens.org.

22 Members of the Town Board, on  
23 behalf of the townofulstercitizens.org.  
24 Thank you for this opportunity to speak  
25 about the draft scoping documents

1 submitted by the applicant.

2           Mercifully, I will not attempt  
3 to read our seven pages of comments, which  
4 you will have in a minute, and  
5 recommendations within the three minute  
6 time. Rather, I will simply list what's on  
7 the seven pages. They are comments on the  
8 developer's process; the developer's  
9 business model; what's in it for our Town;  
10 sister municipalities; county; state, and  
11 a little bit about a potential PILOT.  
12 We're also commenting on the extensive  
13 questions based on the New York State Fire  
14 Code 1207, which I did give the Board the  
15 last time, but I expanded on it. So I  
16 think it's important because the developer  
17 left that out at 1207 specifically. It  
18 does reflect a lot of the NFPA and some of  
19 1206, but 1207 is the document that the  
20 operator of the BESS has to comply with. A  
21 little bit about Town zoning, consistency  
22 with community character, and PEJA,  
23 potential environmental justice area, so  
24 that proximity - the decommissioning  
25 document, final thoughts on risks and

1 rewards, and recommendations for  
2 alternative sites. In short, a worthy  
3 enterprise, wrong place. Thank you.

4 SUPERVISOR QUIGLEY: Mr.  
5 Roberts.

6 MR. ROBERTS: Thank you, Mr.  
7 Supervisor. Thank you, Town Board for  
8 having us here tonight. I'll keep my  
9 remarks short in respect for your time.  
10 Anything I may add, probably has been  
11 said already. I'm going to take umbrage  
12 with the 110 continuous jobs that were  
13 promised tonight. I seriously doubt at  
14 any time during this project, you're  
15 going to see 110 workers, men, and women  
16 at that job site. Maybe 110 in total  
17 throughout the project, if that. I'd  
18 also like to point out this 14 foot high  
19 wall that they're building. It's a 14  
20 foot wall to keep the noise in. How much  
21 noise does it make in order that you have  
22 to build a 14 foot wall?

23 My last point, is the training  
24 for the Silver Spring Lake Fire  
25 Department. Do I have that right, Mr.

1 Quigley? Are they going to provide any  
2 funding for the Fire Department or are the  
3 taxpayers going to have to foot the bill  
4 for new equipment?

5 Finally, my heart goes out to  
6 the residents of Hurley and Ulster that  
7 have to go through this nightmare. I stand  
8 behind them, beside them, instead of with  
9 a greedy corporation that is from a  
10 foreign country. Thank you.

11 SUPERVISOR QUIGLEY: Lisa  
12 Polack.

13 MS. POLACK: Good evening.  
14 Hello, my name is Lisa Polack. I'm a  
15 resident of Rolling Meadows in the Town  
16 of Ulster, where I live with my husband  
17 and my son. Our home is about a half-mile  
18 from the proposed BESS site. We are very  
19 concerned for our health, safety, quality  
20 of life, if the lithium ion battery  
21 project on Hurley Avenue goes forward.

22 I want the environmental study  
23 to include operational and infrastructure  
24 considerations, specifically noise and  
25 lighting impacts on the environment and

1 public health. I'm concerned about light  
2 pollution affecting us residentially, as  
3 well as the impacts on migration patterns  
4 and habitats of local wildlife. Noise  
5 pollution is also a concern. The constant  
6 noise that battery storage systems emit  
7 would be 24/7 and louder in the summer  
8 months when we would more likely have  
9 windows open and be outside enjoying our  
10 yard. Studies have shown that constant  
11 exposure to the electric hum and buzz can  
12 lead to sleep deprivation, stress,  
13 headaches, and other concerns.

14 I also ask that the  
15 environmental study include public health  
16 and safety considerations. Please  
17 consider, as mentioned before, they are in  
18 water quality and how they would be  
19 impacted both by regular maintenance of  
20 the battery storage site, or in the case  
21 of an emergency such as fire or seepage.  
22 The location is surrounded by residential  
23 property, and such habits would affect our  
24 air and water supply quality. When a fire  
25 occurs, irreversible damage to our water,

1 property, and health is a large concern.

2 As a teacher at J. Watson Bailey  
3 Middle School, I know many families who  
4 live in the immediate area, and who may  
5 rely on public transportation who may not  
6 have a place to go if evacuations are  
7 required. Our community also includes  
8 elderly for others who are impaired. I ask  
9 that the environmental study include  
10 considerations for our disadvantaged  
11 community. How will they be notified if  
12 there's an emergency? How will they  
13 evacuate and where will they go?

