Luminace

Decommissioning Plan and Cost Estimate

Torview Community Storage Battery Energy Storage System (2.6 MW / 10 MWh)

25 Stormytown Road, Ossining, NY 10562

Prepared for the Town of Ossining Planning Board

Applicant: Torview Community Storage NY LLC | October 2026

1. Purpose

This Decommissioning Plan is submitted by Torview Community Storage NY LLC (the "Owner") pursuant to Town Code § 200-31.4L. It describes how the proposed battery energy storage system (BESS) at 25 Stormytown Road will be removed and the site restored, and provides the estimated decommissioning cost that forms the basis of the security required by § 200-31.4H(8).

The estimate follows the same methodology, line items and unit rates the Planning Board accepted for the battery storage facility at 381 N Highland Avenue in Ossining (Decommissioning Estimate dated October 22, 2020), escalated to 2026 dollars using the Consumer Price Index, with quantities revised for this project. All project equipment and materials will be removed from the site, including concrete equipment pads. No salvage value has been assumed.

Code Compliance Summary

§ 200-31.4L(1) Requirement	Where Addressed
(a) Narrative of removal activities, who performs them and when	Sections 3 and 4
(b) Disposal of solid and hazardous waste	Sections 4.3 and 4.5
(c) Anticipated life of the system	Section 2
(d) Estimated decommissioning cost and basis	Section 5
(e) Method of ensuring funds are available	Section 6
(f) Method of keeping the cost current	Section 6
(g) Site restoration and protection of adjacent areas	Sections 4.6 and 4.7
(h) Contingencies for intact and damaged systems	Sections 4.4 and 4.8

2. Project Description

The facility is an outdoor, fenced BESS compound of approximately 74 feet by 33 feet, accessed from the existing gravel driveway off Stormytown Road, with interconnection equipment near Stormytown Road. Components are based on the site plans prepared by Tectonic Engineering (Sheet C200). All listed equipment is owned by the Owner. The anticipated life of the system is 20 years.

Component	Quantity	Notes
Tesla Megapack 3 battery enclosures	2	Lithium iron phosphate (LFP); approximately 5 MWh each

Luminace

Component	Quantity	Notes
System rating	1	Approximately 2.6 MW AC / 10 MWh
Pad-mounted step-up transformer	1	On concrete slab inside the compound
Electrical equipment on concrete slab	1	Inside compound
Electrical equipment on Unistrut frame	1 rack	Disconnects, metering, communications
GridConnex interconnection enclosure	1	Near Stormytown Road
MV interconnection cabinet	1	Near Stormytown Road
Zigzag (grounding) transformer	1	Near Stormytown Road
Recloser and protection equipment	1	Near Stormytown Road
Utility poles	Up to 2	Owned by the Owner
Underground conduit and cable	600 LF	Conservative; includes interconnection route and compound wiring
Cable manhole and pull boxes	1 + as required	Precast; removed with conduit
Light poles	4	Compound perimeter
Perimeter fence with 20-ft swing gate	~215 LF	7-ft chain link with privacy slats
Gravel compound surface	~2,460 SF	Inside fence
Fire alarm control panel and signage	1 each	Mounted at compound

3. Timing and Responsibility

Decommissioning will be performed by the Owner, through qualified contractors, at the Owner's expense. It will occur:

- At the end of the system's useful life, when the Owner elects to retire the facility; or
- Upon notice from the Town under § 200-31.4H(9) following cessation of operation on a continuous basis for 12 months, other than for repair, utility or force majeure conditions.

Decommissioning will be completed within 360 days of the Town's notice, consistent with § 200-31.4H(9)(a).

4. Decommissioning Procedure

4.1 Coordination

- The Owner will retain a qualified decommissioning contractor, a licensed electrical contractor, and a licensed battery recycler, and will obtain required permits.
- The Owner will coordinate disconnection with Con Edison and notify the local fire department before work begins.

4.2 De-energization

- Discharge the batteries to the manufacturer-recommended state of charge, open the recloser and AC disconnects, and coordinate disconnection at the point of interconnection.
- Isolate DC circuits within each enclosure in accordance with the manufacturer's procedures.

