

# STATE OF NEW YORK

7197--A

2025-2026 Regular Sessions

## IN SENATE

April 3, 2025

Introduced by Sens. ADDABBO, COMRIE, SCARCELLA-SPANTON, STAVISKY -- read twice and ordered printed, and when printed to be committed to the Committee on Energy and Telecommunications -- recommitted to the Committee on Energy and Telecommunications in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the public service law, the New York city fire code, the town law and the village law, in relation to setback requirements relating to the siting of battery energy storage systems

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. The public service law is amended by adding a new section  
2 74-c to read as follows:

3 § 74-c. Municipal assistance. 1. The department, in coordination with  
4 the office of renewable energy siting and electric transmission, the New  
5 York state energy research and development authority, and the department  
6 of state, shall prepare and make available to municipalities, informa-  
7 tion relating to the siting of battery energy storage systems with a  
8 capacity over five megawatts, including, but not limited to, model local  
9 laws, regulations, or ordinances related to, setback requirements which  
10 shall be at least seven hundred fifty feet from a dwelling, house, farm  
11 building, or school building that is actually occupied or used and for a  
12 city with a population of one million or more inhabitants such setback  
13 requirement shall be at least three hundred feet from a dwelling,  
14 house, farm building, or school building that is actually occupied or  
15 used. Such setback requirements may vary based on the capacity of the  
16 battery energy storage system and may set a further distance appropriate  
17 to ensure the safety of any occupants against fire or other potential  
18 reasonable dangers.

19 2. For purposes of this section, "battery energy storage system" shall  
20 have the same meaning as "qualified energy storage system" as defined in

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

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1 subdivision one of section seventy-four of this chapter, except that it  
2 shall not include energy storage systems that use mechanical or thermal  
3 processes.

4 § 2. Section 104.1.2 of the New York city fire code, as amended by  
5 local law number 47 of the city of New York for the year 2022, is  
6 amended to read as follows:

7 104.1.2 Review of design and installation. The commissioner may  
8 authorize the Department of Buildings to review construction documents  
9 filed with that agency for compliance with the design and installation  
10 requirements of this code for stationary energy storage systems, fire  
11 apparatus access roads, rooftop access and obstructions, and such other  
12 design and installation requirements as the commissioner, in consulta-  
13 tion with the Commissioner of Buildings, may determine facilitates the  
14 design and construction process. The commissioner shall require the  
15 establishment of minimum setback requirements for commercial energy  
16 storage systems, with a capacity of five megawatts or greater, of no  
17 less than three hundred feet from residential property. The manner and  
18 scope of such review and the standards to be applied thereto shall be  
19 established by the commissioner in consultation with the Commissioner of  
20 Buildings, consistent with FC104.2.1.

21 § 3. Section 104.2 of the New York city fire code, as amended by local  
22 law number 47 of the city of New York for the year 2022, is amended to  
23 read as follows:

24 104.2 Applications and approvals. The department shall receive, review  
25 and, if satisfactory, approve, applications for permits, certificates  
26 and other approvals, and design and installation documents required to  
27 be submitted to the department by this code or the construction codes,  
28 issue permits, inspect buildings, structures, facilities, premises,  
29 marine vessels, watercraft and motor vehicles for the purpose of enforc-  
30 ing compliance with the requirements of this code, and otherwise admin-  
31 ister, implement and enforce the provisions of this code. When review-  
32 ing applications for commercial energy storage systems, with a capacity  
33 of five megawatts or greater, the department shall ensure that prior to  
34 the approval of any application for any applicable permit, request for  
35 tax exemption, or commencement of any other regulatory approval process,  
36 at least one public hearing has been held in the community district in  
37 which such storage is proposed to be sited.

38 § 4. Section 263 of the town law, as amended by chapter 459 of the  
39 laws of 2021, is amended to read as follows:

40 § 263. Purposes in view. 1. Such regulations shall be made in accord-  
41 ance with a comprehensive plan and designed to lessen congestion in the  
42 streets; to secure safety from fire, flood, panic and other dangers; to  
43 promote health and general welfare; to provide adequate light and air;  
44 to prevent the overcrowding of land; to avoid undue concentration of  
45 population; to make provision for, so far as conditions may permit, the  
46 accommodation of solar thermal, photovoltaics, wind, hydroelectric,  
47 geothermal electric, geothermal ground source heat, tidal energy, wave  
48 energy, ocean thermal, farm waste electric generating equipment as  
49 defined in paragraph (e) of subdivision one of section sixty-six-j of  
50 the public service law, [~~and~~] fuel cells, and battery energy storage  
51 systems as defined in section seventy-four-c of the public service law;  
52 to facilitate the practice of forestry; to facilitate the adequate  
53 provision of transportation, water, sewerage, schools, parks and other  
54 public requirements. Such regulations shall be made with reasonable  
55 consideration, among other things, as to the character of the district  
56 and its peculiar suitability for particular uses, and with a view to

1 conserving the value of buildings and encouraging the most appropriate  
2 use of land throughout such municipality.

3 2. Regulations related to battery energy storage systems as defined in  
4 section seventy-four-c of the public service law may include, but shall  
5 not be limited to, minimum setback requirements from residential proper-  
6 ty pursuant to section seventy-four-c of the public service law.

7 § 5. Section 7-704 of the village law, as amended by chapter 459 of  
8 the laws of 2021, is amended to read as follows:

9 § 7-704 Purposes in view. 1. Such regulations shall be made in accord-  
10 ance with a comprehensive plan and designed to lessen congestion in the  
11 streets; to secure safety from fire, panic, floods and other dangers; to  
12 promote health and the general welfare; to provide adequate light and  
13 air; to prevent the overcrowding of land; to avoid undue concentration  
14 of population; to make provision for, so far as conditions may permit,  
15 the accommodation of solar thermal, photovoltaics, wind, hydroelectric,  
16 geothermal electric, geothermal ground source heat, tidal energy, wave  
17 energy, ocean thermal, farm waste electric generating equipment as  
18 defined in paragraph (e) of subdivision one of section sixty-six-j of  
19 the public service law [~~and~~], fuel cells, and battery energy storage  
20 systems as defined in section seventy-four-c of the public service law;  
21 to facilitate the adequate provision of transportation, water, sewerage,  
22 schools, parks and other public requirements. Such regulations shall be  
23 made with reasonable consideration, among other things, as to the char-  
24 acter of the district and its peculiar suitability for particular uses,  
25 and with a view to conserving the value of buildings and encouraging the  
26 most appropriate use of land throughout such municipality.

27 2. Regulations related to battery energy storage systems as defined in  
28 section seventy-four-c of the public service law may include, but not to  
29 be limited to, minimum setback requirements from residential property  
30 pursuant to section seventy-four-c of the public service law.

31 § 6. Notwithstanding the amendments to section 263 of the town law  
32 made by section four of this act and the amendments to section 7-704 of  
33 the village law made by section five of this act, nothing in this act  
34 shall be construed to require any town or village to amend applicable  
35 local building code or zoning regulations.

36 § 7. This act shall take effect on the one hundred eightieth day after  
37 it shall have become a law and shall only apply to comprehensive plans  
38 established or amended on or after such effective date.