14 When looking at all the  
15 information shared previously and today,  
16 I'm concerned about the quality of life  
17 and long term implications for myself, my  
18 family, friends, and students who work and  
19 live in this community. Thank you for your  
20 consideration.

21 SUPERVISOR QUIGLEY: Sara?

22 MS. PASTI: Nice to see all of  
23 you again. Thank you for allowing me to  
24 return, to make additional comments. As  
25 you know, I'm the Board 1 Alderwoman in

1 the City of Kingston. Among the residents  
2 I represent are those who live in Country  
3 Village, a residential townhouse complex  
4 with 110 units, and the Stony Run  
5 Apartment Complex, which has 266  
6 apartments. Both of these complexes are  
7 either adjacent to or in close proximity  
8 to the project site. As the elected  
9 official for the City who represents this  
10 dense residential area, I hear and have  
11 continued to hear many concerns about the  
12 proposed battery storage facility that I  
13 want to share with you. Simply, I'm here  
14 representing people who cannot be here.  
15 asking for their comments to be  
16 considered as part of the review process.

17 I'm also here to deliver two  
18 public comment documents that contain all  
19 of the questions and concerns that have  
20 been expressed to me, which I will leave  
21 with the Town Clerk. I will highlight a  
22 few. One of those involves the siting,  
23 the land compatibility. Why would the  
24 Board agree to site what would be the  
25 state's largest battery storage facility,

1 which is 10 times the size of others  
2 across the state in a densely populated  
3 area?

4 Fire safety. My concern is that  
5 no BESS facility can be 100% safe, and  
6 that there is a 1% chance of a fire  
7 incident taking place. Because the  
8 facility is proposed to have 300  
9 containers, doesn't that statistic mean  
10 that 30 containers could be at risk of an  
11 incident?

12 Regarding decommissioning, some  
13 of that has already been mentioned. But  
14 what are the long-term consequences to the  
15 area of a facility that is said to have a  
16 lifespan of 20 years and will become  
17 outdated after that? Also, it's my  
18 understanding that the battery cell  
19 lifespan is 10 to 15 years before  
20 degradation. How will the degraded  
21 batteries be replaced?

22 Emergency response. There are  
23 over 400 residents at the Stony Run  
24 complex, 26 units of which are supported  
25 housing units. With only one way in and

1 out of the area, which is Hurley Avenue,  
2 when a fire incident occurs, how will  
3 these and other residents on Hurley Avenue  
4 be evacuated? And who will pay the related  
5 costs of lodging a cleanup of homes that  
6 may be affected by fire? And who will  
7 reimburse residents for the loss of value  
8 of their homes, because of this?

9 Energy. If each container  
10 requires 24 hours a day to maintain the  
11 fans that cool the batteries, won't this  
12 facility use a lot of electricity? And how  
13 will this facility lower electricity  
14 costs? And by how much?

15 PILOT and the economic benefit.  
16 If the project is represented as providing  
17 economic benefit, how does the applicant  
18 reconcile those claims with any reduction  
19 in property tax revenue to the Kingston  
20 City School District?

21 Community benefit. We understand  
22 that locating the BESS facility here is a  
23 benefit for Central Hudson, and for our  
24 grid.

25 Am I over my time?

1 MS. HARTMANN: Yes.

2 MS. PASTI: That's okay,  
3 because I will be leaving you my  
4 comments. So thank you very much for  
5 listening.

6 SUPERVISOR QUIGLEY: Melissa?

7 MS. IACHETTA: My name is  
8 Melissa Iachetta. I am a resident of  
9 Kingston. I am also here today as a  
10 Program Director of New Yorkers for Clean  
11 Power. I'm here tonight to speak to  
12 several items I would like to see  
13 addressed in the draft environmental  
14 impact statement.

15 Number one, the scoping process  
16 should require the DEIS thoroughly  
17 evaluate fire safety protections,  
18 including compliance with New York State  
19 Fire Code requirements, independent  
20 equipment certifications such as UL  
21 listings, and large scale fire testing  
22 protocols. These issues are important not  
23 only for public safety, but also for  
24 protecting surrounding land, air and water  
25 resources. Terra-Gen has previously, and

1 again tonight, stated they plan to use  
2 current, certified battery systems, and  
3 follow national fire safety standards. But  
4 clear documentation of those measures in  
5 the DEIS will publicly state that new BESS  
6 projects like this one will meet the  
7 highest safety standards.

