



Phillips Lytle LLP

Via E-Mail and FedEx

April 3, 2026

Town of Massena Planning Board
ATTN: Patrick O'Brien, Code Enforcement Officer
60 Main Street
Room 3
Massena, New York 13662

Re: 194 County Route 45 - Massena Data Center Campus Project
Application for Site Plan Review and Minor Subdivision Approval

Dear Mr. O'Brien and Members of the Planning Board:

We represent Massena Development LLC ("**Massena Development**") and New York Digital Investment Group LLC ("**NYDIG**") (collectively, the "**Applicant**"), affiliates of North Country Data Center LLC & North Country Colocation Services LLC, with respect to the proposed construction and development of an approximately 635 MW data center campus ("**Project**") located on a portion of a 1,375-acre site located at 182 and 194 County Route 45 (SBL: 6.003- 1-1.111) ("**Site**") in the Town of Massena ("**Town**"), St. Lawrence County ("**County**"), New York that is owned by Reynolds Metals Company, LLC ("**Alcoa**¹"). The Project will include the construction of three new data center buildings on approximately 865-acres of land, as well as the construction of new water lines, sanitary sewer systems, stormwater systems and drainage, internal roadway systems, parking, and other on-site improvements that will be powered primarily from renewable energy from the grid via New York State Power Authority ("**NYP**A") transmission lines connecting into the Moses-Saunders hydroelectric dam.

Applicant is also proposing to subdivide the 1,375-acre Site into what will ultimately be four (4) lots ("**Proposed Subdivision**"). The Proposed Subdivision includes the creation of three new lots totaling approximately 865-acres for the layout of the three new data

¹ Alcoa Corporation is the parent organization of Reynolds Metals Company, LLC.

ATTORNEYS AT LAW

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center facilities (the “**Project Lots**”), with Alcoa retaining approximately a 510-acre portion that includes the former Reynolds/Alcoa aluminum smelter plant and associated infrastructure (the “**Alcoa Lot**”).

In accordance with the Town of Massena Zoning Code (“**Town Code**”), the Project is located within the General Industrial zoning district (“**Industrial District**”) and the Waterfront Revitalization District Overlay (“**WRD District**”). The Project is a permitted use in the Industrial District, consistent with manufacturing, processing, storage of products and materials, and warehousing. *See* Town Code § 207-26(A)(2)(a), (b).²

On behalf of the Applicant, we submit this Letter of Intent (“**LOI**”) with supporting documentation to the Town of Massena Planning Board (“**Planning Board**”) to explain the Project and examine its adherence to the Town Code as necessary to obtain site plan and minor subdivision approval (“**Application**”). Enclosed herewith is a check in the amount of \$1,465.00 for the site plan review and a check in the amount of \$50.00 for the minor subdivision review, along with three (3) copies of this Application, with the following exhibits attached hereto and made part hereof:

- Exhibit A:** Site Plans
- Exhibit B:** New Substation Site Plans
- Exhibit C:** Survey
- Exhibit D:** Aerial Rendering
- Exhibit E:** Full Environmental Assessment Form
- Exhibit F:** Site Plan and Subdivision Application Form
- Exhibit G:** Letter of Authorization

² We understand that the Town is currently proposing an amendment to the Town Code to define data centers and expressly add data center use in the Industrial District. Given the significant capital investment required to develop and operate modern data centers, and recognizing the increasing prevalence of community opposition to such facilities, we respectfully submit that it is appropriate for the Town to expressly designate data centers as a permitted use within the Industrial District. Such clarification would promote clarity, streamline the approval process, and help ensure that appropriate sites can be developed in a predictable and transparent manner.



PROJECT DETAILS

Applicant: Massena Development LLC and New York Digital Investment Group LLC

Applicant's Address: One Vanderbilt Avenue, 65th Floor
New York, NY 10017

Attorney Contact: Phillips Lytle LLP
Attention: Lindsey E. Haubenreich, Esq.
One Canalside
125 Main Street
Buffalo, New York 14203
Telephone: 716-504-5789
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Project Location: 182 and 194 County Route 45
Massena, New York 13662

Parcel ID: SBL: 6.003- 1-1.111

Property Owner: Reynolds Metal Company, LLC
201 Isabella Street
Pittsburgh, PA 15212

Zoning District: General Industrial (I)
Waterfront Revitalization District Overlay (WRD)



BACKGROUND ON NYDIG

NYDIG, founded in 2017 and headquartered in New York City, is a vertically integrated leader in financial services, power, and data centers. NYDIG is an affiliate of Stone Ridge Holdings Group, a scaled alternative asset manager with a focus on uncorrelated asset classes, including energy, reinsurance, alternative lending, single-family rentals, art, and bitcoin. NYDIG delivers power generation, site development and management to support the physical infrastructure necessary to operate multiple forms of compute. On the financial services side, NYDIG has a subsidiary that holds a New York State Limited Purpose Trust Charter and is regulated by the New York Department of Financial Services. It combines technology, operational, risk management, and financial markets expertise to deliver institutional-grade solutions for digital asset custody, trading, and investment products. NYDIG serves insurance companies, financial institutions, corporations, and other large-scale clients seeking secure, compliant access to bitcoin.

NYDIG is a leading financial and technology innovator. Its expansive power infrastructure supports various forms of advanced compute, including artificial intelligence, cloud workloads, and digital asset security by providing differentiated computing platforms, either using co-location services or owning and operating its own compute facilities. NYDIG's proprietary financial services platforms enable spot and derivatives trading and offer highly regulated custody, structuring, financing, and loan servicing solutions designed to meet stringent institutional requirements. Through these offerings, NYDIG helps bridge the gap between traditional finance and the modern economy, building a future where financial freedom, power, and innovation are accessible to all.

NYDIG has established a substantial data center footprint across the continental United States and Canada. These facilities are designed to support high-performance computing workloads for leading technology companies. NYDIG's data centers serve broader applications in distributed computing, which create significant opportunities for economic growth and job creation in their local regions. Ongoing development of data center infrastructure underscores NYDIG's commitment to scaling technology-driven operations and supporting the expanding needs of artificial intelligence and digital asset ecosystems.



NYDIG is also a market leader in other forms of computing such as Bitcoin mining and is proud to play a significant role in securing the Bitcoin network. NYDIG has created an at-scale, resilient computing business across North America leveraging low-cost energy from diverse sources of stranded or excess power capacity. NYDIG currently operates a digital currency data center on the Alcoa Lot (the location of the former aluminum smelting plant) portion of the Site and employs 68 employees and has contributed meaningfully to the local economy through more than \$250 million in power purchases, more than \$75 million in capital expenditure for power infrastructure and data center computers, and over \$10 million paid in NYPA transmission charges.

PROJECT NARRATIVE

The Project includes the development and construction of an approximately 635 MW data center campus that will be run on primarily renewable energy from the grid via NYPA. The Project will include the construction of three new data center buildings located on three separate lots that together total approximately 865-acres of land, as well as construction of new water lines, sanitary sewer systems, stormwater systems and drainage, internal roadway systems, parking, and other on-site improvements. Operations are expected to occur on a continuous 24-hour, 7-day a week basis.

The Project is located in St. Lawrence County in Northern New York along the Canadian border. The Adirondack Mountains lie to the south, the Thousand Islands region to the west, and the St. Lawrence River to the north. The Project is near the Canadian cities of Ottawa, Ontario and Montreal, Quebec. Lake Placid, home to the 1932 and 1980 Winter Olympic Games, is a short drive through the picturesque Adirondack Mountains. The Project is in proximity and will have access to major interstate highways, several airports, CSX Railway and the Port of Ogdensburg. St. Lawrence County is served by airports in Massena (Richards Field Airport), Ogdensburg (Ogdensburg International Airport) and Potsdam (Damon Field), as well as nearby Watertown International Airport, Hancock International Airport in Syracuse and the international airports of Ottawa and Montreal.

NYS Interstates 81 and 87 are within easy reach of the Site, with access to ocean shipping routes as close as the St. Lawrence Seaway. Highway 401 is just over the



Canadian border, connecting the metropolitan areas of Toronto, Montreal and Windsor and continuing across Canada. Travelers can reach Albany in approximately four hours; Boston or New York City in seven hours, and Chicago in approximately fifteen hours. The Project is located within the Town's Industrial District and the WRD District. With the expansion of AI and continued demand for cloud computing, data center companies are competing globally to increase capacity with an overwhelming demand for renewable or zero carbon power. The Project is ideally located given its size and remote location, proximity to significant energy sources mostly powered by renewable hydropower energy, access to 10G and 100G fiber connectivity, and access to strong local workforce.

The Project is also located in the NYS Federal Opportunity Zone, which was created to spur economic growth in low-income communities by allowing investors to defer federal taxes by taking capital gains from other investments and investing in Opportunity Zone-designated areas. Applicant is engaged with the NYS Governor's Office, the St. Lawrence County IDA, and NYPA to create a comprehensive incentive package to spur development and maximize job creation. Approximately 1,632 temporary positions will be created for the construction of the Project. Additionally, approximately 200 permanent positions will be created for the Project, which includes civil engineering, IT and facilities operations, network engineering and connectivity, manufacturing, construction, government and public administration, professional services, logistics and supply chain, project management, and data center security.

a. Site Overview

The Site was primarily used for agricultural purposes until the 1950s. From 1958 until operations ceased in 2014, Alcoa constructed and operated a smelting plant known as the St. Lawrence Reduction Plant for the production of aluminum, on the eastern extent of the Site (the Alcoa Lot) ("**Alcoa Plant**"). Subsequently, the Alcoa Plant was converted into a digital currency mining facility that is currently operated by NYDIG. The Site is bound to the north by the Grass and St. Lawrence River, to the south by the Raquette River and NYS Route 37 Great Lakes Seaway Trail, to the east by the former GM Manufacturing plant and NYS Route 138 Seaway International Bridge and border crossing, and the west by other privately owned lands. The Site is mostly undeveloped, besides the Alcoa Plant and associated



infrastructure, and primarily consists of forested lands, grasslands, and wetlands. See **Exhibit A (Site Plans)**. Additionally, NYPA holds a transmission easement located across the southern border of the Site. See **Exhibit C (Survey)**.

In the mid-1980s, Reynolds Metals Company, LLC entered into an Order of Consent with the New York State Department of Environmental Conservation (“NYSDEC”) to develop a remedial investigation and action plan to address contamination of the facility. In 1992, NYSDEC issued a Record of Decision (“ROD”) that summarized the selected remediation activities for each of the hazardous waste areas, which are presently described as operable units (“OUs”). In 2001, Alcoa purchased Reynolds Metals Company, LLC and took responsibility for post-closure activities at the Site. Remediation included six OUs including the Industrial Landfill (OU-1), Black Mud Pond (OU-2), North Yard (OU-3), Wetlands (OU-4), Potliner Storage Pad (OU-5), and other Miscellaneous Areas including the Rectifier Yard and the Rectifier Yard Ditch (OU-6). Although contamination remains present on the Site, it has been closed with regulatory oversight from the NYSDEC, is subject to ongoing inspection requirements, and several engineering and institutional controls are in place that require ongoing maintenance, monitoring and other post-closure activities.

All the six OUs are located on the Alcoa Lot that will be retained by Alcoa and Alcoa will continue to be responsible for any required activities and compliance associated with the Order of Consent. The Project will not impact or interfere with the identified OUs, the engineering and institutional controls, and Alcoa’s ongoing post-closure activities. Lot 1 contains two monitoring locations that will likely be abandoned as approved by and in coordination with the NYSDEC.

b. Zoning

In accordance with the Town Code, the Project site is located within an Industrial District and the WRD District. Pursuant to Town Code § 207-26, the Industrial District is intended to provide for areas in the Town which industrial, manufacturing or other materials handling, processing and/or storage activities may take place with maximum economic and environmental feasibility and with minimum negative impact on residential, agricultural and commercial development. The Project is a permitted use in the Industrial District, consistent with such uses including manufacturing, processing,



storage of products and materials, and warehousing. *See* Town Code § 207-26(A)(2)(a), (b).

Pursuant to Town Code § 207-30, the WRD District partially overlays with other zoning districts, and its purpose is to ensure that uses undertaken in the WRD District are consistent with the policy established in the Local Waterfront Planning Program. The WRD District consists of special standards that are applied to all uses to ensure consistency of the proposed use with policies adopted under the Local Waterfront Revitalization Program.

Although the Town does not have a comprehensive plan in place, the Project will adhere to the zoning characteristic of the Town's Industrial District and is consistent with the current and historic utilization of the property for industrial and manufacturing activities, including long-supported heavy industrial activities on the Site. The Project is also consistent with surrounding industrial and manufacturing uses as well as undeveloped land, and there are no residential uses within close proximity to the Site. Accordingly, the Project is located within an industrial zoning district that will be provided for the maximum economic and environmental feasibility, but minimizing the negative impacts to any residential, agriculture, and commercial development.

c. Site and Data Center Design

The Project will be divided into three separate parcels identified as Lot 1 (approximately 365 acres), Lot 2 (approximately 109 acres), and Lot 3 (approximately 391 acres) for a total of approximately 865-acres to facilitate the data center campus. See **Exhibit A (Site Plans)**. Additionally, Alcoa will retain the Alcoa Lot (approximately 510 acres) that includes the Alcoa Plant and associated infrastructure.

Lot 1 is located on the easternmost portion of Site and is approximately 365 acres. Lot 1 will include one 160 MW data center facility ("**Building 1**") with a proposed building footprint of approximately 535,000 square feet. Two stormwater management areas will be constructed to the east and southwest of Building 1, and a conservation area will be constructed west of Building 1. There will be two loading docks on the north and south side of Building 1 and a main entrance on the east side of the building. There are also nine (9) egress points with six-foot-wide concrete



sidewalks leading out into the internal roadway system. The east and west perimeter of Building 1 will include a total of 112 Cat 3516C Tier IV diesel generators on concrete pads, and other related facility equipment located within a stone gravel yard. Building 1 will have a natural gas boiler or furnace with a maximum heat input of less than 9.9 MMBtu/hr. to supply heat, as well as rooftop mounted HVAC equipment. The main data center equipment and functions will occur inside Building 1. There will be one parking lot near the main entrance with a total of twenty-one (21) parking spaces. Secured perimeter fencing will also be installed. There will also be two access roads located on the east and west side of the building with guard shacks and entrance gating located off the south side of Haverstock Road. Lot 1 also includes a smaller ancillary lot located in the northeast portion of the Site (east of Lot 2) that will contain stormwater and conservation features. See **Exhibit A (Site Plans)**.

Lot 2 sits in the northernmost portion of Site and is approximately 109 acres. Lot 2 will include one 160 MW data center facility ("**Building 2**") with a proposed building footprint of approximately 515,000 square feet. There are New York State regulated wetlands located between Building 2 and the St. Lawrence River that will not be disturbed. Conservation features will be constructed north and west of those wetlands to naturally limit development adjacent to the River and create a barrier between development and the River. A stormwater management area will be constructed northeast of Building 2. There will be two loading docks on the east and west side of the building and a main entrance on the southern side of the building. There are also nine (9) egress points with six-foot-wide concrete sidewalks leading out into the internal roadway system. The north and south perimeter of Building 2 will include a total of 112 Cat 3516C Tier IV diesel generators on concrete pads, and other related facility equipment located within a stone gravel yard. Building 2 will have a natural gas boiler or furnace with a maximum heat input of less than 9.9 MMBtu/hr. to supply heat, as well as rooftop mounted HVAC equipment. The main data center equipment and function will occur inside Building 2. There will be one parking lot near the main entrance with a total of twenty-one (21) parking spaces. Secured perimeter fencing will also be installed. There will also be two access roads located on the east and west side of the building with guard shacks and entrance gating located off the north side of Haverstock Road. See **Exhibit A (Site Plans)**.



Lot 3 sits in the westernmost portion of Site and is approximately 391 acres. Lot 3 will include one 128 MW data center facility (“**Building 3**”) with a total approximate proposed building footprint of 400,000 square feet. Lot 3 will also contain a newly proposed electrical substation located west of Building 3. A stormwater management area will also be constructed west of Building 3. There will also be two loading docks on the east and west side of the building and a main entrance on the northern side of the building. There are also seven (7) egress points with six-foot-wide concrete sidewalks leading out into the internal roadway system. The north and south perimeter of Building 3 will include a total of 92 Cat 3516C Tier IV diesel generators on concrete pads, and other related facility equipment located within a stone gravel yard. Building 3 will have a natural gas boiler or furnace with a maximum heat input of less than 9.9 MMBtu/hr. to supply heat, as well as rooftop mounted HVAC equipment. The main data center equipment and function will occur inside Building 3. There will be one parking lot near the main entrance with a total of twenty-one (21) parking spaces. Secured perimeter fencing will also be installed.

Lastly, the Alcoa Lot, located on the easternmost portion of the Site, is approximately 510 acres and will be retained by Alcoa. The existing digital currency mining facility in the Alcoa Plant will be decommissioned and the existing 172 MVA load substation located on the Alcoa Lot will be upgraded and expanded, as discussed below.

d. New Substation and Transmission Expansion

To serve the total power capacity of approximately 635 MW to the Project, substation infrastructure upgrades and expansion will be required. There is an existing substation located on the Alcoa Plant that will be replaced and upgraded to increase the capacity and reliability of the current infrastructure (the “**New Substation**”). The existing utility infrastructure at the Alcoa Plant supports a 172 MVA load and is centered on a high-voltage transmission interconnection at 115 kV, supplied via overhead utility transmission lines that terminate at the NYPA Reynolds Substation in Massena, New York. Power is stepped down through two existing 145MVA 115 kV / 13.8kV main power transformers originally manufactured by General Electric in 1958, which serves as the primary interface between the regional transmission system and the Alcoa Plant internal medium-voltage distribution network. The existing substation is a high-voltage outdoor yard-type facility, configured around this single main transformer with



associated 115 kV switching, protection, and 13.8kV distribution equipment, and is sized to support a large industrial load on the order of 172MVA - or 86MVA per line, consistent with its planned replacement by new 120/160/200 MVA class transformers. NYPA currently owns the 115 kV distribution system, which includes switches, breakers, and the existing 145 MVA transformer. NYDIG or its affiliate operates the 13.8 kV distribution system which includes buswork, switches, breakers, and other distribution equipment.

The new 115 kV / 34.5 kV outdoor 435 MW substation will include three new main power transformers plus one spare, each rated 120/160/200 MVA, operating at 115 kV on the high side and 34.5 kV on the low side, with modern protection, monitoring, and neutral grounding systems to meet current NYPA standards. Incoming 115 kV overhead transmission lines will continue to serve as the utility source, while the expanded 34.5 kV switchyard and feeder infrastructure will distribute power to plant loads and auxiliary transformers. A new control building with upgraded protection, control, SCADA, and station service systems will support the expanded yard, enabling higher load capability, improved operational flexibility, redundancy, and longevity. The New Substation will also include the extension of the existing substation pad and a bypass road around the perimeter of the pad extension, a 20-foot perimeter fence with five 20-foot access swing gates, a proposed infiltration basin and stormwater pond, and outdoor substation lighting. See **Exhibit B (New Substation Site Plans)**.

Additionally, a second 200 MW new substation will be constructed on Lot 3, northwest of Building 3 to support additional data center expansion needed for full build-out. This substation will be tapped off the 345kV lines HW-1 and HW-2.

In addition to the substation upgrades and expansion, transmission line extensions will be required to service the Project at its total capacity of 635 MW. Two transmission lines (MRG-1 and MRG-2) are currently and directly connected from the Moses-Saunders Dam to the existing substation facility located on the Site. There is an existing third transmission line (MR-3) from the Moses-Saunders Dam that is currently out of service and disconnected. As part of the expansion of electrical power needed for the Project, the existing third transmission line (MR-3) will be extended and connected to the new substation. The extension of the third transmission line (MR-3) from the Moses-Saunders Dam will allow the Project to reach the full total power capacity of 635



MW. This extension, and the associated protection upgrades, will increase the capacity of each of the three transmission lines (MRG-1, MRG-2, and MR-3) from 86 MVA to approximately 145 MVA.

e. Water Resources

The anticipated water usage and demand is 800 GPM or 2.7 MGD at peak operating times. The Project will generate approximately 800 gallons/day or 1.1 MGD at peak operating times of liquid waste in the form of both sanitary sewer waste and industrial cooling water waste.³ In addition, potable water will be obtained from Alcoa's existing water treatment facility.

The Project will utilize an evaporating cooling system that operates on a seasonal basis, generating peak water usage from April through October and little to no water usage from November through March. The water for the Project's evaporating cooling system will be pumped from the St. Lawrence River. Water will then be treated on-Site through existing stilling basins owned and operated by Alcoa prior to discharging back into the St. Lawrence River. Domestic wastewater generated by the Project will be treated with on-Site septic and septic leach fields.

f. Fiber Resources

Spectrum and SLICFiber currently provide dual 1 GB connections (one connection from each provider). Network carrier services are delivered from public network routes into the Site via aerial cable facilities, terminating into network racks in separate rooms within the existing digital currency mining facility. Both providers can upgrade bandwidth to 10 GB or 100 GB over existing cable facilities and make the connections redundant and diverse. Each provider has a minimum of 12-fiber optic strands allowing for six concurrent connections. Spectrum and SLICFiber anticipate head-end equipment and on-premise equipment upgrades will be required to deliver 100 GB.

