



Meeting Facilitators:

Matthew Smith - Senior Planner
Ethan Gaddy – County Planner
Sarah Brugger – Principal Planner

Meeting Summary

June 4th, 2026 | 10:00 a.m. – 12:00 p.m.

Meeting Purpose

The first purpose of this meeting was to discuss Battery Energy Storage Systems (BESS) and Data Centers. The meeting intended to provide a clear understanding of what both uses are, generate discussion among the group about how each town is addressing these uses, understanding how the Adirondack Park Agency (APA) and State Environmental Quality Review Act (SEQRA) play a role in regulating these uses, and to encourage the sharing of ideas and best practices among towns.

The meeting started at 10:00 a.m.

The meeting began with introductions.

Matthew Smith then talked through the desired outcomes of the meeting which were to have a clear understanding, gain a better understanding of how your town would/does regulate these uses, learn how the APA and SEQRA play a role in regulating these uses, and share ideas about best practices as a group.

Battery Energy Storage Systems (BESS)

Matthew Smith then proceeded to talk through what Battery Energy Storage Systems are, and how to define the use with a definition based on the New York State Energy Research and Development Authority (NYSERDA) model law. <https://www.nyserda.ny.gov/All-Programs/Energy-Storage-Program/Local-Government>

The group discussed the regulations they intend to adopt, including the moratoria that some municipalities have already adopted.

The group then discussed the concerns they had with these systems which included fire as the largest threat, with utility line capacity, training, equipment all being a strain on services in the event of a fire. Also, the visual impacts, the noise, heat, and security also all being concerns.

Matthew Smith talked about the APA's Energy Storage System Application (<https://apa.ny.gov/files/forms/EnergyStorageSystem.pdf>) as well as the State Environmental Quality Review Act (SEQRA) and how that can be used to provide boards with additional information in order to make an informed decision in the event of a project being proposed within a town.





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The group then reviewed the common elements of a Battery Energy Storage Law and most communities indicated they were likely to adopt regulations through local law or integrate into their zoning regarding BESS. There were conversations about residential/ personal use BESS and commercial/ utility scale BESS and how to ensure that the definitions correctly apply to the types of projects towns intend to regulate.

The group then had open conversations about the existing projects that have been proposed or discussed within Warren County with a proposed project in Lake Luzerne and some possible projects in Queensbury.

Data Centers

Matthew Smith clarified what data centers are, and provided examples. The group discussed the purpose of a data center and where, if at all, data centers would fit within existing municipal codes.

No Warren County communities have adopted moratoria or had specific regulations but communities were considering them in the future. The group discussed if there were any projects proposed but none were to the knowledge of the group.

The group then discussed the concerns with data centers which were the size, intensity including power and water demand, heat noise, visual impact, fires, impact on local tax base, and employment opportunities.

The group briefly discussed the APA and SEQR's role with regard to data centers, of which the APA had no specific regulations and SEQR gives municipalities the tools to gather more information.

Similar to BESS, the group then reviewed common elements of data center regulations however because it is a newer use, examples locally, and comprehensive regulations nationally, are difficult to find.

Matthew Smith then brought up the difference in scale between a small data center and the hyperscale datacenters. The group talked about how to regulate the small-scale data centers versus the hyperscale datacenters.



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Countywide Brownfield Opportunity Area Project

Ron Dixon, GIS Specialist, talked to the group about the progress of the inventory of properties that are vacant or abandoned. Ron stated he has spoken to many towns and has been provided with preliminary lists of properties to be included in the inventory. Ron had handouts of the existing lists for each town and offered them to each municipal staff to take back and review.

TAG Pro Housing Grant

Matthew Smith briefly spoke about the pro-housing grant to develop a County-based permitting system. Matthew said the grant has not progressed and that the County is still waiting for a signed contract from the State.

The meeting concluded at 12:00 p.m.

Next Steps:

- Provide technical assistance to communities with regards to BESS and data centers
- Continue working with towns to develop BOA property inventory
- Work towards an executed contract with NYS for the Tag Pro-Housing Grant