8           Number two, the DEIS should  
9 require detailed analysis of emergency  
10 preparedness, including coordination with  
11 local fire departments, first responders,  
12 training and site specific response  
13 planning. This is particularly important  
14 for newer energy technologies, where  
15 communities have questions about safety  
16 and response protocols. Terra-Gen has  
17 indicated that it intends to coordinate  
18 with local responders, provide training,  
19 and incorporate safety planning into  
20 project design. But including those  
21 commitments in the DEIS will help ensure  
22 transparency and build confidence that  
23 environmental and public safety  
24 considerations are being addressed.

25           Number three, the DEIS should

1 clearly evaluate long-term management of  
2 the facility, including decommissioning  
3 plans. Recycling of battery components and  
4 site restoration, if the facility is  
5 retired. Responsible lifecycle planning is  
6 essential for any clean energy  
7 infrastructure. Terra-Gen has indicated  
8 that it intends to operate the facility  
9 long-term and develop appropriate  
10 decommissioning and recycling pathways. By  
11 documenting those commitments in the DEIS  
12 will help ensure continued environmental  
13 stewardship.

14 Overall, after reviewing the  
15 draft scoping document, I believe  
16 Terra-Gen would complete a comprehensive  
17 environmental review of the site that will  
18 have minimal impact on critical  
19 environmental areas. I think addressing  
20 the above in the draft and final EIS can  
21 help the public and put them at ease and  
22 address the misinformation and fear  
23 involving older BESSes and reaffirm the  
24 safety of these newer systems that will be  
25 used moving forward, including with this

1 project.

2 As the Terra-Gen's energy  
3 storage project and the essential services  
4 and benefits, it can provide for our local  
5 economy. Thank you.

6 SUPERVISOR QUIGLEY: Ryan Ham.

7 MR. RYAN HAM: My name is Ryan  
8 Ham. I'm here today representing the  
9 Hudson Valley Building Trades in support  
10 of ensuring a thorough and responsible  
11 environmental review of the Alcazar  
12 Energy Storage Project. The draft scoping  
13 document appropriately identifies that  
14 the DEIS should provide detailed analysis  
15 of storm water management, wetland  
16 protection, and erosion control during  
17 the construction phase.

18 The FEEF identifies land  
19 disturbance and surface water as impact  
20 areas, and those do deserve serious  
21 consideration. Terra-Gen has already  
22 prepared a stormwater pollution prevention  
23 plan and committed to the SPDES compliance  
24 and best management practices. That  
25 information will help demonstrate how

1 potential environmental impacts are being  
2 avoided or minimized during the  
3 construction phase. Thank you very much.

4 SUPERVISOR QUIGLEY: Trevor  
5 Ham?

6 MR. TREVOR HAM: My name is  
7 Trevor Ham, and I'm here representing  
8 Hudson Valley Building and Construction  
9 Trades in support of ensuring a thorough  
10 and responsible environmental review of  
11 the Alcazar Energy Storage Project.  
12 Terra-Gen's draft scoping documents  
13 appropriately includes review of  
14 aesthetic and historic resources,  
15 particularly regarding the former school  
16 building. The DEIS should thoroughly  
17 document mitigation measures,  
18 coordination with SHPO and visual  
19 screening plans. Based on publicly  
20 available information, Terra-Gen has  
21 engaged in consultation with the SHPO and  
22 proposed mitigation measures. Clear  
23 documentation in the DEIS will help  
24 ensure transparency. Thank you.

25 SUPERVISOR QUIGLEY: Thank you.

1 Eileen Murphy.

2 MS. MURPHY: My name is Eileen  
3 Murphy. I reside at 114 Quail Drive in  
4 the Town of Ulster. I am speaking on the  
5 proposed lithium energy storage system to  
6 be constructed at the former John A.  
7 Coleman High School in Hurley, New York.  
8 I have attended many Town Board meetings  
9 where this project was discussed,  
10 starting June 2025, and probably before.  
11 For instance, at the Town of Ulster Board  
12 meeting on July 24, 2025, all public  
13 comments were against the project. Future  
14 meetings sighted fires at the facilities  
15 developed by Terra-Gen, not only in  
16 California, but more recently in Warwick,  
17 New York, just 65 miles away from Hurley.

18 Then during public comment on  
19 February 5, 2026, 15 citizens spoke about  
20 this lithium battery plant, and I observed  
21 a surprising change of tide 8 for it and  
22 7 against. But politics, again, has  
23 created dis-ease and dissent among  
24 residents. We are four battery plants  
25 versus gas fracking plants like flypath,

1 that 10 years ago, the Town of Ulster  
2 tried to pass and build, one right behind  
3 Kohls in the Town of Ulster, was high risk  
4 to residents nearby, which also is the  
5 concern about the battery plant. It's  
6 about location. Building any energy plant  
7 in such close proximity to residential  
8 neighborhoods, with the risks to water  
9 supply, air quality, and fires, is a bad  
10 real estate deal. It is not the right  
11 location. I do not support this project,  
12 though I support New York State's efforts  
13 to focus on energy efficient options for  
14 the future of our society.