³ The system is a semi-closed used system in order to reduce the amount of water needed. During the cooling process, some water will be lost to evaporation, which difference between the 2.7 MGD water intake and the 1.1 MGD water discharge.



g. Proposed Subdivision

In addition to the construction and development of the three data centers for the Project, Applicant is also proposing to subdivide the entire Site into three separate and new tax lots. The Proposed Subdivision will consist of three new tax lots that will coincide with the proposed Project layout as detailed above. Accordingly, the 1,375-acre Site will be divided into (1) Lot 1 (approximately 365 acres), (2) Lot 2 (approximately 109 acres), (3) Lot 3 (approximately 391 acres) and (4) the Alcoa Lot (approximately 510 acres). See **Exhibit A (Site Plans)**.

COMMUNITY AND NATIONS OUTREACH

As part of the development of the Project, Applicant has and will continue to coordinate with local stakeholders, including members of the Town, the community and the Saint Regis Mohawk Akwesasne Tribe to provide information about the Project, invite input, and answer questions. Feedback collected during these engagements will be documented, reviewed and incorporated into project design and decision-making wherever feasible.

SITE PLAN REVIEW PROCESS AND REQUIREMENTS

Town Code § 207-55 requires Applicant to undertake Site Plan review with, and obtain site plan approval from, the Town Planning Board before issuing a building permit from the Town Code Enforcement Officer. In accordance with Town Code §207-54, the Planning Board takes into consideration certain objectives during its site plan review. Below you will find each of the Site Plan review objectives set forth in the Town Code, along with an explanation describing how each has been addressed and, as applicable, an exhibit reference directing your attention to the relevant materials.

- 1. Public Health, community character, safety and welfare, and the comfort and convenience of the public in general.**

APPLICANT'S RESPONSE: The Project is not expected to result in any adverse impacts on public health, community character, safety and welfare, or the comfort and convenience of the public. Data centers are passive, highly regulated facilities that operate primarily as secure infrastructure rather than active manufacturing or commercial uses. The Project's design,



construction, and operation are governed by stringent building codes, environmental regulations, and utility standards, which collectively ensure compatibility with the Town's surrounding land uses.

The Project will not involve manufacturing processes, chemical processing, or the generation of hazardous waste. The primary sources of potential air emissions will be from the emergency generators and the natural gas boilers and furnaces. However, expected air emissions are below any major source thresholds and will be capped. It is anticipated that the Project will require an Air State Facility Permit.

In addition, a Climate Leadership and Community Project Act ("CLCPA") analysis was prepared for the Project. According to the CLCPA Analysis, expected actual emissions are approximately 74,205 tons CO₂ - equivalent (actual) and 294,203 tons CO₂ - equivalent (potential to emit "PTE"), with additional upstream emissions of 27,175 tons CO₂- equivalent (actual) and 104,631 tons CO₂- equivalent (PTE). No downstream emissions are anticipated because the Project provides only data processing. Therefore, the NYS Electronic Greenhouse Gas Emissions Reporting and a GHG Monitoring Plan will be completed annually, following construction and operation of the Project. These generators are for emergency backup purposes only, are subject to strict regulatory limits on runtime and emissions and will not operate during normal conditions.

Furthermore, the Project will not adversely impact the Town's existing electrical utility infrastructure. With the New Substation and transmission upgrades and expansion, the Project will not draw operational load from the local electric distribution system or reduce capacity available to existing residential and commercial users. The Project will not interconnect with or take retail service from Massena Electric Department ("MED") distribution system. Instead, the Project will be served through high-voltage transmission infrastructure coordinated directly with NYPA. As a result, the Project will not require upgrades to MED's local distribution infrastructure and will not shift costs or otherwise impact electric rates for MED customers. The Project will also not affect the reliability or availability of electric services within the Town. The Project design is consistent with the intent of the Industrial District to accommodate infrastructure-intensive uses while minimizing off-site impacts and protecting the public health, safety, and general welfare.

The Project is designed with robust safety systems, including fire suppression, access control, and continuous monitoring, which will enhance overall site safety. The Project will comply with



all applicable building, fire, electrical, and life-safety codes. Because the Project involves limited daily occupancy and no retail or assembly functions, it does not generate conditions that would increase risks to the public. Fencing will be installed along the outside perimeter of each data center Lot, and access roads to the buildings will include security guards and gating. As a result, the Project will not introduce conditions that would pose a risk to the health of nearby residents, workers, or visitors

Traffic volumes associated with the Project will be limited to construction and delivery vehicles during the construction phase of the Project. At final build out and operational phase, traffic volumes will be limited to employee access, and periodic maintenance, thereby avoiding congestion or conflicts on local and surrounding roadways and intersections. During peak construction, the Project will generate 880 total trips (100 trucks and 780 workers) for both the weekday morning and evening peak hours. Construction is temporary; all construction activities are expected to last for approximately a three-year period, with peak construction occurring over approximately twelve months. During operations, the Project will generate a total of 90 vehicles entering and exiting during weekday morning and evening peak hours. Furthermore, existing intersections and the three proposed access roads will operate at a level of service ("LOS") of D or better during construction and then LOS B or better during operations. Therefore, the Project will not create significant adverse impacts on traffic operations.

*The Project is also consistent with the character of the Town's Industrial District and is designed to visually integrate with its surroundings through appropriate building materials, setbacks, landscaping, and buffering. See **Exhibit A (Site Plans)** and **Exhibit D (Aerial Rendering)**. The Project will operate with minimal staffing, limited visitor traffic, and no outdoor storage or activity. Through compliance with Town site plan objectives, including building placement, landscaping, lighting, and buffering, the proposed facility will maintain the established industrial character of the area and will not introduce visual or operational elements that are inconsistent with surrounding industrial uses and remaining community.*

*Noise-generating equipment will be enclosed within sound-attenuated structures fit for the Project's capacity and designed to meet applicable noise standards at property lines. Lighting will be dark sky compliant, as well as controlled and directed to prevent glare or spillover onto adjacent properties. See **Exhibit A (Site Plans)**. The low-intensity nature of the use ensures that neighboring properties and public spaces can continue to be enjoyed without disruption. By locating the Project within the Industrial District, the Project advances the Town's policy of*



directing higher-intensity and infrastructure-based uses away from residential and agricultural areas, thereby protecting community livability while supporting economic development.

Given the location and size of the Site, the surrounding and historic uses, existing vegetation and access to existing infrastructure, and interconnection directly with NYPA, the Site is appropriate for the Project. Its passive operational profile, compliance with regulatory standards, and energy served directly from NYPA can be effectively designed to ensure that it will not adversely affect public health, community character, safety and welfare, or the comfort and convenience of the public.

- 2. Traffic Access: that all proposed traffic access and ways are adequate but not excessive in number; adequate in width, grade, alignment and visibility; not located too near street corners or other places of public assembly; and other similar safety considerations.**

*APPLICANT'S RESPONSE: See **Exhibit A (Site Plans)**. The Project will include two access roads off of Haverstock Road for each Lot, and will include a circular roadway system within each lot. The access roads off Haverstock Road are designed in compliance with the Town's highway and roadway standards and will be adequate in width, grade, alignment, and visibility. The access roads will not be near any street corners or other places of public assembly. The access roads will include a security guard and security gate at each entrance.*

Furthermore, during the construction phase of the Project, traffic volumes associated with the Project will be limited to construction and delivery vehicles. At final build out and operational phase, traffic volumes will be limited to employee access, and periodic maintenance, thereby avoiding congestion or conflicts on local and surrounding roadways and intersections. As previously explained, the Project will generate 880 total trips (100 trucks and 780 workers) for both the weekdays morning and evening peak house during construction. During operations, the Project will generate a total of 90 vehicles entering and exiting during weekday morning and evening peak hours. The existing intersections will operate at a level of service LOS D or better during construction at a maximum threshold of 880 construction vehicles (100 trucks and 780 workers). Accordingly, the Project will incorporate mitigation measures during construction which include staggered arrival and departure times during off-peak hours, implementing a traffic control plan, restricting specific turning movements, installing temporary traffic signals, implementing truck restrictions during specified hours, shuttling workers to and from the Site, and setting up construction staging areas to prevent queuing. During operations, the existing intersections and the three proposed access roads will operate at an LOS B or better during



operations. Therefore, the Project will not create significant adverse impacts on traffic operations.

- 3. Circulation and parking: that adequate off-street parking and loading spaces are provided to prevent the parking in public streets of vehicles of any persons connected with or visiting the use and that the interior circulation system is adequate to provide safe accessibility to all required off-street parking lots.**

APPLICANT'S RESPONSE: See Exhibit A (Site Plans). Each Lot will include a parking lot with 21 parking spaces and two loading docks necessary for any deliveries or maintenance access. There will be no parking on public streets, including Haverstock Road. The interior circular roadway systems for each data center facility will circulate around the facility building and connect into two access roads that lead out onto Haverstock Road. Accordingly, parking and roadway access will provide adequate and safe accessibility for all employees and visitors.

- 4. Landscaping and screening: that all playground, parking and service areas are reasonably screened at all seasons of the year from the view of adjacent residential lots and streets and that the general landscaping of the site is in character with that generally prevailing in the neighborhood. Existing trees over eight inches in diameter as measured three feet above the base of the trunk shall be retained to the maximum extent possible.**

APPLICANT'S RESPONSE: See Exhibit A (Site Plans) and Exhibit D (Aerial Rendering). A substantial portion of existing vegetation and brush will remain on the Site that will adequately screen the Project from local roadways and nearby properties. Applicant will be removing trees from the Site for the construction and development of the Project but will ensure that existing trees, especially around the perimeter of the Site, are retained to the maximum extent possible. The Project will be landscaped and screened in a manner where passersby and Town residents will be unable to visually see or interact with the Project.

Town Code § 207-57 provides that certain site plan elements are required to be included in a site plan application for the Planning Board's site plan review. Thus, below you will find the site plan elements set forth in the Town Code, along with an explanation describing how each has been addressed, as applicable, an exhibit reference directing your attention to the relevant materials.



A. Legal Data

1. **The lot, block and section number of the property, taken from the latest tax records.**

APPLICANT'S RESPONSE: *See Exhibit C (Survey) and Project Details above.*

2. **The name and address of the owner of record.**

APPLICANT'S RESPONSE: *See Exhibit C (Survey) and Project Details above.*

3. **The name and address of the person, firm or organization preparing the map.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans), Exhibit B (New Substation Plans), and Exhibit C (Survey)*

4. **The date, North point and written and graphic scale.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Exhibit B (New Substation Plans).*

5. **Sufficient description or information to define precisely the boundaries of the property. All distances shall be in feet and tenths of a foot. All angles shall be given to the nearest 10 seconds or closer. The error of closure shall not exceed one in 10,000.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Exhibit B (New Substation Plans).*

6. **The locations, names and existing widths of adjacent streets and curblines.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Exhibit B (New Substation Plans).*



- 7. The locations and owners of all adjoining lands as shown on the latest tax record.**

APPLICANT'S RESPONSE: See *Exhibit C (Survey)*.

- 8. The location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within or adjoining the property.**

APPLICANT'S RESPONSE: See *Exhibit A (Site Plans), Exhibit B (New Substation Site Plans), and Exhibit C (Survey)*.

- 9. A complete outline of existing deed restrictions or covenants applying to the property.**

APPLICANT'S RESPONSE: See *Exhibit C (Survey)*. The Project does not have any deed restrictions or covenants applying to the Site.

- 10. Existing zoning.**

APPLICANT'S RESPONSE: See *Exhibit A (Site Plans)*. The Project is located within the Town's General Industrial district and Waterfront Revitalization District Overlay.

- 11. A complete list of the names, addresses, and parcel identification numbers for all adjoining lots.**

APPLICANT'S RESPONSE: See *Exhibit A (Site Plans), Exhibit B (New Substation Site Plans), and Exhibit C (Survey)*.

B. Natural Features

- 1. Existing contours at intervals of five feet or less, referred to a datum satisfactory to the Board.**

APPLICANT'S RESPONSE: See *Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans)*.



2. **Approximate boundaries of any areas subject to flooding or stormwater overflows.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans).*

3. **The location of existing watercourses, marshes, wooded areas, rock outcrops, isolated trees with a diameter of eight inches or more, as measured three feet above the base of the trunk, and other significant existing features.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans).*

C. Existing Structures and utilities

1. **The location of uses and outlines of structures, drawn to scale, on the site and within 100 feet of the lot line.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans).*

2. **Paved areas, sidewalks and vehicular access between the site and public streets.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans), and Exhibit B (New Substation Site Plans).*

3. **Locations, dimensions, grades and flow direction of existing sewers, culverts, water lines as well as other underground and aboveground utilities within and adjacent to the property.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans), and Exhibit B (New Substation Site Plans).*



4. **Other existing development, including fences, landscaping and screening.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans).*

D. Proposed Development

1. **The location of proposed building or structural improvements.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans).*

2. **The location and design of all uses not requiring structures, such as off-street parking and loading areas.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans).*

3. **The location, direction, power and time of use for any proposed outdoor lighting or public address systems.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans). Lighting will be dark sky compliant, as well as controlled and directed to prevent glare or spillover onto adjacent properties. The New Substation will have approximately 25 outdoor substation lighting fixtures mounted on H-frame dead end towers and lightning masts. The New Substation lighting will not result in light trespass onto other adjacent properties.*

4. **The location and plans for any outdoor signs.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans). No outdoor signs are proposed for the Project.*

5. **The location and arrangement of proposed means or access and egress, including sidewalks, driveways or other paved areas; profiles indicating**



grading and cross sections showing width of roadway, location and width of sidewalks and the location and size of water and sewer lines.

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans).*

- 6. Any proposed grading, screening and other landscaping, including types and locations of proposed street trees.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans), Exhibit B (New Substation Site Plans), Exhibit D (Aerial Rendering). The Project will include fencing around each data center building. In addition, a substantial amount of the existing vegetation surrounding the Site will remain which will create screening and buffering from passersby, Town residents, and other surrounding properties.*

- 7. The location of all proposed water lines, valves and hydrants and of all sewer lines or alternate means of water supply and sewage disposal and treatment.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans), and Exhibit B (New Substation Site Plans).*

- 8. An outline of any proposed deed restrictions or covenants.**

APPLICANT'S RESPONSE: *See Exhibit C (Survey). The Project does not have any deed restrictions or covenants.*

- 9. Any contemplated public improvements on or adjoining the property.**

APPLICANT'S RESPONSE: *The Project does not contemplate any public improvements on or adjoining the Site.*

- 10. If the site development plan only indicated a first stage, a supplementary plan shall indicate ultimate development.**



APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans).*

- E. Any other information deemed by the Planning Board necessary to determine conformity of the site plan with the intent and regulations of this chapter.**

APPLICANT'S RESPONSE: *Applicant will endeavor to provide any other information deemed by the Planning Board necessary to determine conformity of the Project with the intent and regulation of the Town Code.*

WATERFRONT OVERLAY DISTRICT STANDARDS

Town Code § 207-29, provides that the WRD District, which partially overlays other districts, is to ensure that uses undertaken in the WRD District are consistent with policy established in the Local Waterfront Planning Program. The Planning Board applies the special standards in Town Code § 207-22 to all uses that are permitted by right or permitted with site plan approval to ensure consistency of the proposed use with policy adopted under the Local Waterfront Revitalization Program. Compliance with the special standards of Town § 207-22 are deemed sufficient to comply with the adopted Local Waterfront Revitalization Policies that relate to land use. Below you will find each of the WRD District standards set forth in the Town Code, along with an explanation describing how each has been addressed and, as applicable, an exhibit reference directing your attention to the relevant materials.

- A. Vegetative buffer strips are required along shorelines that meet the following criteria: (1) are maintained along the shore from the high-water mark and extending landward a minimum horizontal distance of 25 feet; and (2) preferably consist of native vegetation, but can consist of cultivated species that are adapted to wet conditions or unmowed grass.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans), Exhibit B (New Substation Site Plans), and Exhibit D (Aerial Rendering). The Project layout is intentionally designed to be significantly setback far enough from the shoreline. Building 2 is approximately 344 feet from the shoreline and is the closest facility associated with the Project near the shoreline. Accordingly, vegetative buffer strips are not required for the Project. However, a substantial amount of the existing vegetation surrounding the Site will remain after the construction and development of*



the Project, thereby creating a natural vegetative buffer from the shoreline. Additionally, conservation features will be constructed throughout the Site, including on Lot 2. Lot 2 includes New York State regulated wetlands between Building 2 and the St. Lawrence River. Conservation features will be constructed north and west of those wetlands that will naturally limit development adjacent to the River and create a barrier between development and the River.

- B. Shoreline erosion shall be preferentially managed by the use of vegetative buffers, unless site characteristics are such that armoring, riprapping, gabions, walls or similar heavy reinforcement is needed to achieve erosion control.**

APPLICANT'S RESPONSE: See Exhibit A (Site Plans), Exhibit B (New Substation Site Plans), and Exhibit D (Aerial Rendering). As previously mentioned, a substantial amount of the existing vegetation surrounding the Site will remain after the construction and development of the Project, thereby creating a natural vegetative buffer from the Project and the shoreline and achieving the required erosion control. Additionally, on Lot 2, Applicant is proposing conservation features that will serve as a vegetative buffer and will naturally limit development adjacent to the shoreline. Accordingly, the Project is not required to include any installation of armoring, riprapping, gabions, walls, or similar heavy reinforcement at the shoreline for erosion control.

- C. The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least 30 years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.**

APPLICANT'S RESPONSE: See Exhibit A (Site Plans), Exhibit B (New Substation Site Plans), and Exhibit D (Aerial Rendering). The Project demonstrates and is designed to prevent any impact on erosion of the shoreline. The Project is set back far enough to increase any erosion for at least 30 years. A substantial amount of the existing vegetation will remain and will buffer the Project from the shoreline. Also, Applicant is proposing conservation features on Lot 2 that will serve as a vegetative buffer and will naturally limit development adjacent to the shoreline. Accordingly, there will be no erosion impacts caused by the Project.

- D. The construction or reconstruction of docks, boathouses, boat hoists, public access facilities, and other shoreline structures shall be undertaken in a manner which will, to the maximum extent practicable, protect against or**



withstand the destructive forces of wave or current action, changing water levels and/or ice movement.

APPLICANT'S RESPONSE: See Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans). The Project does not include the construction or reconstruction of docks, bathhouses, boat hoists, public access facilities, and other shoreline structures.

- E. Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations.**

APPLICANT'S RESPONSE: See Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans). The Project does not include the construction or reconstruction of erosion protection structures. Accordingly, the Project is substantially set back far enough to not increase erosion or flooding of the Site or other developments and locations.

- F. Development, when located adjacent to the shore, shall provide for water-related recreation, as a multiple use, whenever such recreational use is appropriate in light of reasonably anticipated demand for such activities and the primary purpose of the development.**

APPLICANT'S RESPONSE: See Exhibit A (Site Plans) and Exhibit B (New Substation Site Plans). Given the primary purpose of the development in an Industrial District, recreational use is neither proposed nor appropriate.

SUBDIVISION REVIEW PROCESS AND REQUIREMENTS

According to Town Code § 191-11, the Proposed Subdivision is considered a minor subdivision because (1) it contains two lots, including the original parent parcel, but is no more than four lots; (2) does not require any new street or road or the extension of municipal facilities; (3) fronts an existing approved and improved street - Haverstock Road; (4) does not adversely affect the development of the remainder of the Site or adjoining property; and (5) does not conflict with any other provisions of the Town Code. In approving an application for a minor subdivision, the Planning Board must review and approve the final plat based upon the minor subdivision requirements set



forth in Town Code § 191-12. For your reference, each of the requirements are noted below, along with the Applicant's response to the same in italics.

1. **The name, address and telephone number of the property owner of record and those of the subdivider, if different.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans) and Project Details above.*

2. **If the subdivider is not the property owner, evidence that the subdivider has written permission of the owner(s) to make such application.**

APPLICANT'S RESPONSE: *See Exhibit G (Letter of Authorization).*

3. **The name or number of the road where the proposed subdivision is to be located.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans).*

4. **The name, address and telephone number of the surveyor or engineer preparing the subdivision plans.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans).*

5. **The type of water supply proposed.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans), Exhibit E (Full Environmental Assessment Form) and Project Narrative above.*

6. **The type of sewer system proposed.**

APPLICANT'S RESPONSE: *See Exhibit A (Site Plans), Exhibit E (Full Environmental Assessment Form) and Project Narrative above.*

7. **The required fee or receipt for the same from the Town Clerk.**



APPLICANT'S RESPONSE: *Applicant will pay the required fee for the Proposed Subdivision in the amount of \$50. A check will be provided by Applicant under separate cover.*

8. A completed environmental assessment as required by SEQRA.

APPLICANT'S RESPONSE: *See Exhibit E (Full Environmental Assessment Form).*

9. A completed coastal assessment form if the proposed subdivision lies within the Waterfront Revitalization Overlay District, defined in Chapter 207, Zoning, in the Massena Town Code.

APPLICANT'S RESPONSE: *See Project analysis of the Waterfront overlay District Standards above.*

STATE ENVIRONMENTAL QUALITY REVIEW ACT

Under the New York State Environmental Quality Review Act ("SEQRA"), prior to an agency undertaking or approving a project, it must consider the potential environmental impacts of a proposed project. As such, none of the state or local government agencies involved in the Project may take action on the Project until a SEQRA process has been completed. Because the Project involves the physical alteration of 10 acres or more (see 6 NYCRR § 617.4(b)(6)(i)), the Project is a Type 1 action, and a coordinated review is required. A copy of Part 1 of the Full Environmental Assessment Form has been provided. See **Exhibit E (Full Environmental Assessment Form)**.