Luminace

4.3 Waste Handling

- Coolant, refrigerant and transformer insulating fluid will be removed by licensed contractors and recycled or disposed of in accordance with local, state and federal regulations.
- All solid and hazardous waste, including lithium-ion batteries, will be managed, transported and disposed of or recycled in accordance with local, state and federal regulations.

4.4 Equipment Removal (Intact System)

- Remove both Megapack 3 enclosures by crane, intact or after battery modules are removed, as directed by the manufacturer and recycler.
- Remove the step-up transformer, compound electrical equipment, Unistrut-mounted equipment, fire alarm panel, light poles and signage.
- Remove the roadside interconnection equipment: GridConnex enclosure, MV interconnection cabinet, zigzag transformer, recloser and protection equipment.
- Remove up to two Owner-owned utility poles and associated overhead lines.
- Pull all cable from underground conduits, remove conduit, the cable manhole and pull boxes, and backfill trenches.

4.5 Battery Recycling

All batteries will be transported to a licensed lithium-ion battery recycling facility and will not be landfilled.

4.6 Foundations, Fence and Surfaces

- Break up concrete equipment pads and haul to a transfer station that accepts construction materials.
- Remove fence fabric, posts, gate and post footings.
- Remove gravel from the compound. The existing gravel access driveway will remain.

4.7 Site Restoration

- Install erosion and sediment controls before ground disturbance and maintain them until disturbed areas are stabilized.
- Backfill excavations with clean fill, regrade to match surrounding contours, place topsoil and seed.
- Work will be confined to the project area. Adjacent structures, the access driveway and neighboring properties will be protected during removal, and any damage caused by decommissioning will be repaired.
- Screening plantings will remain in place unless the property owner requests removal.
- The Owner will notify the Town Building Department in writing when decommissioning and restoration are complete.

4.8 Contingency for a Damaged System

If the system is damaged by fire or another event, the Owner will secure the site, coordinate with the Ossining Fire Department and the manufacturer, and remove damaged equipment through a recycler qualified to handle damaged lithium-ion batteries, in accordance with the facility's Emergency Operations Plan required by § 200-31.4G(15) and applicable regulations. The cost estimate in Section 5 addresses removal of an intact system.

5. Decommissioning Cost Estimate

Luminace

5.1 System Quantities and Removal Rates

System Quantities	Value	Removal Rates and Durations	Value
Battery enclosures (Megapack 3)	2	Large equipment removal rate (hr/unit)	0.5
Total battery weight (lb)	172,000	Electrical wiring removal rate (min/LF)	3
Transformers (step-up and zigzag)	2	Fence removal rate (min/LF)	0.5
Large equipment units removed	15	Days to break up concrete pads	2
Electrical wiring length (LF)	600	Days with grader (gravel removal)	1
Perimeter fence length (LF)	215	Truckloads to transfer station	8
Owner-owned utility poles	2	Round-trip time to transfer station (hr)	1.25
Total disturbed area (SF)	6,000	Truckloads to battery recycler	7
Battery units (weight-equivalent)	600	Round-trip time to battery recycler (hr)	2.5

Large equipment units: 2 Megapacks, step-up transformer, zigzag transformer, compound electrical equipment, Unistrut rack, GridConnex enclosure, MV interconnection cabinet, recloser, protection equipment, fire alarm panel, and 4 light poles. Battery weight assumes approximately 86,000 lb per Megapack 3 enclosure. Battery units and truckloads are scaled by weight from the 381 N Highland Avenue estimate (approximately 287 lb per battery unit and 26,900 lb per truckload).

5.2 Labor and Equipment Rates

2020 rates from the 381 N Highland Avenue estimate were escalated to 2026 dollars by the change in the Consumer Price Index for All Urban Consumers (CPI-U), published by the U.S. Bureau of Labor Statistics: from 260.388 (October 2020) to 336.3 (September 2026), an increase of 29.2%.