15 I will get through this quicker,  
16 for time's sake.

17 I always think about these  
18 developments coming to our Town, and I  
19 wonder where it starts, and how the  
20 citizens could have a better heads up. I  
21 do know the process, as I have met with  
22 the Supervisor and the Town Planner a few  
23 years ago, and did learn the steps a  
24 potential developer must endure. But is it  
25 only about the steps? What if our

1 comprehensive plan was updated, and the  
2 terms I found in the last edition, which  
3 was 2007, had phrases in it like natural  
4 resources, minimize environmental impact,  
5 and ridge lines. We could use that plan to  
6 advise developers that the location and  
7 the impact on citizens, environment, water  
8 supply, and air quality was the Town of  
9 Ulster's priority, right from the  
10 beginning. We'd welcome their business,  
11 but it is our plan that citizen safety and  
12 this beautiful Town is first. And the  
13 current location for this plan does not  
14 meet that standard. Thank you.

15 SUPERVISOR QUIGLEY: Bill  
16 McCabe.

17 MR. MCCABE: I already have  
18 answers; thank you.

19 SUPERVISOR QUIGLEY: Thank you  
20 very much.

21 Eric Fiore?

22 MR. FIORE: Good evening,  
23 everybody. Thank you for your time. I  
24 feel like I'm going to pass out. I'm  
25 going to be honest. And I don't have any

1 prepared remarks, and I feel wholly  
2 underprepared, and I thank everybody who  
3 is well prepared and well researched. I'm  
4 just an average guy who lives in Hurley.  
5 My grandparents lived in the Town of  
6 Ulster off Windmills Road. My parents  
7 raised me on Zanhook Road. I now have a  
8 family at 284 Ridgewood in Hurley, in  
9 Rolling Meadows. And I want to cry when I  
10 hear about this development that is being  
11 proposed. And I look at the developers  
12 over here who look wholly disinterested  
13 in the people in this community. And I  
14 think that like many people who said that  
15 this is just the wrong location for this  
16 site. I just know there are so many  
17 people in the Town of Hurley and  
18 Kingston, in that part of the Town of  
19 Ulster, who know that this is the wrong  
20 spot for this development.

21 We are celebrating the 250th  
22 celebration of our country. January 1776  
23 Thomas Payne wrote a document called  
24 Common Sense. It is just common sense that  
25 you do not put this huge industrial site

1 in that location.

2 I was a parishioner at St.  
3 Joseph's when they talked to our parish  
4 about selling St. Joseph's, they assured  
5 us that it would be for housing. They  
6 never said we're going to turn that site  
7 into an industrial site. You have it in  
8 God, we trust up on the wall behind you.  
9 We are people. We are citizens here. We  
10 trust our elected representatives to do  
11 the right thing. This is not the right  
12 thing. We know it. It's common sense. It  
13 doesn't make sense.

14 I get my water from Rolling  
15 Meadows water. Coleman is serviced under  
16 the same water. What happens if the water  
17 gets drained out? What happens to Esopus  
18 Creek? What happens if there is a fire?  
19 All that, all the debris, all the  
20 chemicals get sucked up into the vents in  
21 our homes. Can I never go in my attic  
22 again? Can I never plan to garden again?  
23 Can I never do any of the things that we  
24 live in Hurley for? Already with the  
25 expansion of the Central Hudson substation

1 there, in the summertime when we're  
2 demanding a lot of energy, there is a home  
3 in my part of the neighborhood. I can't  
4 sleep at night. I wake up sometimes  
5 already, just because of the expansion of  
6 that site. Imagine the battery energy  
7 site. What that's going to be like.

8 We moved to the Town of Hurley.  
9 I work an hour away. We live in the Town  
10 of Hurley. I was raised in the Town of  
11 Hurley because it's a wonderful place. You  
12 put that battery energy storage facility  
13 there, you're ruining the character of the  
14 Town forever. And we've seen this. Look  
15 at Town of Ulster, built that big huge  
16 Hudson Valley Mall in the 1980s. It now  
17 sits empty. It's a blight, right? We  
18 knocked down the post office in Kingston,  
19 people still talk about that, right? I  
20 mean, think about what we're doing here in  
21 the long term.