Additionally, to further analyze the potential environmental impacts associated with the Project, an Analysis of Environmental Impacts Pursuant to State Environmental Quality Review Act ("EA") will be submitted for the Project, with certain environmental reports appended thereto.

We respectfully submit that the Planning Board is the appropriate agency to act as Lead Agency for the coordinated SEQRA review of the Project, and we request that the Planning Board declare its intent to act as such and circulate the required materials to all potentially interested and involved agencies. There are a number of potentially interested and involved agencies as the Project will require multiple reviews, permits, and approvals. The following is a list of potentially interested and involved agencies:



- Town of Massena Zoning Board of Appeals
- Town of Massena Town Board
- Town of Massena Code Enforcement Officer
- Town of Massena Building Inspector
- Town of Massena Town Engineer
- Town of Massena Fire Inspector
- St. Lawrence County Center for Economic Development
- St. Lawrence County Sewer District
- St. Lawrence County Department of Health
- St. Lawrence County Department of Public Works
- St. Lawrence County Water District
- St. Lawrence County Industrial Development Agency
- St. Lawrence County Planning Board
- Empire State Development Corporation
- New York State Department of Environmental Conservation
- New York State Department of Transportation
- New York State Office of Parks, Recreation and Historic Preservation
- New York Power Authority

GENERAL MUNICIPAL LAW REFERRAL

To the extent this Application requires referral under GML 239-m to the St. Lawrence County Planning Department, we ask that this Application be so submitted.



CONCLUSION

On behalf of Applicant, we respectfully request the Planning Board commence its site plan review and minor subdivision review process and place this matter on the next available Planning Board agenda. We look forward to appearing before the Planning Board to discuss the Application and the Project. In the meantime, please do not hesitate to contact us if there are any questions regarding this Application or this Project.

Very truly yours,

Phillips Lytle LLP

By *Lindsey E. Haubenreich* /s/

Lindsey E. Haubenreich

LEH

EXHIBIT A



SITE PLAN DRAWINGS

NYDIG MASSENA

**NYDIG
MASSENA DEVELOPMENT LLC
ONE VANDERBILT AVENUE, 65TH FLOOR
NEW YORK, NY 10017**

C&S PROJECT: BJ4.001.001

MARCH 24, 2026

REVIEW SUBMISSION

TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THE PLANS AND SPECIFICATIONS FOR THIS PROJECT ARE IN COMPLIANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE AND THE BUILDING CODE OF NEW YORK STATE

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

G-001

DRAWING LIST	
SHEET NO.	SHEET NAME
G-001	COVER SHEET
SITE PLANS	
CS-100	GENERAL PLAN & PROPOSED LOTS LAYOUT PLAN
CS-101	SITE PLAN BUILDING - 1
CS-102	SITE PLAN BUILDING - 2
CS-103	SITE PLAN BUILDING - 3
ENLARGED SITE PLANS	
CS-101A	PARCEL PLAN BUILDING - 1
CS-102A	PARCEL PLAN BUILDING - 2
CS-103A	PARCEL PLAN BUILDING - 3
UTILITY PLANS	
CU-100	OVERALL UTILITY PLAN
CU-101	UTILITY PLAN BUILDING - 1
CU-102	UTILITY PLAN BUILDING - 2
CU-103	UTILITY PLAN BUILDING - 3
GRADING PLANS	
CG-101	GRADING PLAN BUILDING - 1
CG-102	GRADING PLAN BUILDING - 2
CG-103	GRADING PLAN BUILDING - 3
EROSION CONTROL PLANS	
CE-101	EROSION AND SEDIMENT CONTROL PLAN BUILDING - 1
CE-102	EROSION AND SEDIMENT CONTROL PLAN BUILDING - 2
CE-103	EROSION AND SEDIMENT CONTROL PLAN BUILDING - 3
LIGHTING PLAN	
CL-101	LIGHTING PLAN BUILDING - 1
CL-102	LIGHTING PLAN BUILDING - 2
CL-103	LIGHTING PLAN BUILDING - 3
SITE DETAILS	
CS-501	SITE DETAILS
CS-502	SITE DETAILS
CS-503	SITE DETAILS

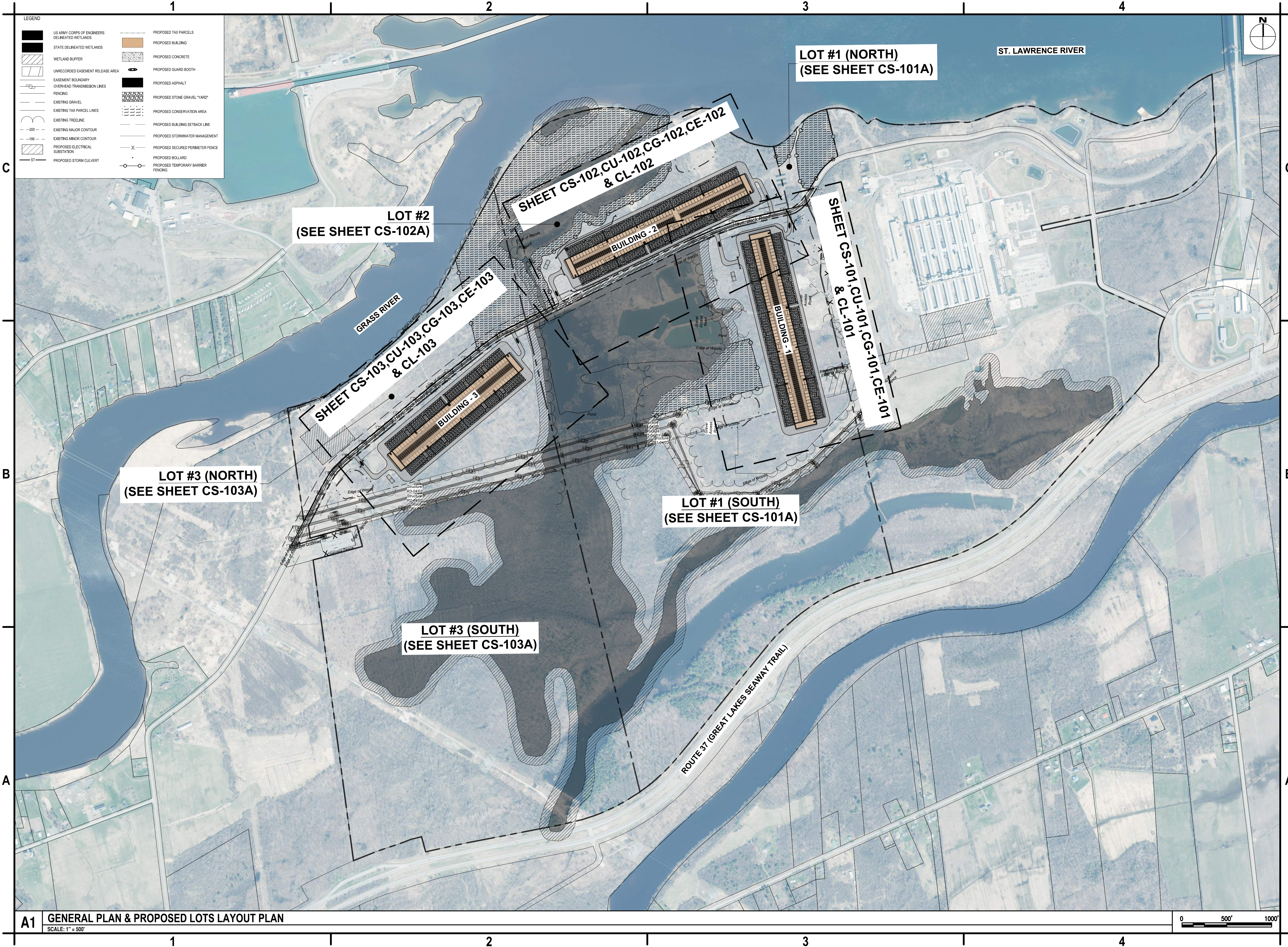


LOCATION MAP 

PROJECT LOCATION

LEGEND

	US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS		PROPOSED BUILDING
	STATE DELINEATED WETLANDS		PROPOSED CONCRETE
	WETLAND BUFFER		PROPOSED GUARD BOOTH
	UNRECORDED EASEMENT RELEASE AREA		PROPOSED ASPHALT
	EASEMENT BOUNDARY		PROPOSED STONE GRAVEL YARD
	OVERHEAD TRANSMISSION LINES		PROPOSED CONSERVATION AREA
	FENCING		PROPOSED BUILDING SETBACK LINE
	EXISTING GRAVEL		PROPOSED STORMWATER MANAGEMENT
	EXISTING TAX PARCEL LINES		PROPOSED SECURED PERIMETER FENCE
	EXISTING TREE LINE		PROPOSED BOLLARD
	EXISTING MAJOR CONTOUR		PROPOSED TEMPORARY BARRIER FENCING
	EXISTING MINOR CONTOUR		
	PROPOSED ELECTRICAL SUBSTATION		
	PROPOSED STORM CULVERT		



C&S Engineers, Inc.
 499 Col. Eileen Collins Blvd.
 Syracuse, New York 13212
 Phone: 315-455-2000
 Fax: 315-455-9667
 www.cscos.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION



NYDIG MASSENA
424 HARVERSTOCK ROAD
MASSENA, NY 13662

MARK	DATE	DESCRIPTION
REVISIONS		
	PROJECT NO:	BJ4.001.001
	DATE:	MARCH 2026
	DRAWN BY:	M. ZINGARO
	DESIGNED BY:	E. AVERSA, P.E.
	CHECKED BY:	E. KENNA, P.E.

NO ALTERATION PERMITTED HEREON
 EXCEPT AS PROVIDED UNDER SECTION
 7209 SUBDIVISION 2 OF THE NEW YORK
 EDUCATION LAW

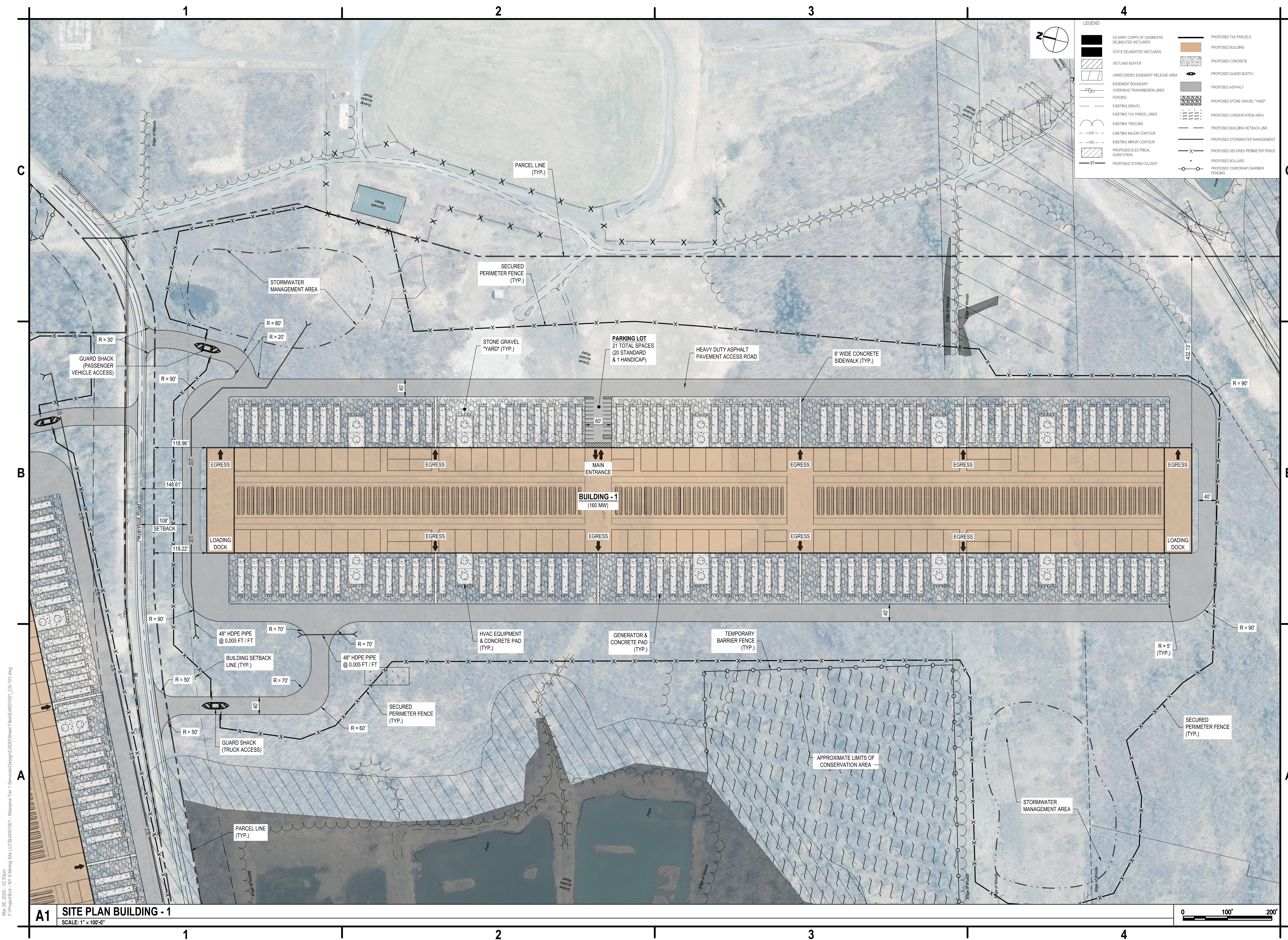
**GENERAL PLAN &
 PROPOSED LOTS
 LAYOUT PLAN**

CS-100

A1 GENERAL PLAN & PROPOSED LOTS LAYOUT PLAN
 SCALE: 1" = 500'



Mar 26, 2026 - 12:29pm
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LEGEND

[Symbol]	US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS	[Symbol]	PROPOSED TAX PARCELS
[Symbol]	STATE DELINEATED WETLANDS	[Symbol]	PROPOSED BUILDING
[Symbol]	WETLAND BUFFER	[Symbol]	PROPOSED CONCRETE
[Symbol]	UNRECORDED EASEMENT RELEASE AREA	[Symbol]	PROPOSED GUARD BOOTH
[Symbol]	EASEMENT BOUNDARY	[Symbol]	PROPOSED ASPHALT
[Symbol]	OVER-HEAD TRANSMISSION LINES	[Symbol]	PROPOSED STONE GRAVEL "YARD"
[Symbol]	FENCING	[Symbol]	PROPOSED CONSERVATION AREA
[Symbol]	EXISTING GRAVEL	[Symbol]	PROPOSED STORMWATER MANAGEMENT
[Symbol]	EXISTING TAX PARCEL LINES	[Symbol]	PROPOSED BUILDING SETBACK LINE
[Symbol]	EXISTING TREETLINE	[Symbol]	PROPOSED STORMWATER MANAGEMENT
[Symbol]	EXISTING MAJOR CONTOUR	[Symbol]	PROPOSED SECURED PERIMETER FENCE
[Symbol]	EXISTING MINOR CONTOUR	[Symbol]	PROPOSED BOLLARD
[Symbol]	PROPOSED ELECTRICAL SUBSTATION	[Symbol]	PROPOSED TEMPORARY BARRIER FENCING
[Symbol]	PROPOSED STORM CULVERT	[Symbol]	

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	DESIGNED BY:	M. ZINGARO
	CHECKED BY:	E. KENNA, P.E.
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

SITE PLAN
BUILDING - 1

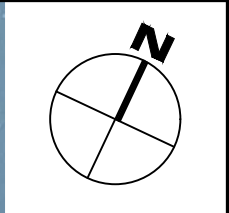
CS-101

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A1 SITE PLAN BUILDING - 1
 SCALE: 1" = 100'-0"

LEGEND

	US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS		PROPOSED TAX PARCELS
	STATE DELINEATED WETLANDS		PROPOSED BUILDING
	WETLAND BUFFER		PROPOSED CONCRETE
	UNRECORDED EASEMENT RELEASE AREA		PROPOSED GUARD BOOTH
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	EXISTING MINOR CONTOUR		PROPOSED SECURED PERIMETER FENCE
	PROPOSED ELECTRICAL SUBSTATION		PROPOSED STORMWATER MANAGEMENT
	PROPOSED STORM CULVERT		PROPOSED STORMWATER MANAGEMENT
	PROPOSED STORM CULVERT		PROPOSED STORMWATER MANAGEMENT



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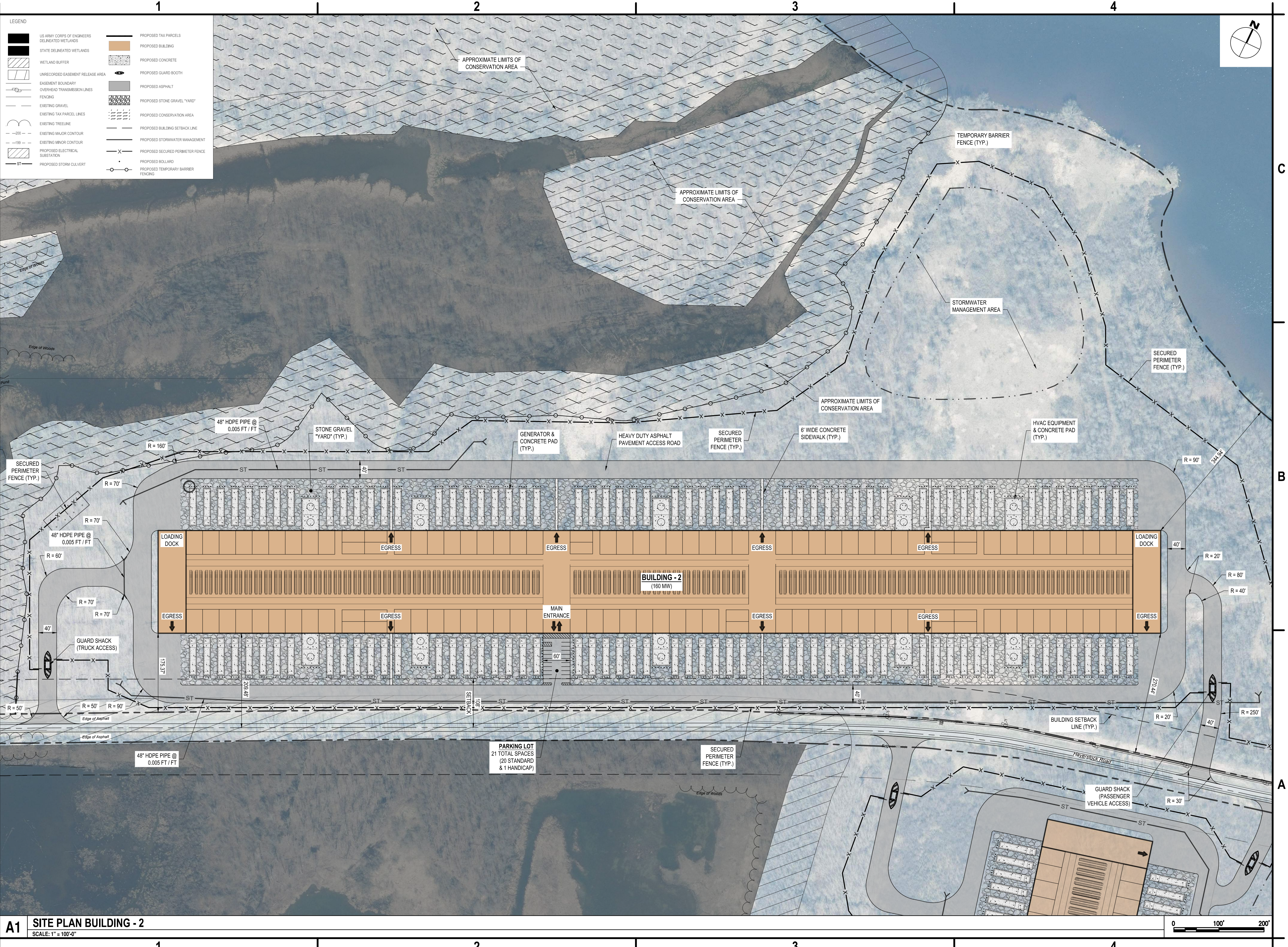
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	CHECKED BY:	E. KENNA, P.E.
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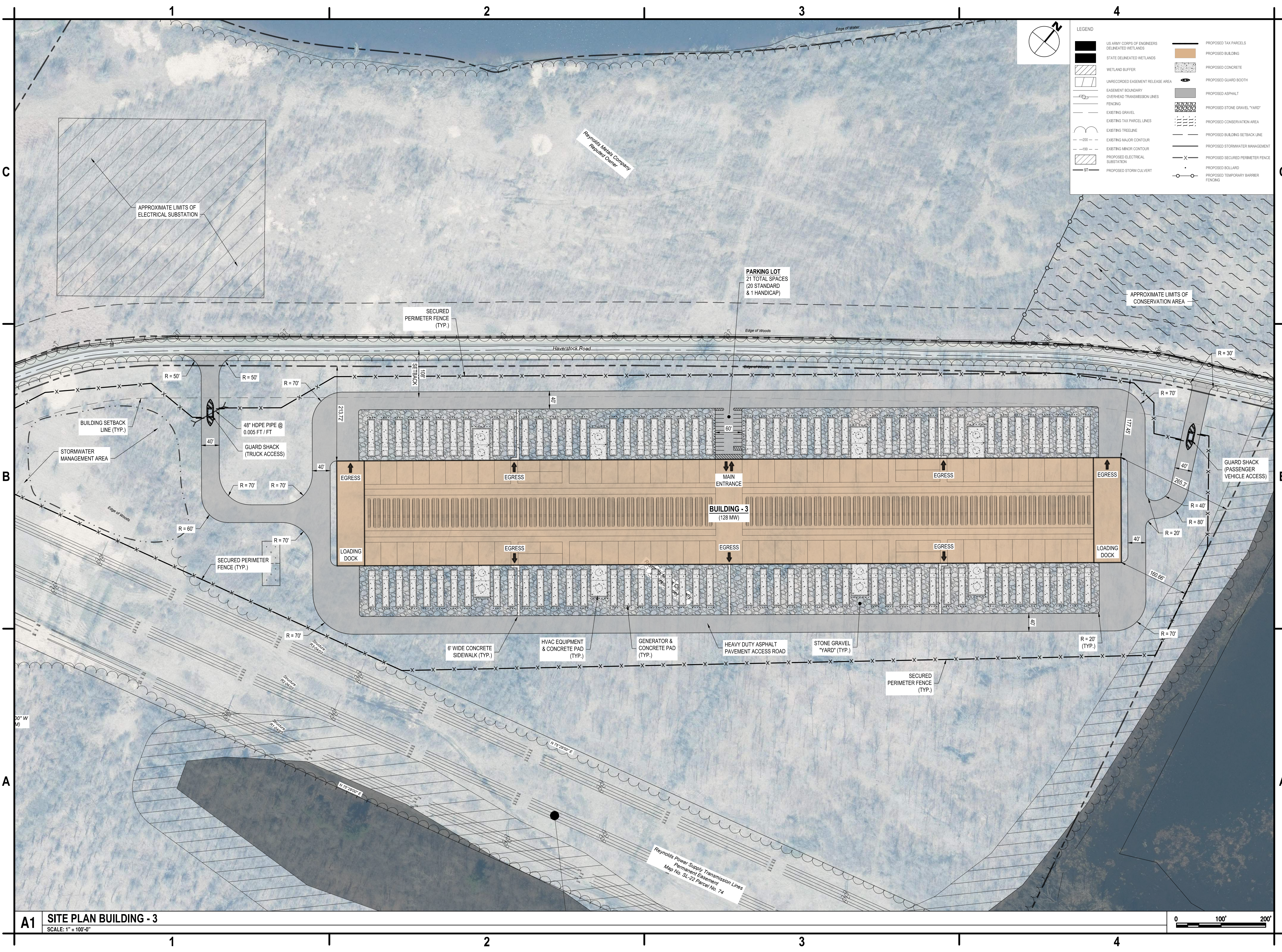
SITE PLAN
BUILDING - 2