Rate	2020 (381 N Highland)	2026 (This Project)
Labor rate ($/hr)	$67.45	$87.11
Operator rate ($/hr)	$85.45	$110.36
Bobcat ($/hr)	$125.00	$161.44
Excavator ($/day)	$1,000.00	$1,291.53
Trucking ($/hr)	$130.00	$167.90
Backhoe ($/hr)	$245.00	$316.43
Utility pole removal ($/pole)	$1,500.00	$1,937.30
Grader ($/day)	$1,800.00	$2,324.76
Seeding ($/SF)	$0.10	$0.13
Battery disposal fee ($/battery)	$0.50	$0.65
Crane and rigging, Megapack enclosures (allowance)	n/a	$20,000.00

Luminace

5.3 Line Item Calculations

#	Task, Description and Formula	Basis	Cost
1	**Electrical Equipment Loading and Removal** Includes battery enclosures, transformers, electrical cabinets, recloser, interconnection equipment and light poles. Companies removing electrical equipment are assumed to provide trucking and reclaim valuable materials. *Number of Units × Removal Rate × (Operator Rate + Bobcat Cost)*	Precedent method	$2,038.50
2	**Crane and Rigging for Megapack Enclosures** Megapack enclosures exceed the capacity of a bobcat and require a crane. Allowance covers crane mobilization, rigging and lifts. *Lump-sum allowance*	Allowance	$20,000.00
3	**Break Up Concrete Pads** Concrete pads are broken up using an excavator and hydraulic hammer. *Demolition Days × (Excavator Cost + Operator Rate × 8 hr)*	Precedent method	$4,348.82
4	**Electrical Wiring and Conduit Removal** Electrical wiring will be removed from all underground conduits, and conduit, manhole and pull boxes removed. *Cable Length × Removal Rate × (Operator Rate + Backhoe Cost)*	Precedent method	$12,803.70
5	**Fence and Gate Removal** Fence fabric, posts, gate and footings will be loaded and removed. Hauling is included in the transfer station line item. *Fence Length × Removal Rate × (Operator Rate + Bobcat Cost + Trucking Cost)*	Precedent method	$787.80
6	**Utility Pole Removal** Up to two utility poles owned by the Owner will be removed and shipped off site. *Number of Poles × Pole Removal Cost*	Precedent method	$3,874.60
7	**Gravel Removal and Regrading** Compound gravel will be removed and the area regraded to match surrounding contours. *Grader Days × (Grader Cost + Operator Rate × 8 hr)*	Precedent method	$3,207.64
8	**Seed Disturbed Areas** Labor and materials for seeding all disturbed areas. *Seeding Cost × Disturbed Area*	Precedent method	$780.00
9	**Trucking to Transfer Station** Concrete, fence and gravel will be trucked to the nearest transfer station that accepts construction material. *Truckloads × Round-Trip Time × Trucking Cost*	Precedent method	$1,679.00
10	**Battery Trucking and Recycling** All batteries will be transported to a licensed recycling facility, assumed within 60 miles of the site, consistent with the 381 N Highland Avenue estimate. *(Truckloads × Round-Trip Time × Trucking Cost) + (Battery Units × Battery Disposal Fee)*	Precedent method	$3,328.25

5.4 Summary of Decommissioning Costs

Summary	Cost
Subtotal, cost of removal and restoration (2026 dollars)	$52,848.31
Less estimated salvage value	$0.00 (not included)

Luminace

Summary	Cost
Net decommissioning cost	**$52,848.31**

6. Financial Security

Funds for decommissioning will be ensured by a cash deposit, bond or other form of security in an amount and form acceptable to the Town Attorney and Town Engineer, as provided in § 200-31.4H(8). The security will equal 125% of the net decommissioning cost. The decommissioning cost will be kept current by the 2% annual escalator required by § 200-31.4H(8)(a), applied for the life of the system, as shown below.

Year of Operation	Net Decommissioning Cost (2% escalation)	Security (125%)
Year 0	**$52,848.31**	**$66,060.39**
Year 5	$58,348.80	$72,936.01
Year 10	$64,421.79	$80,527.25
Year 15	$71,126.87	$88,908.59
Year 20	$78,529.81	$98,162.26

Security = Net Decommissioning Cost × 125% × (1.02)^Years

7. Basis of Estimate

This estimate is based on the site plans submitted with the application and the precedent methodology described above.