22 MS. HARTMANN: Your time is up.

23 MR. FIORE: Yes, I know, thank  
24 you. But think about what we're doing  
25 long term here.

1           SUPERVISOR QUIGLEY: That's the  
2 end of the list of individuals who signed  
3 up to speak tonight. The Town has  
4 committed to hold another session like  
5 this tomorrow night for those who didn't  
6 have the opportunity to attend tonight. I  
7 asked those that spoke tonight not to  
8 take up the time of their neighbors who  
9 wished to share with us their story.  
10 You're welcome to come back, but we want  
11 to give those that haven't had the  
12 opportunity to come here tonight to speak  
13 tomorrow night.

14           With that being said, I have one  
15 final comment. If you choose to send me an  
16 email with your comments, please don't  
17 block me. If I go to respond to you, and  
18 ask you questions about your comments.  
19 That is happening. I don't think that  
20 produces a productive dialogue.

21           With that in mind, can I have a  
22 motion to adjourn this meeting to be  
23 continuing on Tuesday, February 24th,  
24 2026, at 6 p.m. in this room, One Town  
25 Hall Drive in Lake Katrina?

1 MS. DEGROODT: I will make that  
2 motion.

3 MS. HARTMANN: I will second  
4 it.

5 SUPERVISOR QUIGLEY: All those  
6 in favor?

7 (Ayes were recited.)

8 Ladies and gentlemen, we will  
9 readjourn tomorrow night. Thank you very  
10 much. Good night.

11

12 (Whereas the above referenced proceeding was  
13 adjourned at 7:36 p.m.)

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CERTIFICATION

I, NANCY L. STRANG, Shorthand Reporter and Notary Public in and for the State of New York, hereby CERTIFIES that the record taken by me at the time and place noted in the heading hereof is a true and accurate transcript of same, to the best of my ability and belief.

Date: February 24, 2026



Nancy L. Strang  
2420 Troy Schenectady Road  
Niskayuna, NY 12309

<b>0</b>	<b>16th</b> 45:2	<b>250,000</b> 11:8	<b>6:10</b> 5:16
<b>0</b> 54:24	<b>17</b> 19:10	<b>250th</b> 78:21	<b>7</b>
<b>0.3</b> 14:20	<b>1776</b> 78:22	<b>26</b> 68:24	<b>7</b> 48:7 75:22
<b>1</b>	<b>18</b> 20:7 21:12	<b>266</b> 67:5	<b>70</b> 18:19
<b>1</b> 1:6 66:25	<b>1980s</b> 80:16	<b>284</b> 78:8	<b>72</b> 59:24
68:6	<b>1st</b> 22:18	<b>3</b>	<b>7:36</b> 1:8 82:13
<b>1.4</b> 46:12	<b>2</b>	<b>3</b> 48:8	<b>8</b>
<b>10</b> 53:22 68:1	<b>2</b> 43:10	<b>30</b> 56:4 68:10	<b>8</b> 30:6 75:21
68:19 76:1	<b>20</b> 46:24 68:16	<b>300</b> 68:8	<b>80</b> 41:21
<b>100</b> 16:8,10,10	<b>200</b> 11:7	<b>33655</b> 83:12	<b>87</b> 57:13
16:15 26:6	<b>2007</b> 77:3	<b>35</b> 46:25	<b>9</b>
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68:5	75:10,12	<b>3rd</b> 2:3	<b>95408</b> 48:9
<b>10th</b> 6:18,20	<b>2026</b> 1:5 4:25	<b>4</b>	<b>9548</b> 32:14
<b>11</b> 43:9	6:18 75:19	<b>4.6</b> 46:14	<b>a</b>
<b>110</b> 21:10	81:24 83:11	<b>40</b> 41:21 54:15	<b>ability</b> 7:3 83:9
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<b>114</b> 75:3	<b>2040</b> 17:17	<b>430</b> 10:7	32:7 37:14
<b>12</b> 19:9 20:7	18:20 19:8	<b>495</b> 6:8	<b>above</b> 54:19
21:12	<b>2050</b> 19:10	<b>5</b>	55:7 72:20
<b>120</b> 46:11	<b>209</b> 50:24	<b>5</b> 6:18 54:24	82:12
<b>1206</b> 62:19	<b>23</b> 1:5	75:19	<b>abridged</b> 43:2
<b>1207</b> 62:14,17	<b>24</b> 38:19 50:6	<b>500</b> 50:5	<b>absence</b> 33:12
62:19	69:10 75:12	<b>6</b>	33:13
<b>12309</b> 83:16	83:11	<b>6</b> 5:11,16 43:8	<b>absorb</b> 36:20
<b>12449</b> 1:7	<b>24/7</b> 19:23 65:7	81:24	<b>abuts</b> 42:19
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