CS-102

Mar 26, 2026 - 12:34pm
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A1 SITE PLAN BUILDING - 2
 SCALE: 1" = 100'-0"





LEGEND

US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS	PROPOSED TAX PARCELS
STATE DELINEATED WETLANDS	PROPOSED BUILDING
WETLAND BUFFER	PROPOSED CONCRETE
UNRECORDED EASEMENT RELEASE AREA	PROPOSED GUARD BOOTH
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EXISTING GRAVEL	PROPOSED BUILDING SETBACK LINE
EXISTING TAX PARCEL LINES	PROPOSED STORMWATER MANAGEMENT
EXISTING TREELINE	PROPOSED SECURED PERIMETER FENCE
-200' EXISTING MAJOR CONTOUR	PROPOSED BOLLARD
-100' EXISTING MINOR CONTOUR	PROPOSED TEMPORARY BARRIER FENCING
PROPOSED ELECTRICAL SUBSTATION	
PROPOSED STORM CULVERT	

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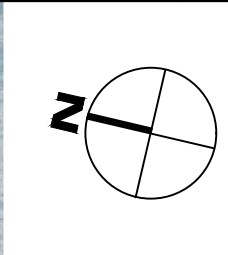
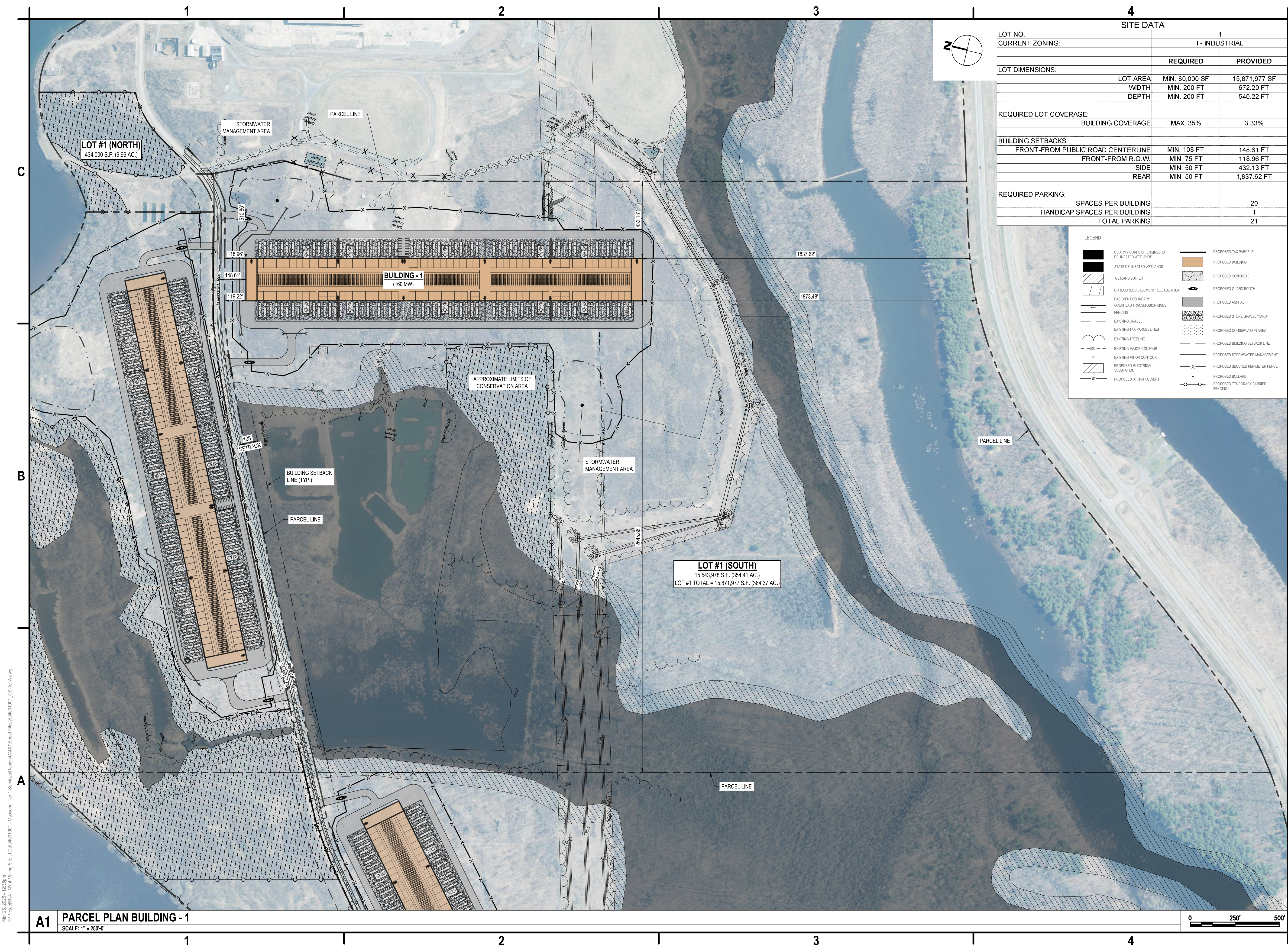
SITE PLAN
BUILDING - 3

CS-103

Mar 26, 2026 - 12:34pm
 P:\Projects\BJ4 - NY 4 Mining Site LLC\BJ4\001\001 - Massena Tier 1 Services\Design\CADD\Sheet Files\BJ4\001\001_CS-103.dwg

A1 SITE PLAN BUILDING - 3
 SCALE: 1" = 100'-0"





SITE DATA			
LOT NO.	1		
CURRENT ZONING:	I - INDUSTRIAL		
LOT DIMENSIONS:	REQUIRED	PROVIDED	
	LOT AREA	MIN. 80,000 SF	15,871,977 SF
	WIDTH	MIN. 200 FT	672.20 FT
REQUIRED LOT COVERAGE:	DEPTH	MIN. 200 FT	540.22 FT
	BUILDING COVERAGE	MAX. 35%	3.33%
BUILDING SETBACKS:	FRONT-FROM PUBLIC ROAD CENTERLINE	MIN. 108 FT	148.61 FT
	FRONT-FROM R.O.W.	MIN. 75 FT	118.96 FT
	SIDE	MIN. 50 FT	432.13 FT
	REAR	MIN. 50 FT	1,837.62 FT
REQUIRED PARKING:	SPACES PER BUILDING	20	
	HANDICAP SPACES PER BUILDING	1	
	TOTAL PARKING	21	

LEGEND	
	PROPOSED TAX PARCELS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED GUARD BOOTH
	PROPOSED ASPHALT
	PROPOSED STONE GRAVEL YARD
	PROPOSED CONSERVATION AREA
	PROPOSED BUILDING SETBACK LINE
	PROPOSED STORMWATER MANAGEMENT
	PROPOSED SECURED PERIMETER FENCE
	PROPOSED BOLLARD
	PROPOSED TEMPORARY BARRIER FENCING

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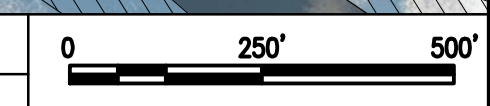
MARK	DATE	DESCRIPTION
REVISIONS		
	PROJECT NO:	BJ4.001.001
	DATE:	MARCH 2026
	DRAWN BY:	M. ZINGARO
	DESIGNED BY:	M. ZINGARO
	CHECKED BY:	E. KENNA, P.E.
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PARCEL PLAN
BUILDING - 1

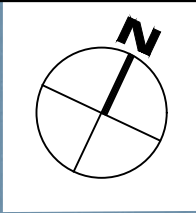
CS-101A

Mar 26, 2026 - 12:35pm
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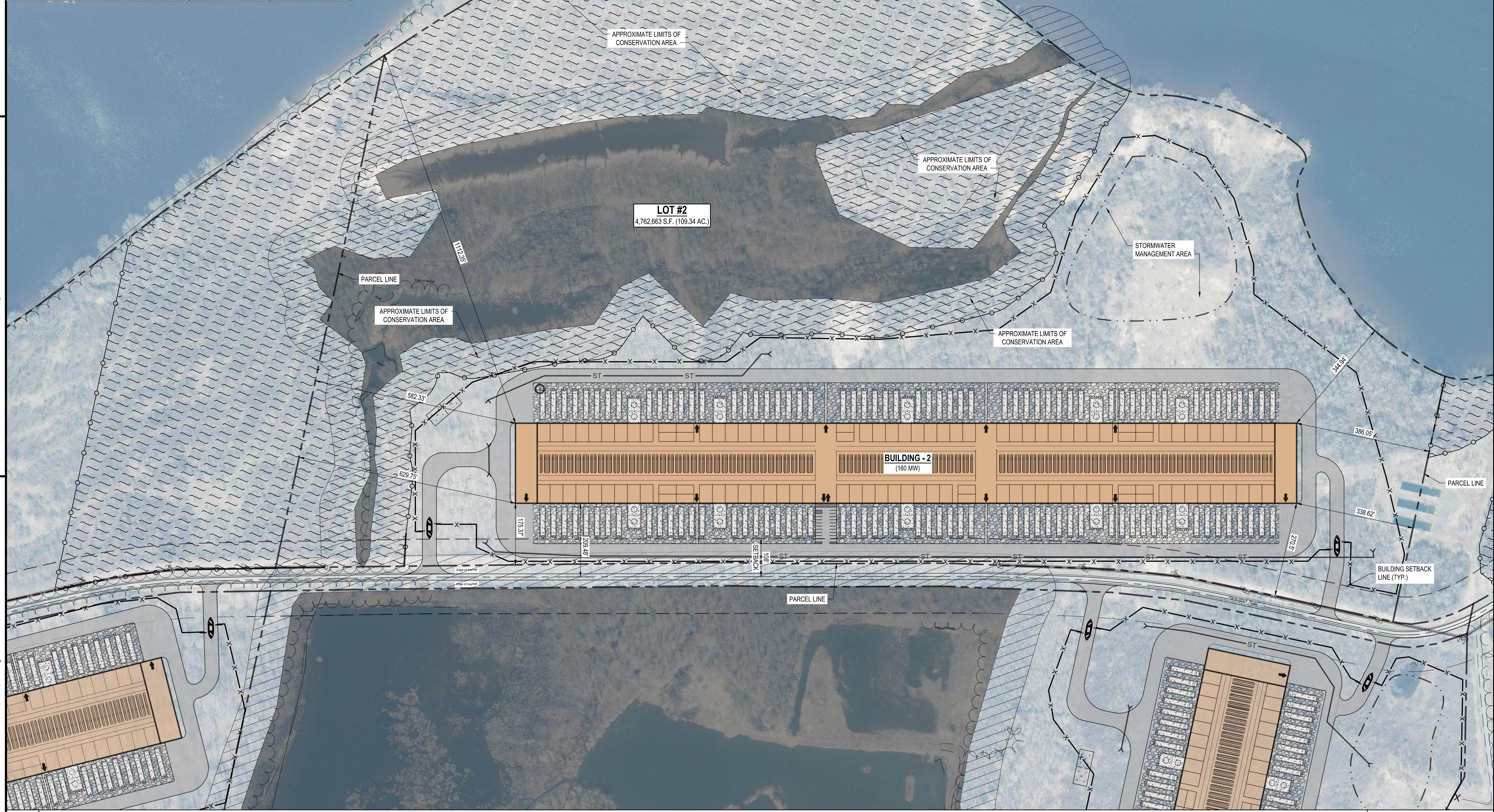
A1 **PARCEL PLAN BUILDING - 1**
 SCALE: 1" = 250'-0"



SITE DATA			
LOT NO.	2		
CURRENT ZONING:	I - INDUSTRIAL		
	REQUIRED	PROVIDED	
LOT DIMENSIONS:	LOT AREA	MIN. 80,000 SF	4,762,663 SF
	WIDTH	MIN. 200 FT	3,143.74 FT
	DEPTH	MIN. 200 FT	714.35 FT
REQUIRED LOT COVERAGE:	BUILDING COVERAGE	MAX. 35%	10.65%
BUILDING SETBACKS:	FRONT-FROM PUBLIC ROAD CENTERLINE	MIN. 108 FT	209.48 FT
	FRONT-FROM R.O.W.	MIN. 75 FT	175.37 FT
	SIDE	MIN. 50 FT	338.62 FT
	REAR	MIN. 50 FT	344.94 FT
REQUIRED PARKING:	SPACES PER BUILDING	20	
	HANDICAP SPACES PER BUILDING	1	
	TOTAL PARKING	21	



LEGEND	
	US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS
	STATE DELINEATED WETLANDS
	WETLAND BUFFER
	UNRECORDED EASEMENT RELEASE AREA
	EASEMENT BOUNDARY
	FENCING
	EXISTING GRAVEL
	EXISTING TAX PARCEL LINES
	EXISTING TREELINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED ELECTRICAL SUBSTATION
	PROPOSED STORM CULVERT
	PROPOSED TAX PARCELS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED GUARD BOOTH
	PROPOSED ASPHALT
	PROPOSED STONE GRAVEL "YARD"
	PROPOSED CONSERVATION AREA
	PROPOSED BUILDING SETBACK LINE
	PROPOSED STORMWATER MANAGEMENT
	PROPOSED SECURED PERIMETER FENCE
	PROPOSED BOLLARD
	PROPOSED TEMPORARY BARRIER FENCING



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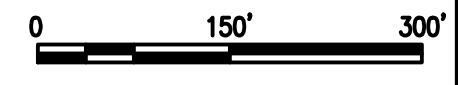
MARK	DATE	DESCRIPTION
REVISIONS		
	PROJECT NO:	BJ4.001.001
	DATE:	MARCH 2026
	DRAWN BY:	M. ZINGARO
	DESIGNED BY:	M. ZINGARO
	CHECKED BY:	E. KENNA, P.E.

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PARCEL PLAN
 BUILDING - 2

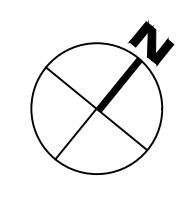
CS-102A

A1 PARCEL PLAN BUILDING - 2
 SCALE: 1" = 150'-0"

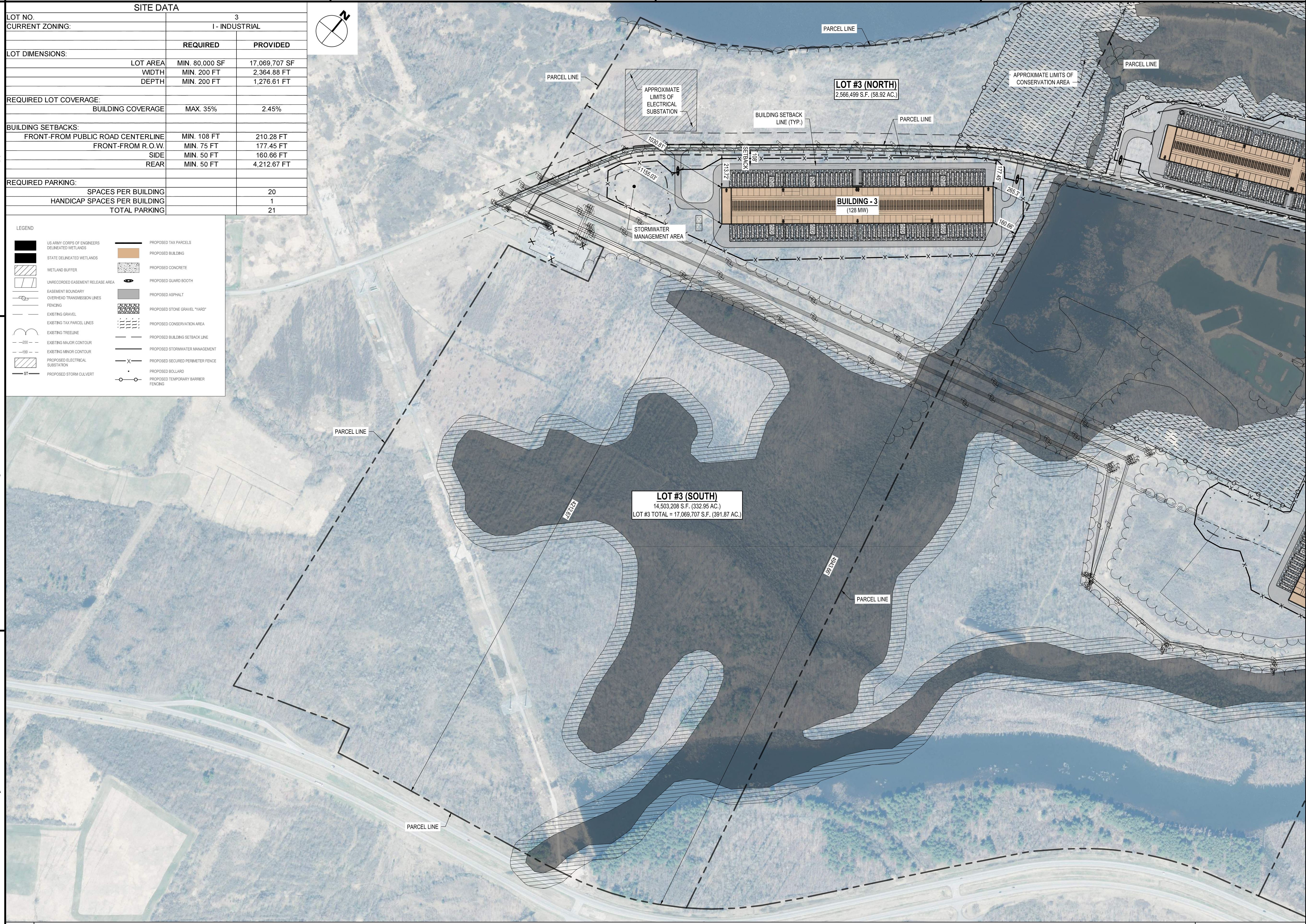


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 P:\Projects\2024 - NY 4 Milling Site LLC\BJ4.001\001 - Massena Tier 1 Services\Design\CADD\Sheet Files\BJ4.001\001_CS-102A.dwg

SITE DATA			
LOT NO.	3		
CURRENT ZONING:	I - INDUSTRIAL		
	REQUIRED	PROVIDED	
LOT DIMENSIONS:	LOT AREA	MIN. 80,000 SF	17,069,707 SF
	WIDTH	MIN. 200 FT	2,364.88 FT
	DEPTH	MIN. 200 FT	1,276.61 FT
REQUIRED LOT COVERAGE:	BUILDING COVERAGE	MAX. 35%	2.45%
BUILDING SETBACKS:	FRONT-FROM PUBLIC ROAD CENTERLINE	MIN. 108 FT	210.28 FT
	FRONT-FROM R.O.W.	MIN. 75 FT	177.45 FT
	SIDE	MIN. 50 FT	160.66 FT
	REAR	MIN. 50 FT	4,212.67 FT
REQUIRED PARKING:	SPACES PER BUILDING	20	
	HANDICAP SPACES PER BUILDING	1	
	TOTAL PARKING	21	



LEGEND	
	US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS
	STATE DELINEATED WETLANDS
	WETLAND BUFFER
	UNRECORDED EASEMENT RELEASE AREA
	EASEMENT BOUNDARY
	OVERHEAD TRANSMISSION LINES
	FENCING
	EXISTING GRAVEL
	EXISTING TAX PARCEL LINES
	EXISTING TREE LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED ELECTRICAL SUBSTATION
	PROPOSED STORM CULVERT
	PROPOSED TAX PARCELS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED GUARD BOOTH
	PROPOSED ASPHALT
	PROPOSED STONE GRAVEL "YARD"
	PROPOSED CONSERVATION AREA
	PROPOSED BUILDING SETBACK LINE
	PROPOSED STORMWATER MANAGEMENT
	PROPOSED SECURED PERIMETER FENCE
	PROPOSED BOLLARD
	PROPOSED TEMPORARY BARRIER FENCING



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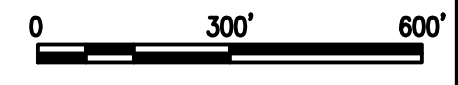
MARK	DATE	DESCRIPTION
REVISIONS		
	PROJECT NO:	BJ4.001.001
	DATE:	MARCH 2026
	DRAWN BY:	M. ZINGARO
	DESIGNED BY:	M. ZINGARO
	CHECKED BY:	E. KENNA, P.E.

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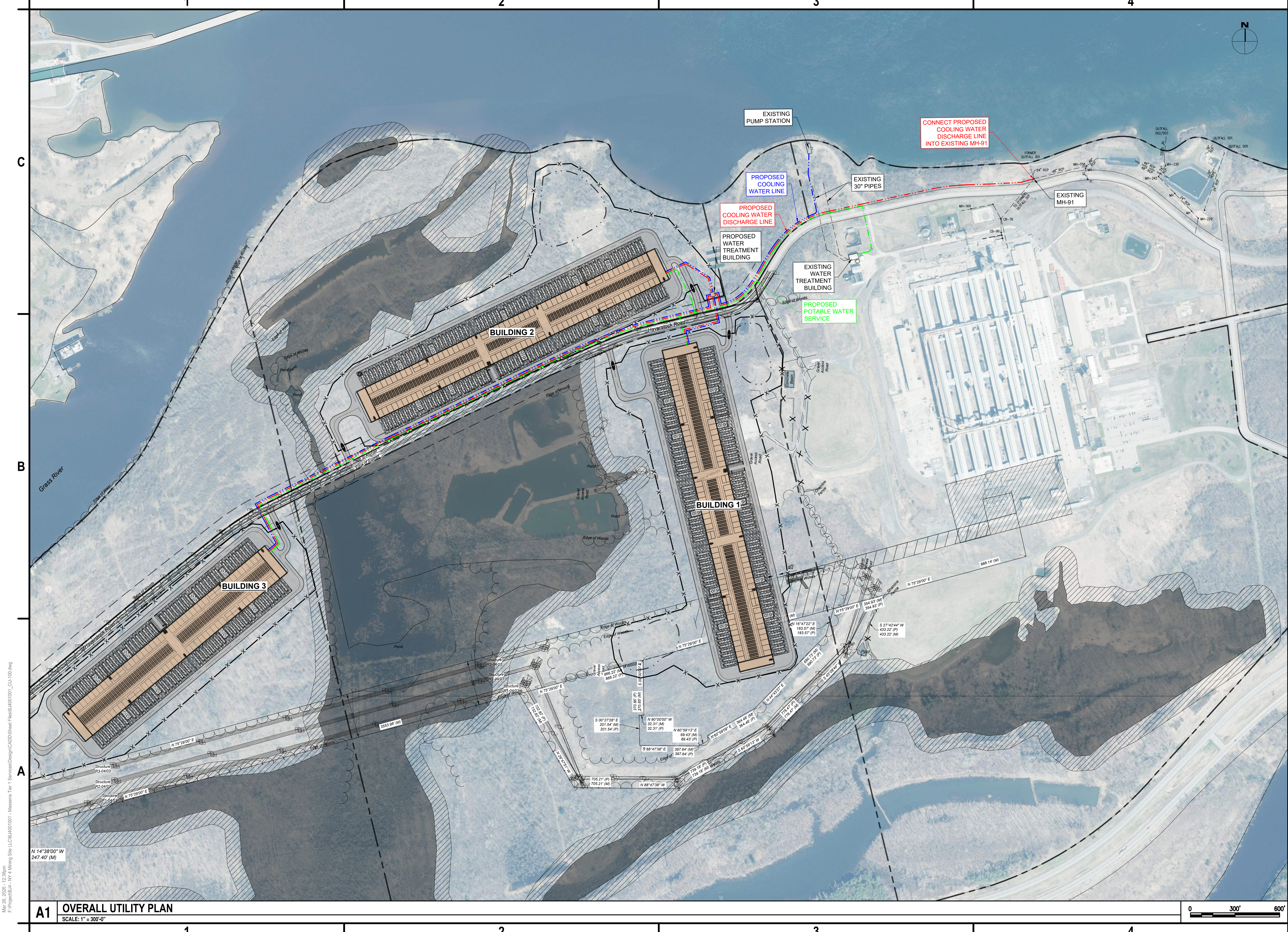
PARCEL PLAN
BUILDING - 3

CS-103A

A1 **PARCEL PLAN BUILDING - 3**
 SCALE: 1" = 300'-0"



Mar 26, 2026 - 12:37pm
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MARK	DATE	DESCRIPTION
REVISIONS		
		PROJECT NO: BJ4.001.001
		DATE: MARCH 2026
		DRAWN BY: M. ZINGARO
		DESIGNED BY: M. ZINGARO
		CHECKED BY: E. KENNA, P.E.

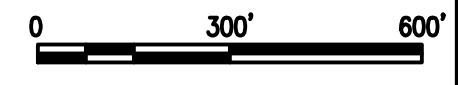
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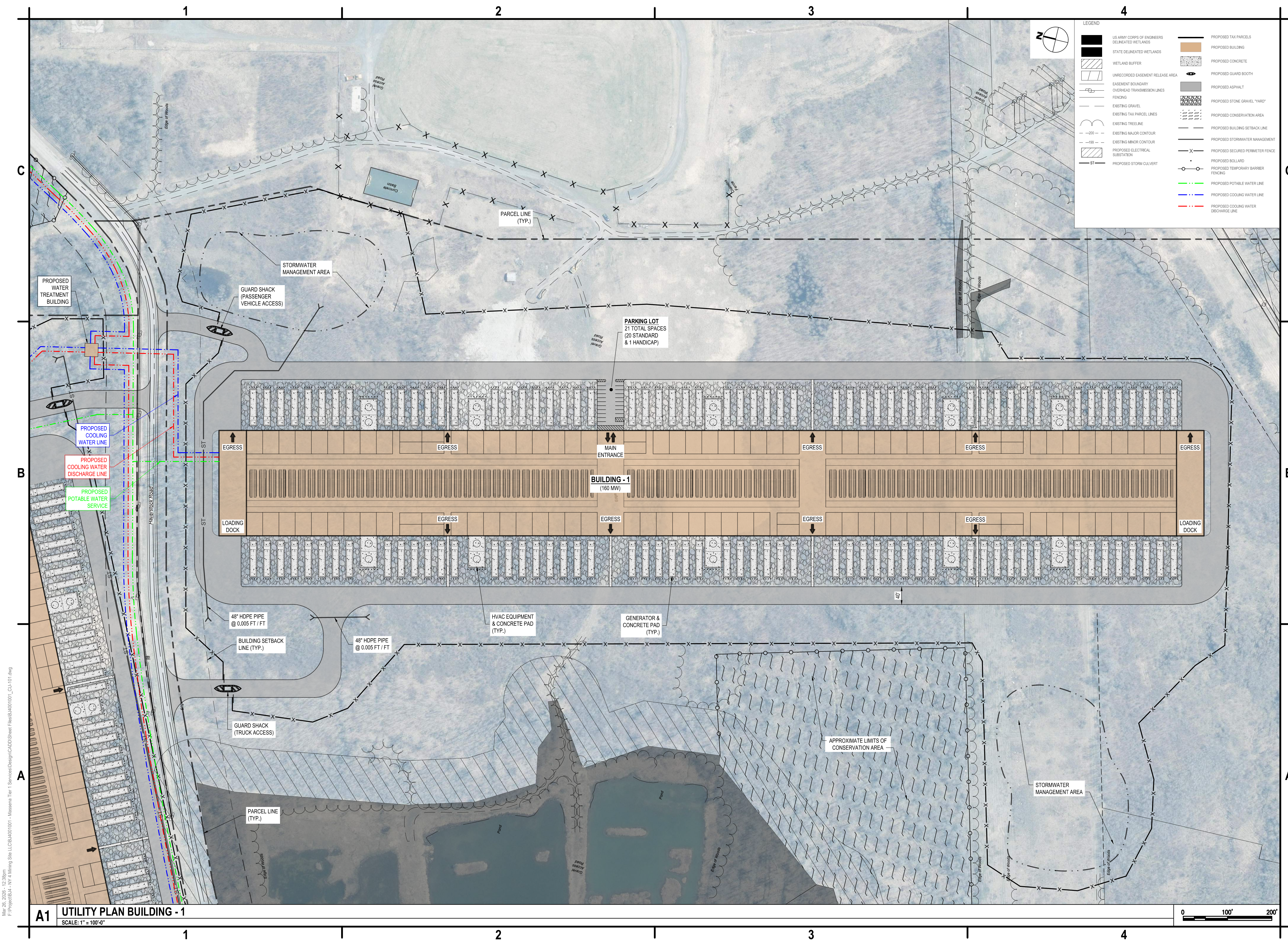
**OVERALL UTILITY
 PLAN**

CU-100

Mar 26, 2026 - 12:39pm
 P:\Projects\2026 - NY 4 Mining Site LLC\BJ4.001\001 - Massena Tier 1 Services\Design\CADD\Sheet Files\BJ4.001\001_CU-100.dwg

A1 OVERALL UTILITY PLAN
 SCALE: 1" = 300'-0"





LEGEND

	US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS		PROPOSED TAX PARCELS
	STATE DELINEATED WETLANDS		PROPOSED BUILDING
	WETLAND BUFFER		PROPOSED CONCRETE
	UNRECORDED EASEMENT RELEASE AREA		PROPOSED GUARD BOOTH
	EASEMENT BOUNDARY		PROPOSED ASPHALT
	OVER-HEAD TRANSMISSION LINES		PROPOSED STONE GRAVEL "YARD"
	FENCING		PROPOSED CONSERVATION AREA
	EXISTING GRAVEL		PROPOSED BUILDING SETBACK LINE
	EXISTING TAX PARCEL LINES		PROPOSED STORMWATER MANAGEMENT
	EXISTING TREELINE		PROPOSED SECURED PERIMETER FENCE
	EXISTING MAJOR CONTOUR		PROPOSED BOLLARD
	EXISTING MINOR CONTOUR		PROPOSED TEMPORARY BARRIER FENCING
	PROPOSED STORM CULVERT		PROPOSED POTABLE WATER LINE
			PROPOSED COOLING WATER LINE
			PROPOSED COOLING WATER DISCHARGE LINE

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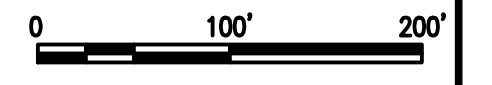
MARK	DATE	DESCRIPTION
REVISIONS		
	PROJECT NO:	BJ4.001.001
	DATE:	MARCH 2026
	DRAWN BY:	M. ZINGARO
	DESIGNED BY:	M. ZINGARO
	CHECKED BY:	E. KENNA, P.E.
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

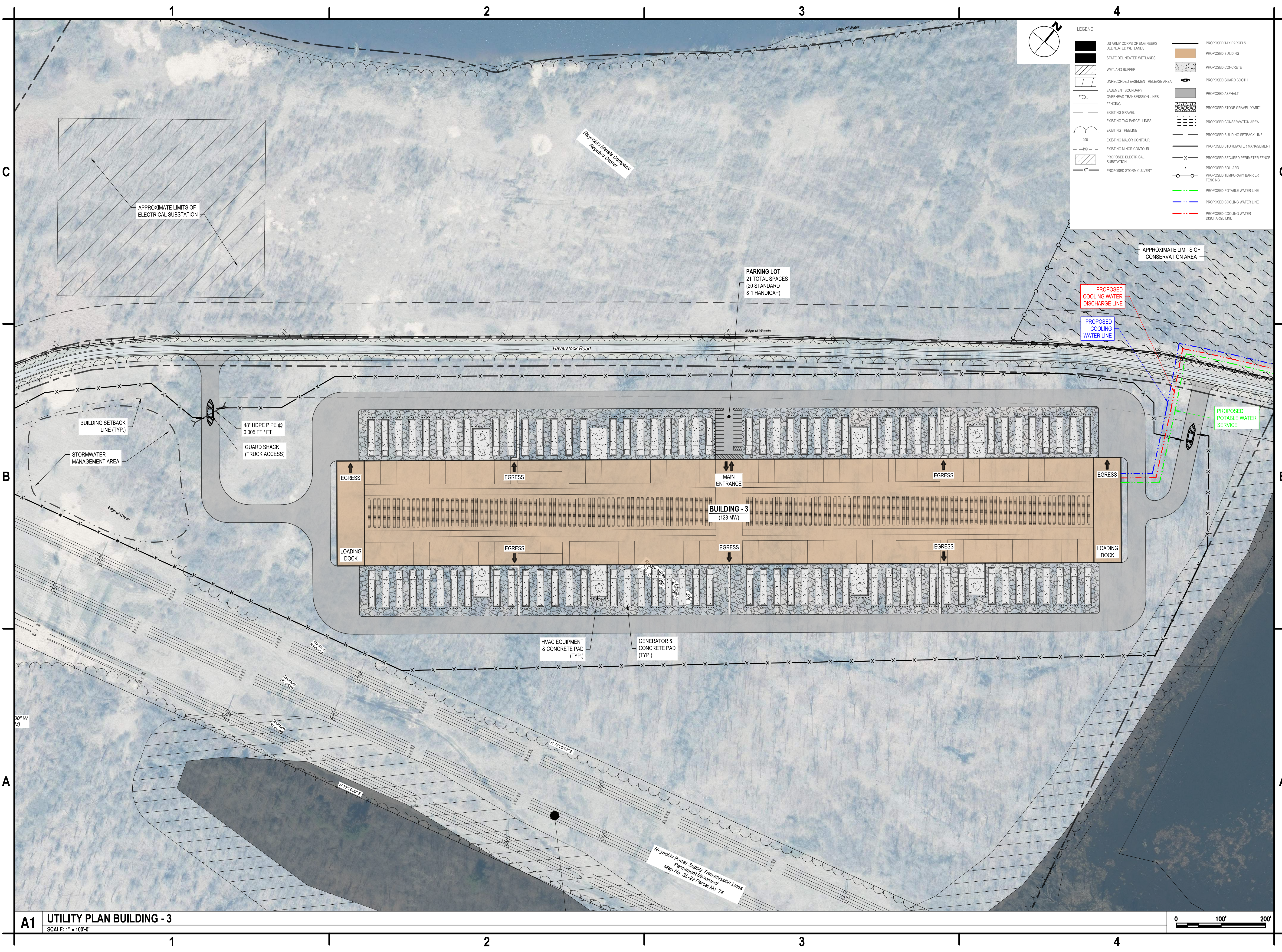
UTILITY PLAN
BUILDING - 1

CU-101

Mar 26, 2026 - 12:39pm
 P:\Projects\2026 - NY 4 Mining Site LLC\BJ4.001\001 - Massena Tier 1 Services\Design\CADD\Sheet Files\BJ4.001\001_CU-101.dwg

A1 **UTILITY PLAN BUILDING - 1**
 SCALE: 1" = 100'-0"





LEGEND

- US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS
- STATE DELINEATED WETLANDS
- WETLAND BUFFER
- UNRECORDED EASEMENT RELEASE AREA
- EASEMENT BOUNDARY
- OVERHEAD TRANSMISSION LINES
- FENCING
- EXISTING GRAVEL
- EXISTING TAX PARCEL LINES
- EXISTING TREE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED ELECTRICAL SUBSTATION
- ST
- PROPOSED TAX PARCELS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED GUARD BOOTH
- PROPOSED ASPHALT
- PROPOSED STONE GRAVEL "YARD"
- PROPOSED CONSERVATION AREA
- PROPOSED BUILDING SETBACK LINE
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED SECURED PERIMETER FENCE
- PROPOSED BOLLARD
- PROPOSED TEMPORARY BARRIER FENCING
- PROPOSED POTABLE WATER LINE
- PROPOSED COOLING WATER LINE
- PROPOSED COOLING WATER DISCHARGE LINE

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REVISIONS		
		PROJECT NO: BJ4.001.001
		DATE: MARCH 2026
		DRAWN BY: M. ZINGARO
		DESIGNED BY: M. ZINGARO
		CHECKED BY: CU-103

UTILITY PLAN
 BUILDING - 3

CU-103

Mar 26, 2026 - 12:40pm
 P:\Projects\BJ4 - NY 4 Mining Site LLC\BJ4\001\001 - Massena Tier 1 Services\Design\CADD\Sheet Files\BJ4\001\001_CU-103.dwg

A1 UTILITY PLAN BUILDING - 3
 SCALE: 1" = 100'-0"



- LEGEND**
- US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS
 - STATE DELINEATED WETLANDS
 - WETLAND BUFFER
 - UNRECORDED EASEMENT RELEASE AREA
 - EASEMENT BOUNDARY
 - OVERHEAD TRANSMISSION LINES
 - FENCING
 - EXISTING GRAVEL
 - EXISTING TAX PARCEL LINES
 - EXISTING TREELINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED ELECTRICAL SUBSTATION
 - ST PROPOSED STORM CULVERT
 - PROPOSED TAX PARCELS
 - PROPOSED BUILDING
 - PROPOSED CONCRETE
 - PROPOSED GUARD BOOTH
 - PROPOSED ASPHALT
 - PROPOSED STONE GRAVEL YARD
 - PROPOSED CONSERVATION AREA
 - PROPOSED BUILDING SETBACK LINE
 - PROPOSED STORMWATER MANAGEMENT
 - PROPOSED SECURED PERIMETER FENCE
 - PROPOSED BOLLARD
 - PROPOSED TEMPORARY BARRIER FENCING
 - PROPOSED LIMITS OF DISTURBANCE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR



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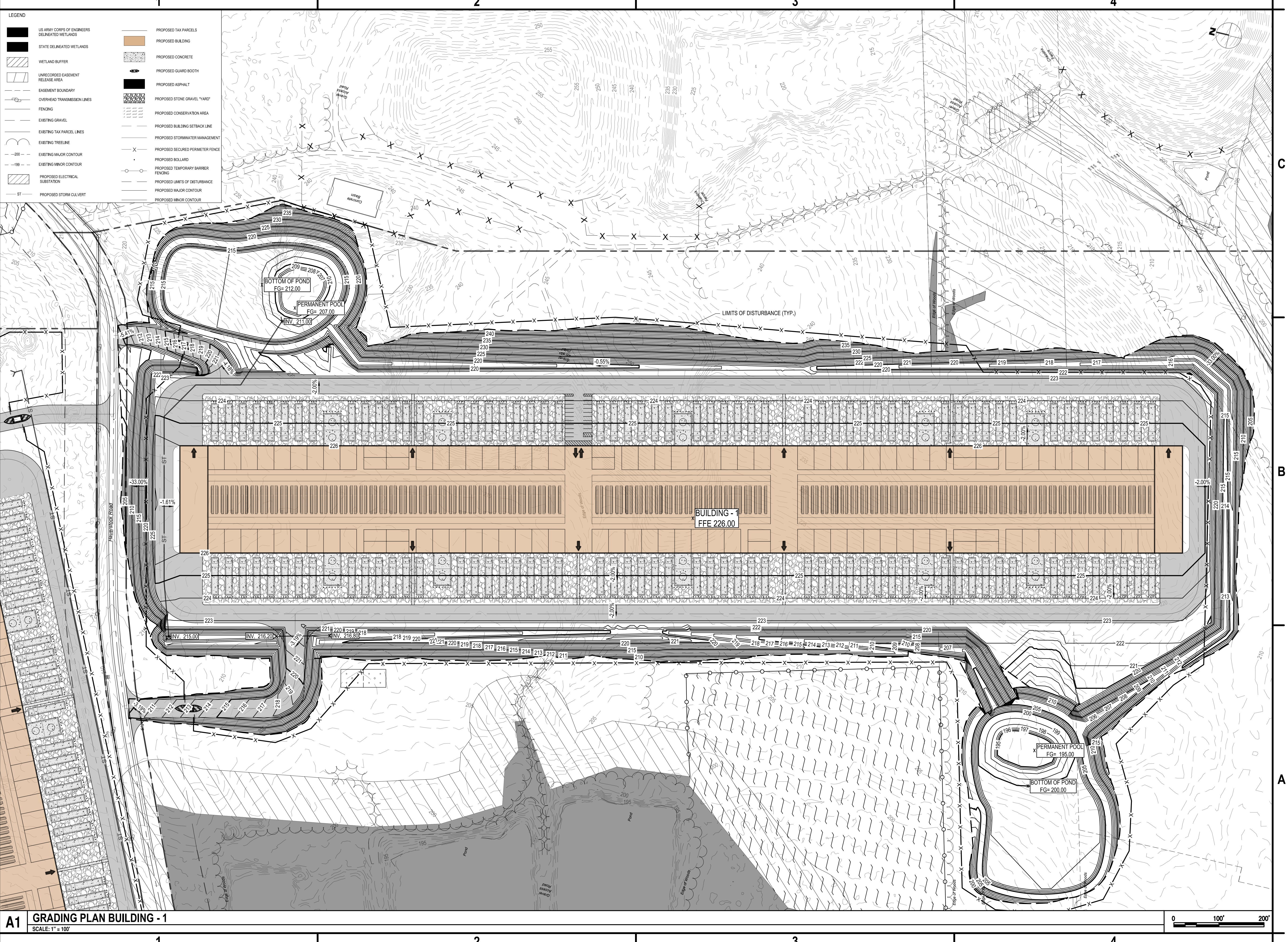
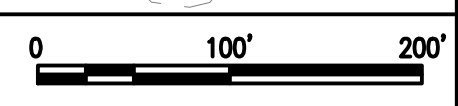
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REVISIONS		
		PROJECT NO: BJ4.001.001
		DATE: MARCH 2026
		DRAWN BY: M. GALLEGOS, E.I.T.
		DESIGNED BY: J. URRRA
		CHECKED BY: E. KENNA, P.E.
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GRADING PLAN
BUILDING - 1

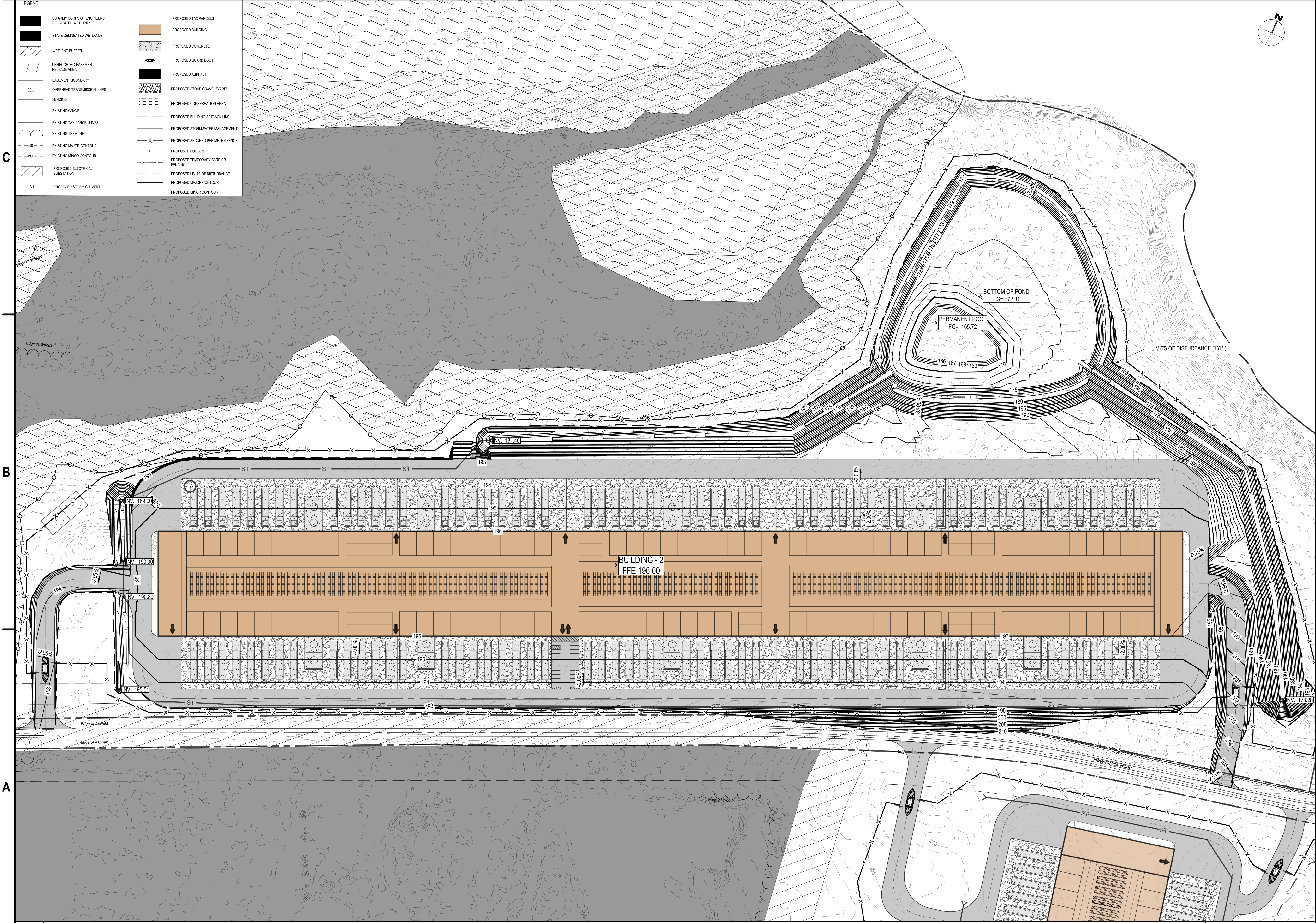
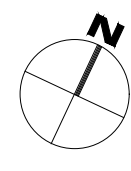
CG-101

Mar 26, 2026 - 12:41 pm
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A1 GRADING PLAN BUILDING - 1
 SCALE: 1" = 100'



LEGEND	
	US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS
	STATE DELINEATED WETLANDS
	WETLAND BUFFER
	UNRECORDED EASEMENT RELEASE AREA
	EASEMENT BOUNDARY
	OVERHEAD TRANSMISSION LINES
	FENCING
	EXISTING GRAVEL
	EXISTING TAX PARCEL LINES
	EXISTING TREELINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED ELECTRICAL SUBSTATION
	PROPOSED STORM CULVERT
	PROPOSED TAX PARCELS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED GUARD BOOTH
	PROPOSED ASPHALT
	PROPOSED STONE GRAVEL "YARD"
	PROPOSED CONSERVATION AREA
	PROPOSED BUILDING SETBACK LINE
	PROPOSED STORMWATER MANAGEMENT
	PROPOSED SECURED PERIMETER FENCE
	PROPOSED BOLLARD
	PROPOSED TEMPORARY BARRIER FENCING
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR



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MARK	DATE	DESCRIPTION
REVISIONS		
		PROJECT NO: BJ4.001.001
		DATE: MARCH 2026
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		DESIGNED BY: J. URRRA
		CHECKED BY: E. KENNA, P.E.
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GRADING PLAN
BUILDING - 2

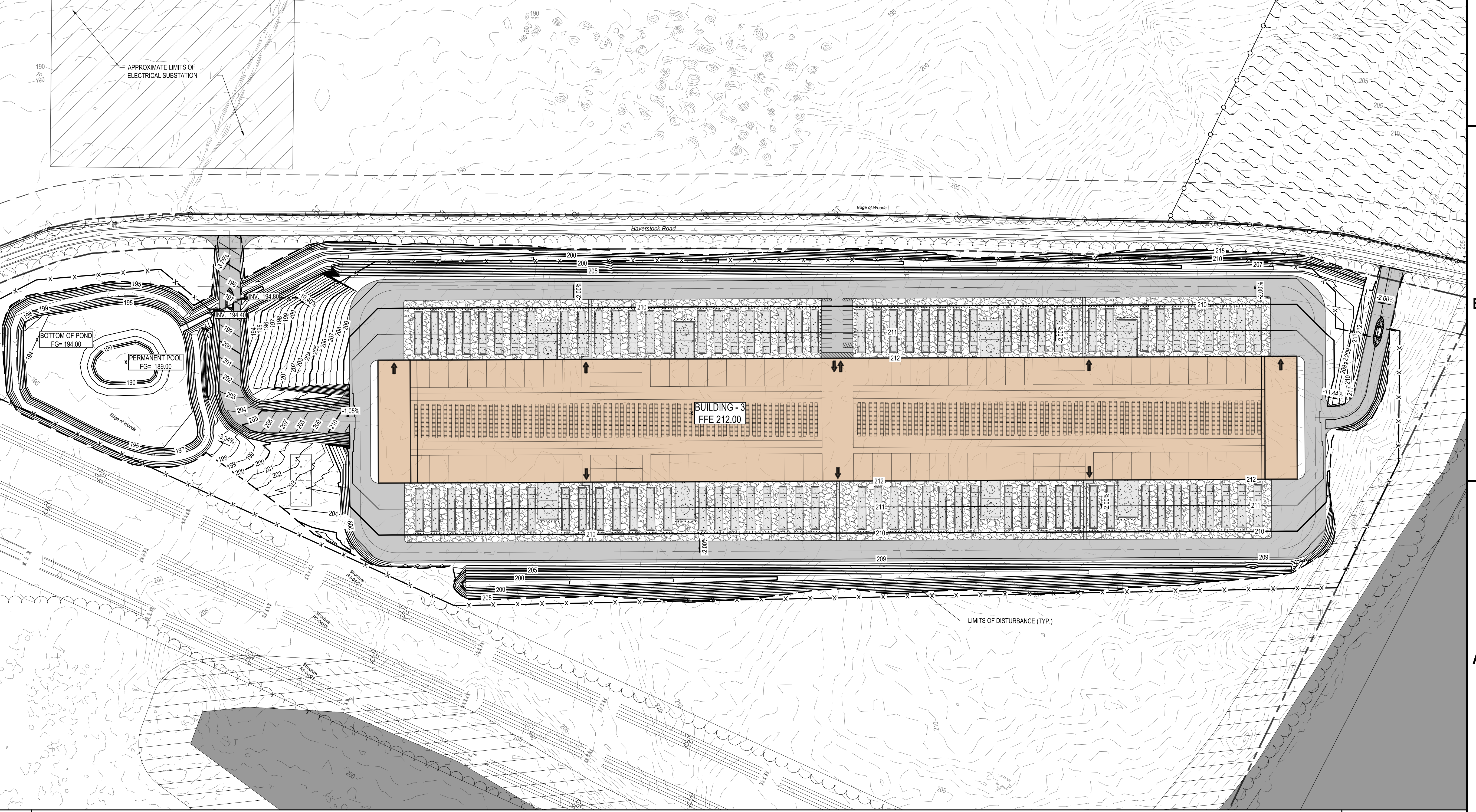
CG-102

Mar 26, 2026 - 12:41 pm
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A1 GRADING PLAN BUILDING - 2
 SCALE: 1" = 100'

LEGEND

	US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS		PROPOSED TAX PARCELS
	STATE DELINEATED WETLANDS		PROPOSED BUILDING
	WETLAND BUFFER		PROPOSED CONCRETE
	UNRECORDED EASEMENT RELEASE AREA		PROPOSED GUARD BOOTH
	EASEMENT BOUNDARY		PROPOSED ASPHALT
	OVERHEAD TRANSMISSION LINES		PROPOSED STONE GRAVEL "YARD"
	FENCING		PROPOSED CONSERVATION AREA
	EXISTING GRAVEL		PROPOSED BUILDING SETBACK LINE
	EXISTING TAX PARCEL LINES		PROPOSED STORMWATER MANAGEMENT
	EXISTING TREE LINE		PROPOSED SECURED PERIMETER FENCE
	EXISTING MAJOR CONTOUR		PROPOSED BOLLARD
	EXISTING MINOR CONTOUR		PROPOSED TEMPORARY BARRIER FENCING
	PROPOSED ELECTRICAL SUBSTATION		PROPOSED LIMITS OF DISTURBANCE
	PROPOSED STORM CULVERT		PROPOSED MAJOR CONTOUR
			PROPOSED MINOR CONTOUR



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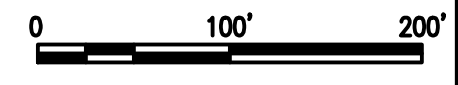
NYDIG MASSENA
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MARK	DATE	DESCRIPTION
REVISIONS		
	PROJECT NO:	BJ4.001.001
	DATE:	MARCH 2026
	DRAWN BY:	M. GALLEGOS, E.I.T.
	DESIGNED BY:	J. URRÁ
	CHECKED BY:	E. KENNA, P.E.
<small>NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW</small>		

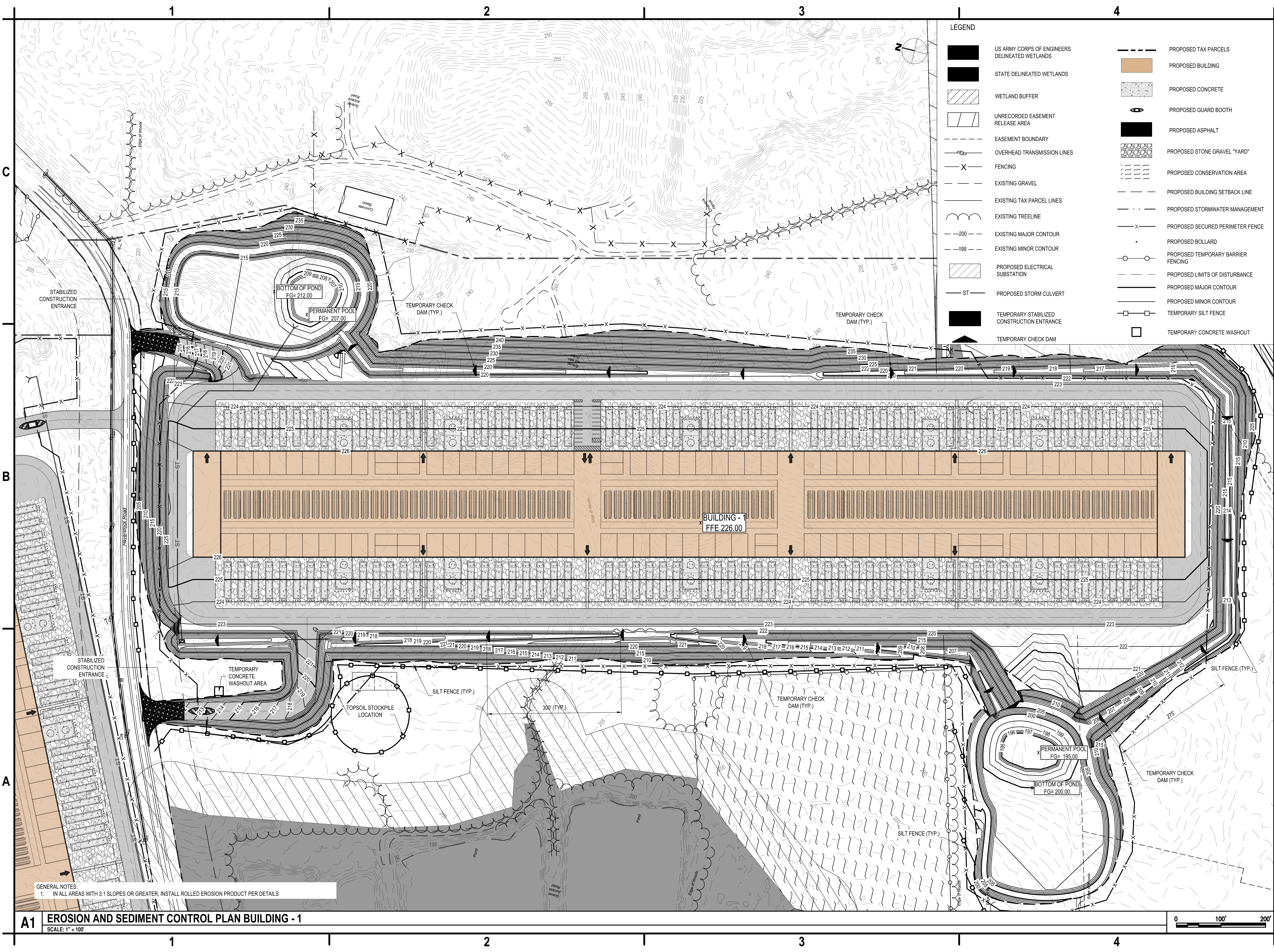
GRADING PLAN
BUILDING - 3

CG-103

A1 GRADING PLAN BUILDING - 3
 SCALE: 1" = 100'



Mar 26, 2026 - 12:42pm
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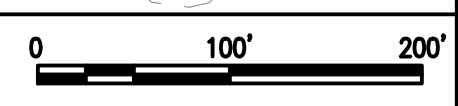


LEGEND

	US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS		PROPOSED TAX PARCELS
	STATE DELINEATED WETLANDS		PROPOSED BUILDING
	WETLAND BUFFER		PROPOSED CONCRETE
	UNRECORDED EASEMENT RELEASE AREA		PROPOSED GUARD BOOTH
	EASEMENT BOUNDARY		PROPOSED ASPHALT
	OVERHEAD TRANSMISSION LINES		PROPOSED STONE GRAVEL "YARD"
	FENCING		PROPOSED CONSERVATION AREA
	EXISTING GRAVEL		PROPOSED BUILDING SETBACK LINE
	EXISTING TAX PARCEL LINES		PROPOSED STORMWATER MANAGEMENT
	EXISTING TREELINE		PROPOSED SECURED PERIMETER FENCE
	EXISTING MAJOR CONTOUR		PROPOSED BOLLARD
	EXISTING MINOR CONTOUR		PROPOSED TEMPORARY BARRIER FENCING
	PROPOSED ELECTRICAL SUBSTATION		PROPOSED LIMITS OF DISTURBANCE
	PROPOSED STORM CULVERT		PROPOSED MAJOR CONTOUR
	TEMPORARY STABILIZED CONSTRUCTION ENTRANCE		PROPOSED MINOR CONTOUR
	TEMPORARY CHECK DAM		TEMPORARY SILT FENCE
			TEMPORARY CONCRETE WASHOUT

GENERAL NOTES:
 1. IN ALL AREAS WITH 3:1 SLOPES OR GREATER, INSTALL ROLLED EROSION PRODUCT PER DETAILS

A1 EROSION AND SEDIMENT CONTROL PLAN BUILDING - 1
 SCALE: 1" = 100'



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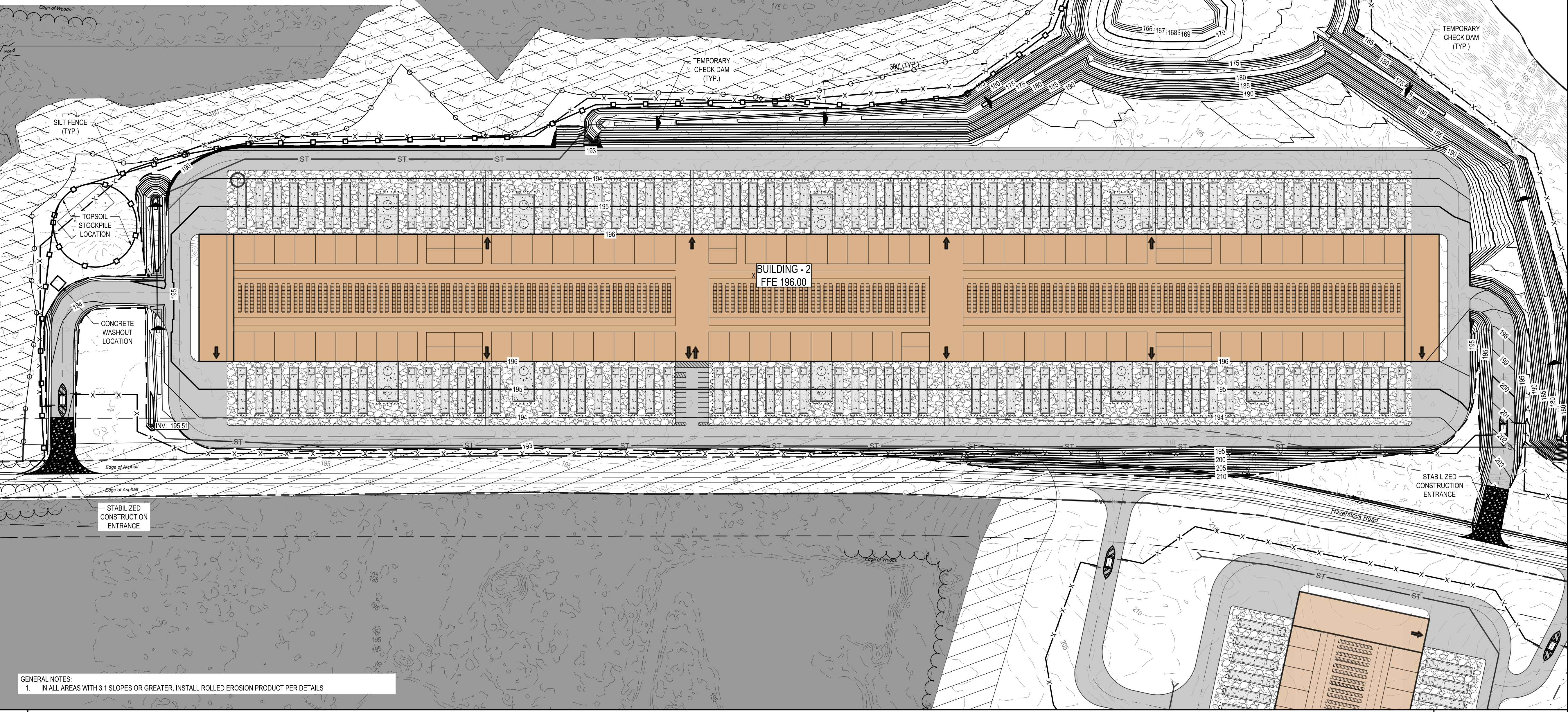
NYDIG MASSENA
424 HARVERSTOCK ROAD
MASSENA, NY 13662

MARK	DATE	DESCRIPTION
REVISIONS		
		PROJECT NO: BJ4.001.001
		DATE: MARCH 2026
		DRAWN BY: E. AVERSA, P.E.
		DESIGNED BY: E. AVERSA, P.E.
		CHECKED BY: E. KENNA, P.E.
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EROSION AND SEDIMENT CONTROL PLAN BUILDING - 1

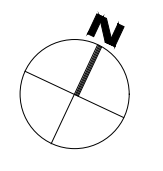
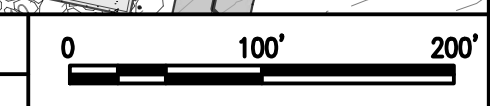
CE-101

LEGEND	
	US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS
	STATE DELINEATED WETLANDS
	WETLAND BUFFER
	UNRECORDED EASEMENT RELEASE AREA
	EASEMENT BOUNDARY
	OVERHEAD TRANSMISSION LINES
	FENCING
	EXISTING GRAVEL
	EXISTING TAX PARCEL LINES
	EXISTING TREELINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED ELECTRICAL SUBSTATION
	PROPOSED STORM CULVERT
	TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
	TEMPORARY CHECK DAM
	PROPOSED TAX PARCELS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED GUARD BOOTH
	PROPOSED ASPHALT
	PROPOSED STONE GRAVEL "YARD"
	PROPOSED CONSERVATION AREA
	PROPOSED BUILDING SETBACK LINE
	PROPOSED STORMWATER MANAGEMENT
	PROPOSED SECURED PERIMETER FENCE
	PROPOSED BOLLARD
	PROPOSED TEMPORARY BARRIER FENCING
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	TEMPORARY SILT FENCE
	TEMPORARY CONCRETE WASHOUT



GENERAL NOTES:
 1. IN ALL AREAS WITH 3:1 SLOPES OR GREATER, INSTALL ROLLED EROSION PRODUCT PER DETAILS

A1 EROSION AND SEDIMENT CONTROL PLAN BUILDING - 2
 SCALE: 1" = 100'



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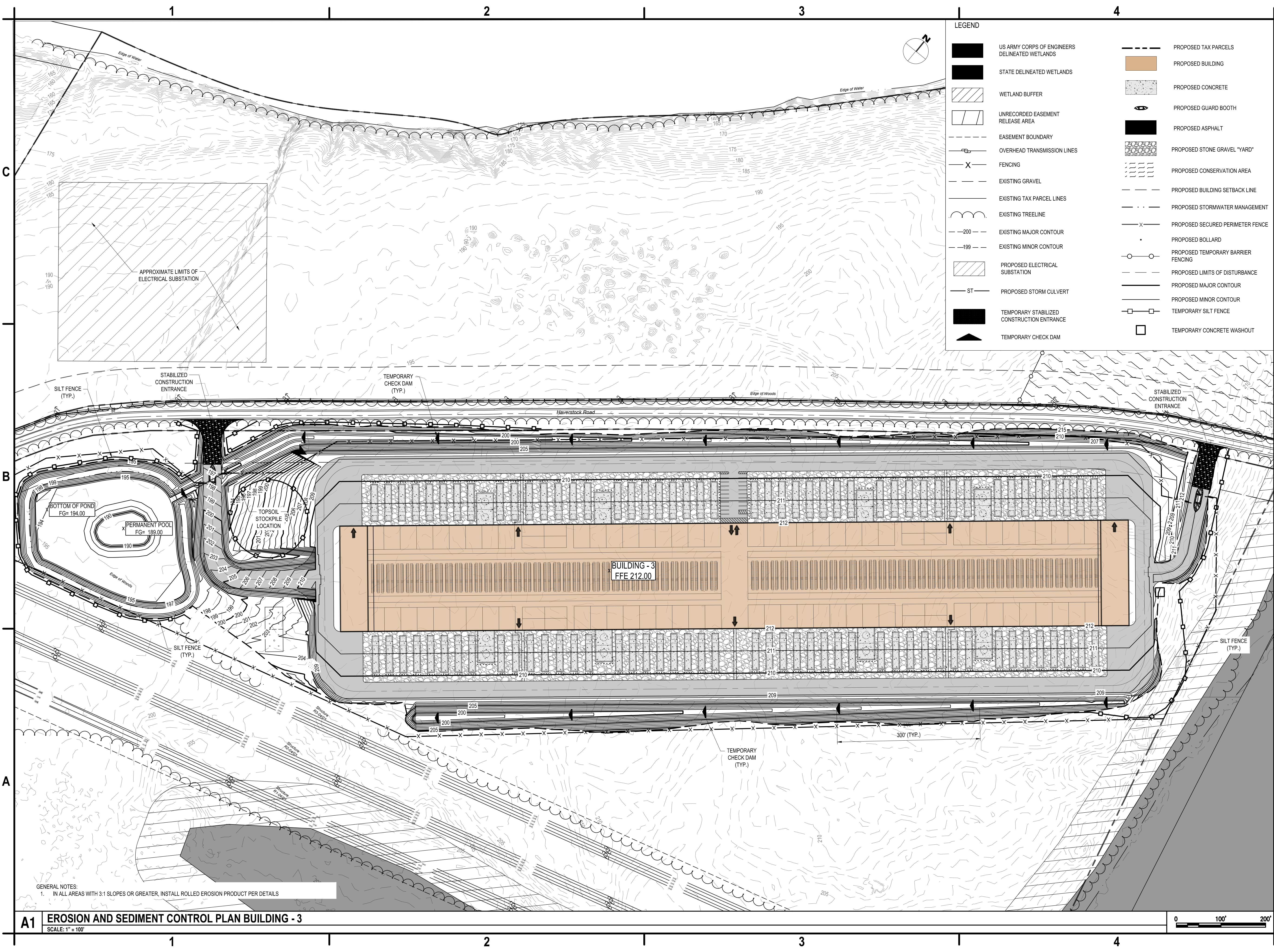
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EROSION AND SEDIMENT CONTROL PLAN BUILDING - 2

CE-102



LEGEND

	US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS		PROPOSED TAX PARCELS
	STATE DELINEATED WETLANDS		PROPOSED BUILDING
	WETLAND BUFFER		PROPOSED CONCRETE
	UNRECORDED EASEMENT RELEASE AREA		PROPOSED GUARD BOOTH
	EASEMENT BOUNDARY		PROPOSED ASPHALT
	OVERHEAD TRANSMISSION LINES		PROPOSED STONE GRAVEL "YARD"
	FENCING		PROPOSED CONSERVATION AREA
	EXISTING GRAVEL		PROPOSED BUILDING SETBACK LINE
	EXISTING TAX PARCEL LINES		PROPOSED STORMWATER MANAGEMENT
	EXISTING TREELINE		PROPOSED SECURED PERIMETER FENCE
	EXISTING MAJOR CONTOUR		PROPOSED BOLLARD
	EXISTING MINOR CONTOUR		PROPOSED TEMPORARY BARRIER FENCING
	PROPOSED ELECTRICAL SUBSTATION		PROPOSED LIMITS OF DISTURBANCE
	PROPOSED STORM CULVERT		PROPOSED MAJOR CONTOUR
	TEMPORARY STABILIZED CONSTRUCTION ENTRANCE		PROPOSED MINOR CONTOUR
	TEMPORARY CHECK DAM		TEMPORARY SILT FENCE
			TEMPORARY CONCRETE WASHOUT

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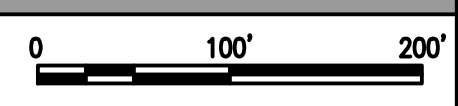
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EROSION AND SEDIMENT CONTROL PLAN BUILDING - 3

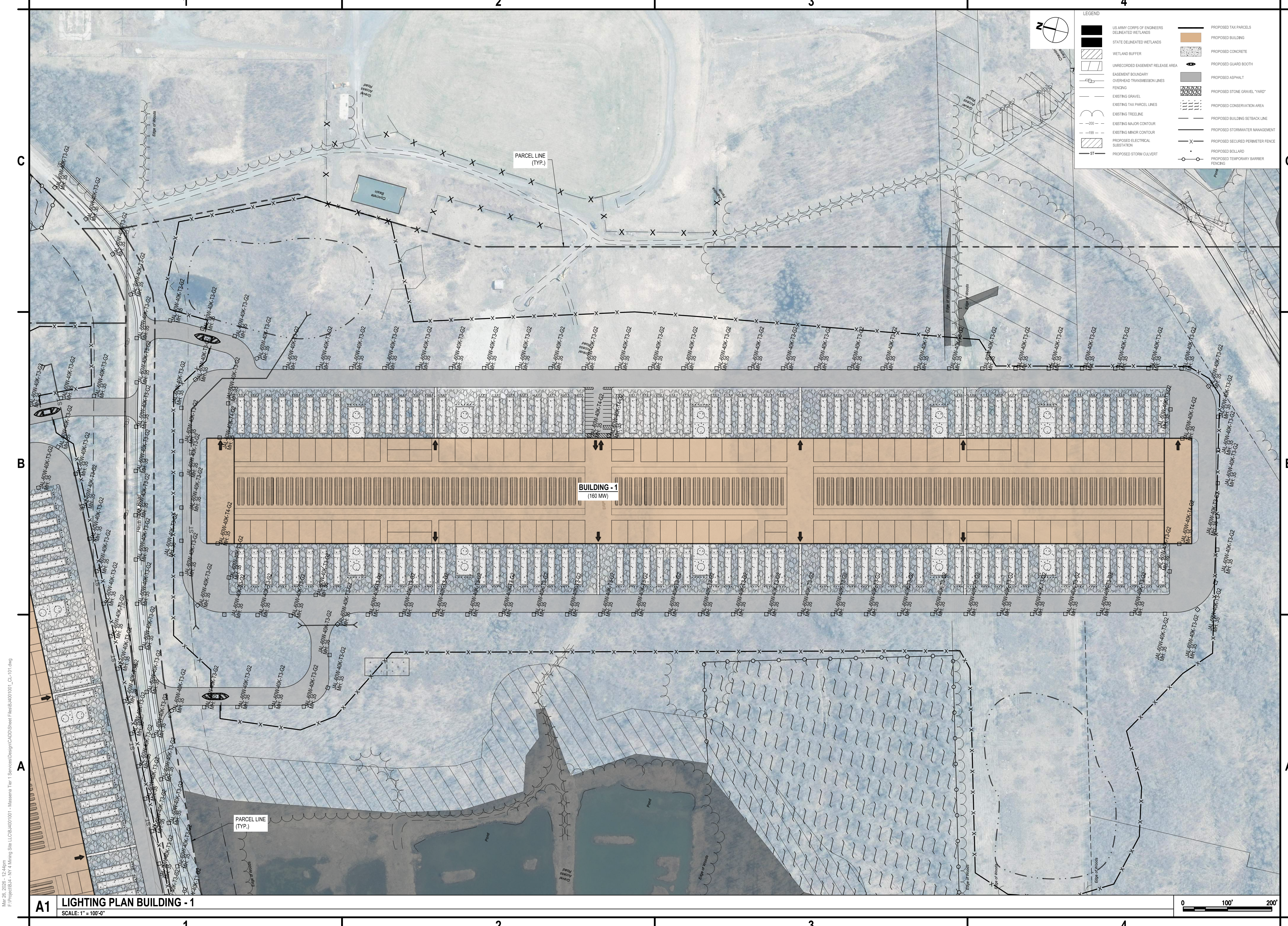
CE-103

GENERAL NOTES:
1. IN ALL AREAS WITH 3:1 SLOPES OR GREATER, INSTALL ROLLED EROSION PRODUCT PER DETAILS

A1 EROSION AND SEDIMENT CONTROL PLAN BUILDING - 3
SCALE: 1" = 100'



Mar 26, 2026 - 12:43pm
 P:\Projects\2026 - NY 4 Mining Site LLC\BJ4.001\001 - Massena Tier 1 Services\Design\CADD\Sheet Files\BJ4.001\001_CE-103.dwg



LEGEND

	US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS		PROPOSED TAX PARCELS
	STATE DELINEATED WETLANDS		PROPOSED BUILDING
	WETLAND BUFFER		PROPOSED CONCRETE
	UNRECORDED EASEMENT RELEASE AREA		PROPOSED GUARD BOOTH
	EASEMENT BOUNDARY		PROPOSED ASPHALT
	OVER-HEAD TRANSMISSION LINES		PROPOSED STONE GRAVEL "YARD"
	FENCING		PROPOSED CONSERVATION AREA
	EXISTING GRAVEL		PROPOSED STORMWATER MANAGEMENT
	EXISTING TAX PARCEL LINES		PROPOSED BUILDING SETBACK LINE
	EXISTING TREE LINE		PROPOSED STORMWATER MANAGEMENT
	EXISTING MAJOR CONTOUR		PROPOSED SECURED PERIMETER FENCE
	EXISTING MINOR CONTOUR		PROPOSED BOLLARD
	PROPOSED ELECTRICAL SUBSTATION		PROPOSED TEMPORARY BARRIER FENCING
	PROPOSED STORM CULVERT		

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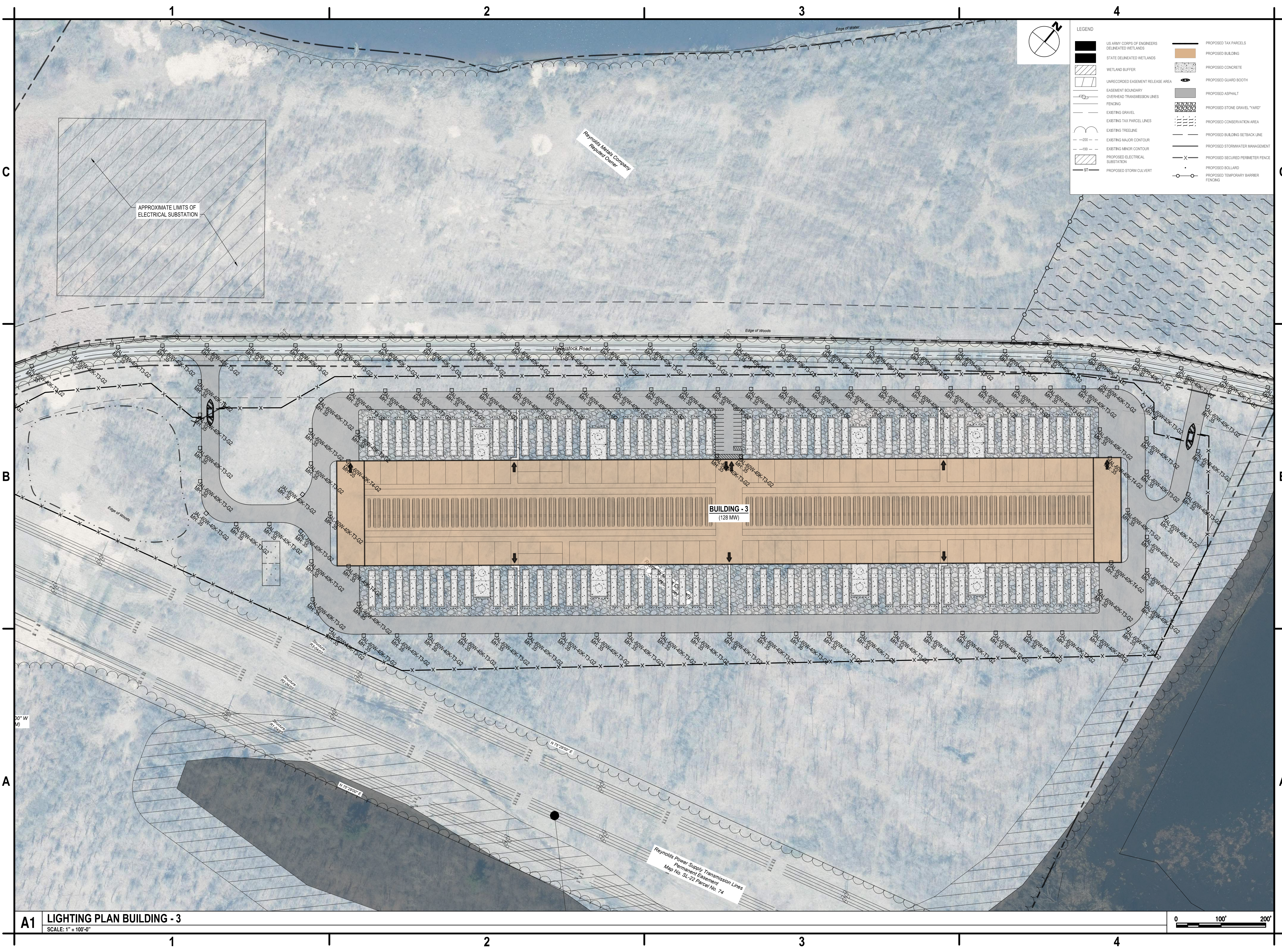
NYDIG MASSENA
424 HARVERSTOCK ROAD
MASSENA, NY 13662

MARK	DATE	DESCRIPTION
REVISIONS		
		PROJECT NO: BJ4.001.001
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		DRAWN BY: J. URRRA
		DESIGNED BY: A. KLYMKOW
		CHECKED BY: K. OBINE
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LIGHTING PLAN
BUILDING - 1

CL-101

Mar 26, 2026 - 12:44pm
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LEGEND

- US ARMY CORPS OF ENGINEERS DELINEATED WETLANDS
- STATE DELINEATED WETLANDS
- WETLAND BUFFER
- UNRECORDED EASEMENT RELEASE AREA
- EASEMENT BOUNDARY
- OVERHEAD TRANSMISSION LINES
- FENCING
- EXISTING GRAVEL
- EXISTING TAX PARCEL LINES
- EXISTING TREE LINE
- 200- EXISTING MAJOR CONTOUR
- 100- EXISTING MINOR CONTOUR
- PROPOSED ELECTRICAL SUBSTATION
- ST PROPOSED STORM CULVERT
- PROPOSED TAX PARCELS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED GUARD BOOTH
- PROPOSED ASPHALT
- PROPOSED STONE GRAVEL "YARD"
- PROPOSED CONSERVATION AREA
- PROPOSED BUILDING SETBACK LINE
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED SECURED PERIMETER FENCE
- PROPOSED BOLLARD
- PROPOSED TEMPORARY BARRIER FENCING

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		DESIGNED BY: A. KLYMKOW
		CHECKED BY: K. OBINE
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LIGHTING PLAN
BUILDING - 3

CL-103

Mar 26, 2025 - 12:46pm
 P:\Projects\2025\NY 4 Milling Site\LLCB\4001001 - Massena Tier 1 Services\Design\CADD\Sheet Files\BJ4.001.001_CL-103.dwg

A1 LIGHTING PLAN BUILDING - 3
 SCALE: 1" = 100'-0"



1

2

3

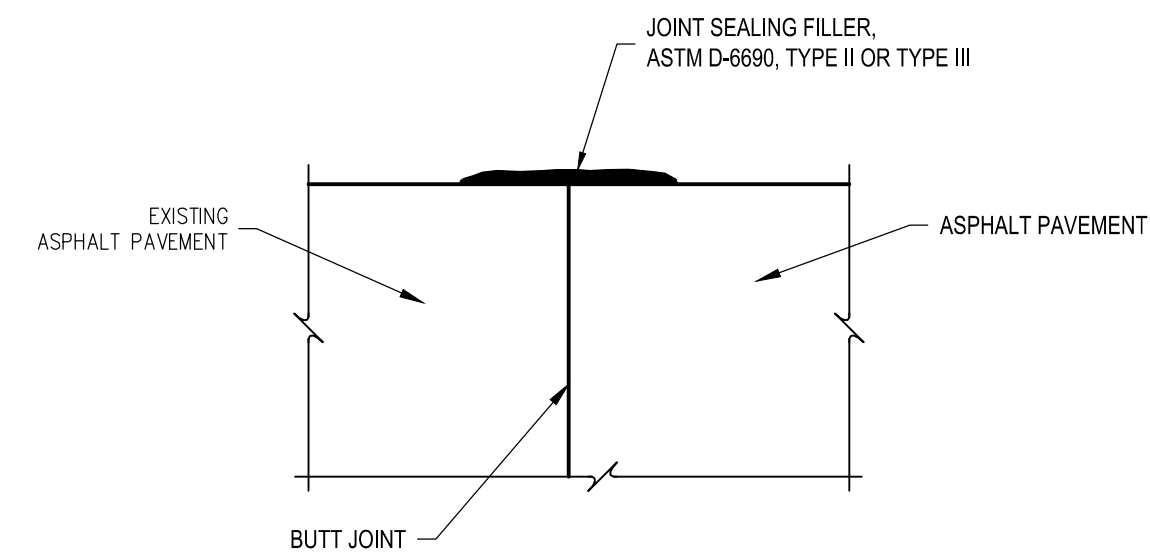
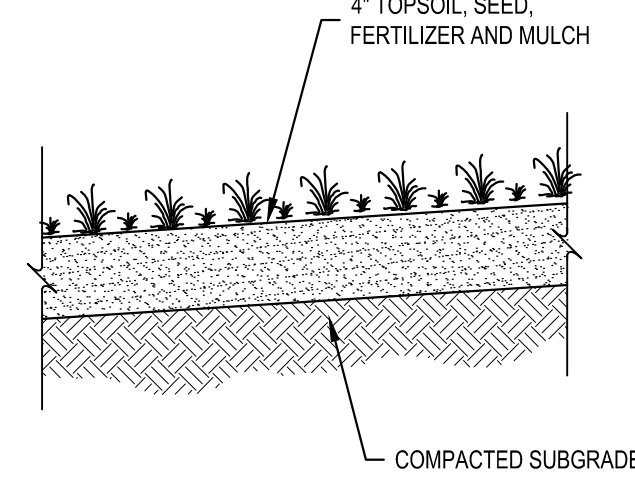
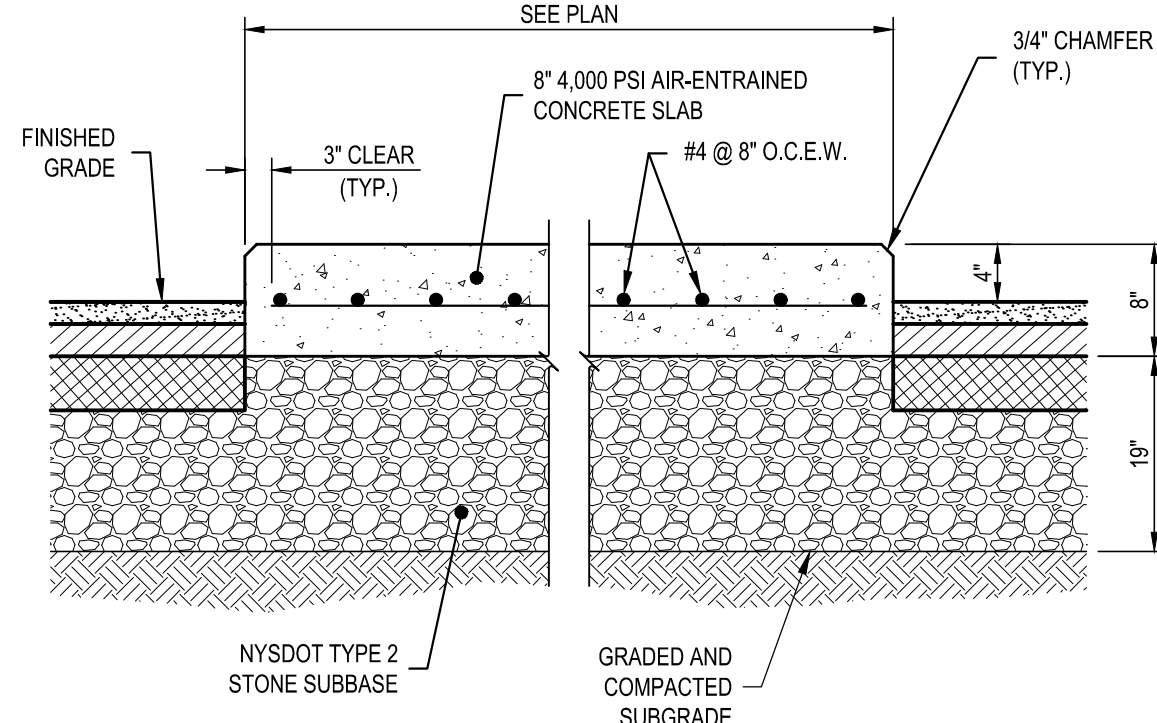
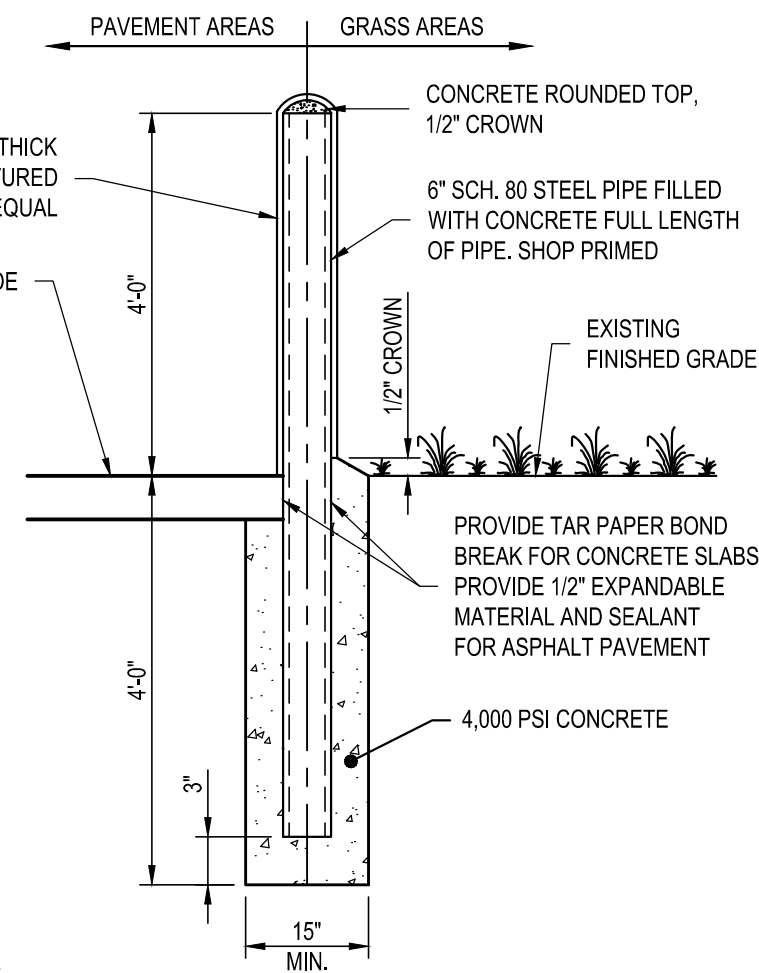
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C

C

NOTES:

- 1. ALL BOLLARDS TO BE SET PLUMB.
- 2. ALL BOLLARDS TO BE EQUALLY SPACED AND 4'-0" O.C. MAX. UNLESS OTHERWISE INDICATED.
- 3. IN GRASS AREAS, AUGER SOIL PRIOR TO INSTALLING BOLLARD.
- 4. IN NEW CONCRETE SLAB AND ASPHALT PAVEMENT AREAS, BOLLARDS SHALL BE SET PRIOR TO POURING CONCRETE OR PAVING.
- 5. ALL BOLLARDS SHALL BE SET 3'-0" MIN. FROM BUILDING FACE UNLESS OTHERWISE NOTED.



C1 TYPICAL STEEL PIPE BOLLARD DETAIL

SCALE: NOT TO SCALE

C2 CONCRETE EQUIPMENT PAD DETAIL

SCALE: NOT TO SCALE

C3 TYPICAL GRASS RESTORATION DETAIL

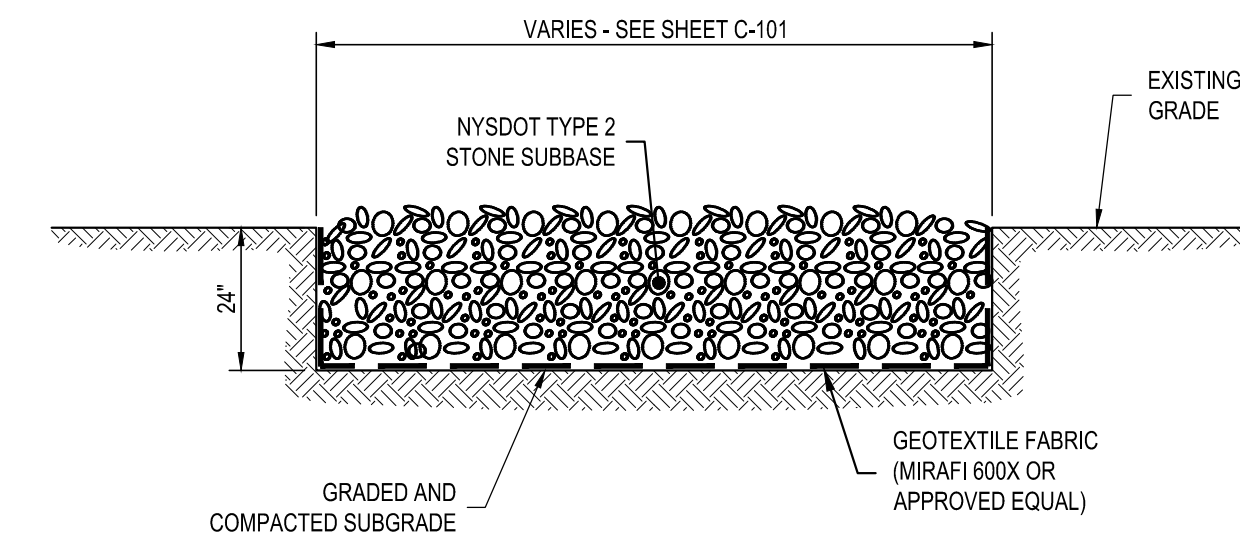
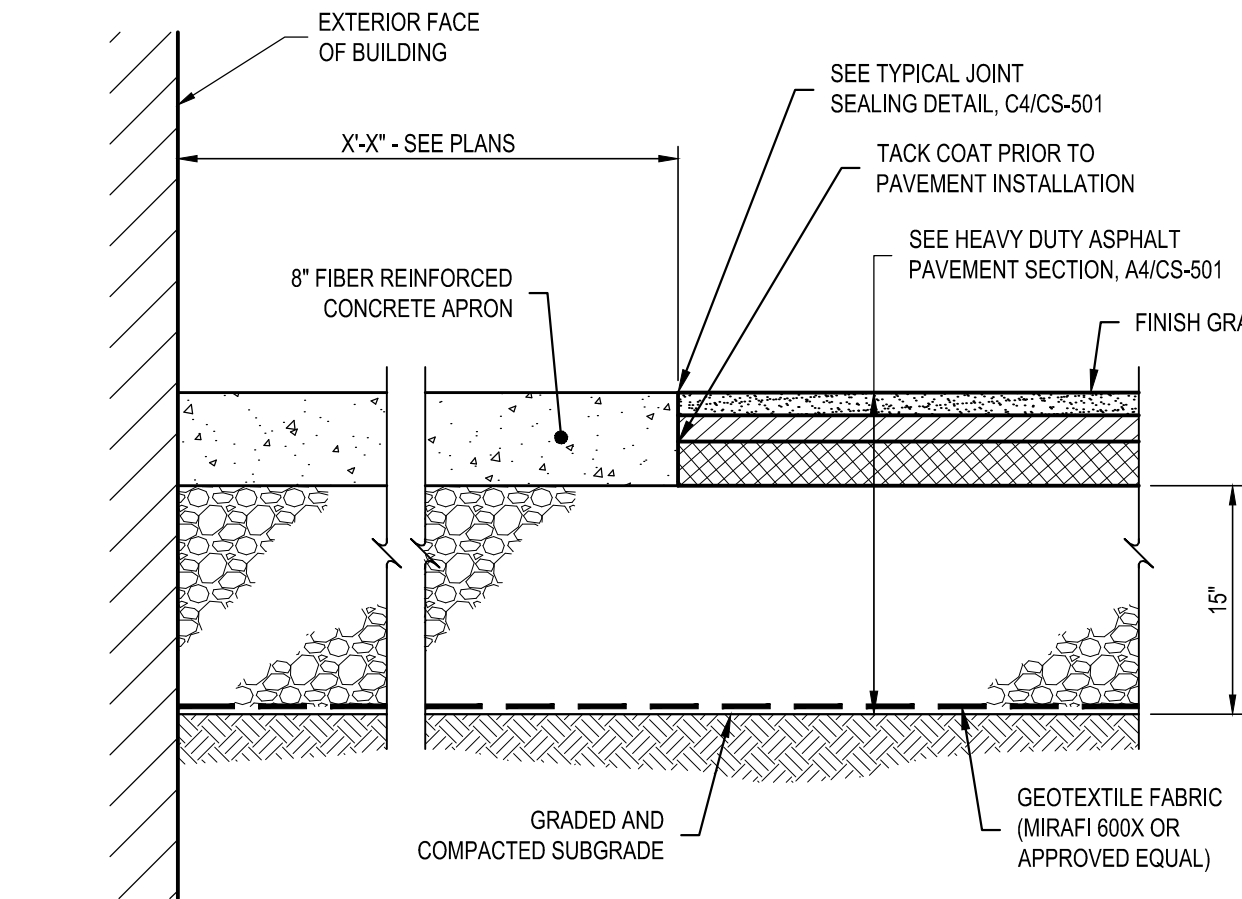
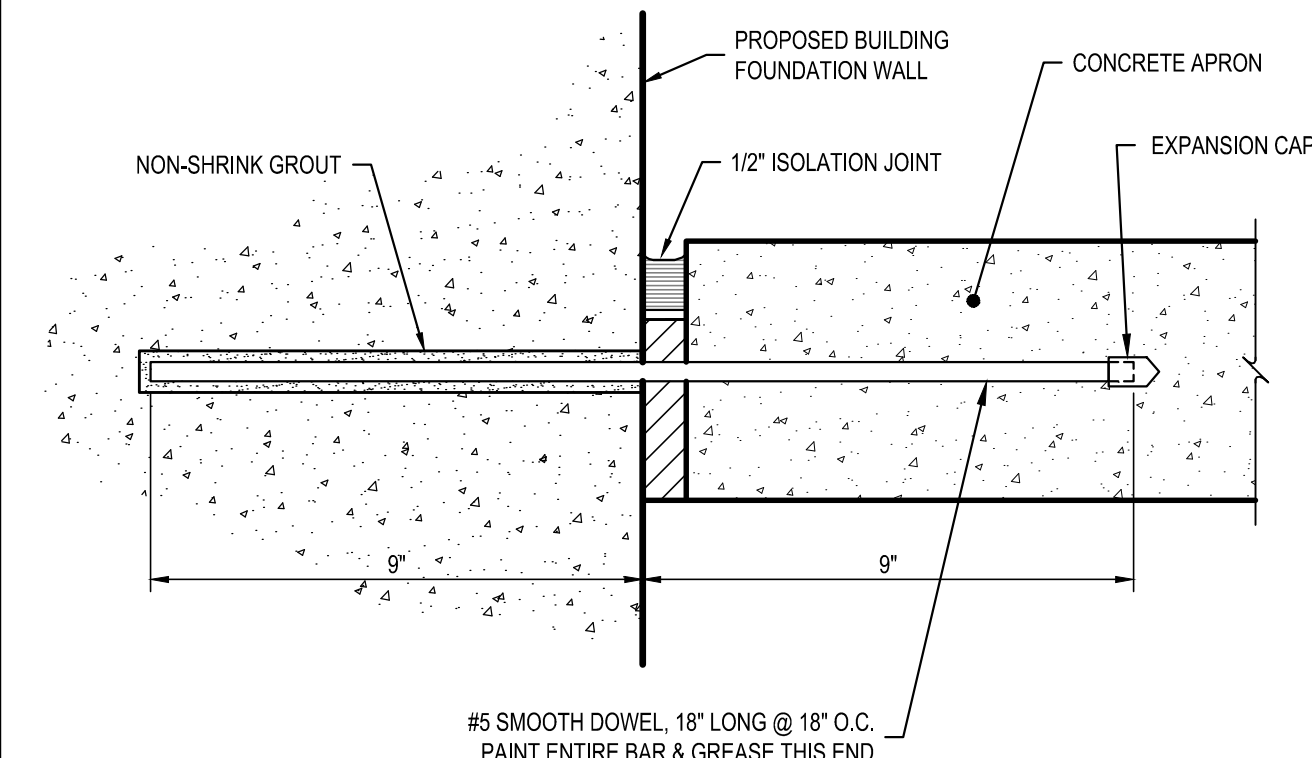
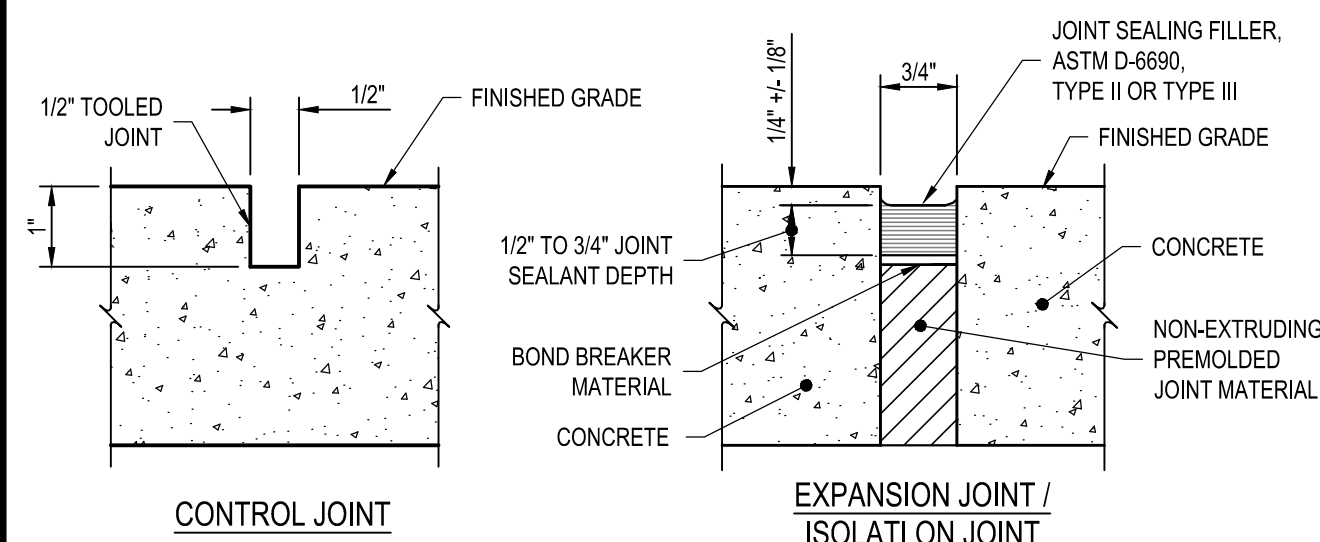
SCALE: NOT TO SCALE

C4 JOINT SEALING DETAIL

SCALE: NOT TO SCALE

B

B



B1 TYPICAL CONCRETE JOINT DETAILS

SCALE: NOT TO SCALE

B2 DOWEL DETAIL @ CONCRETE APRON & BUILDING FACE

SCALE: NOT TO SCALE

B3 CONCRETE APRON @ LOADING DOCK DOORS

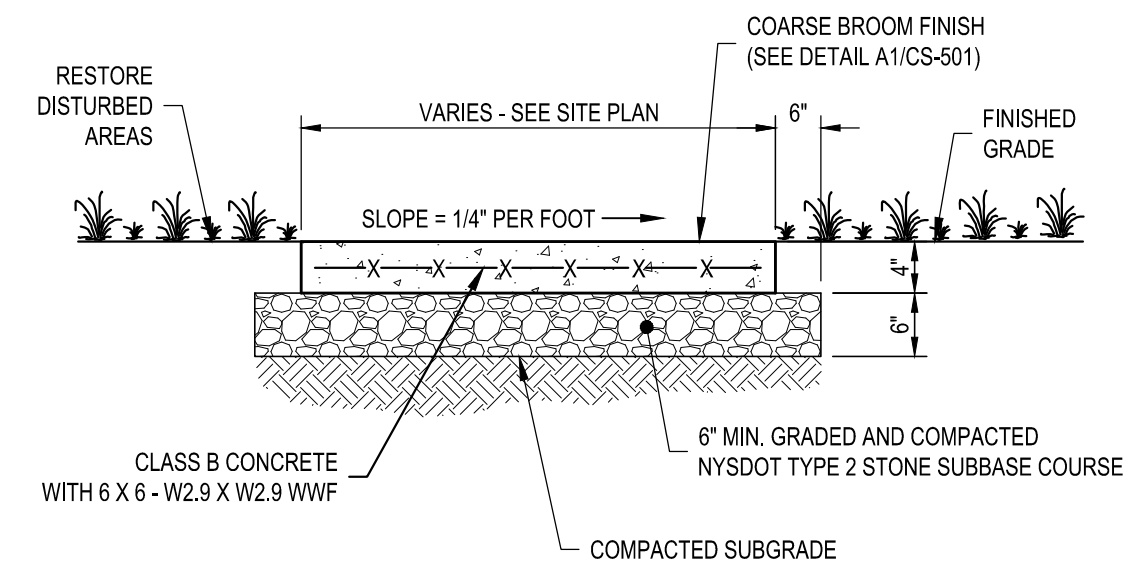
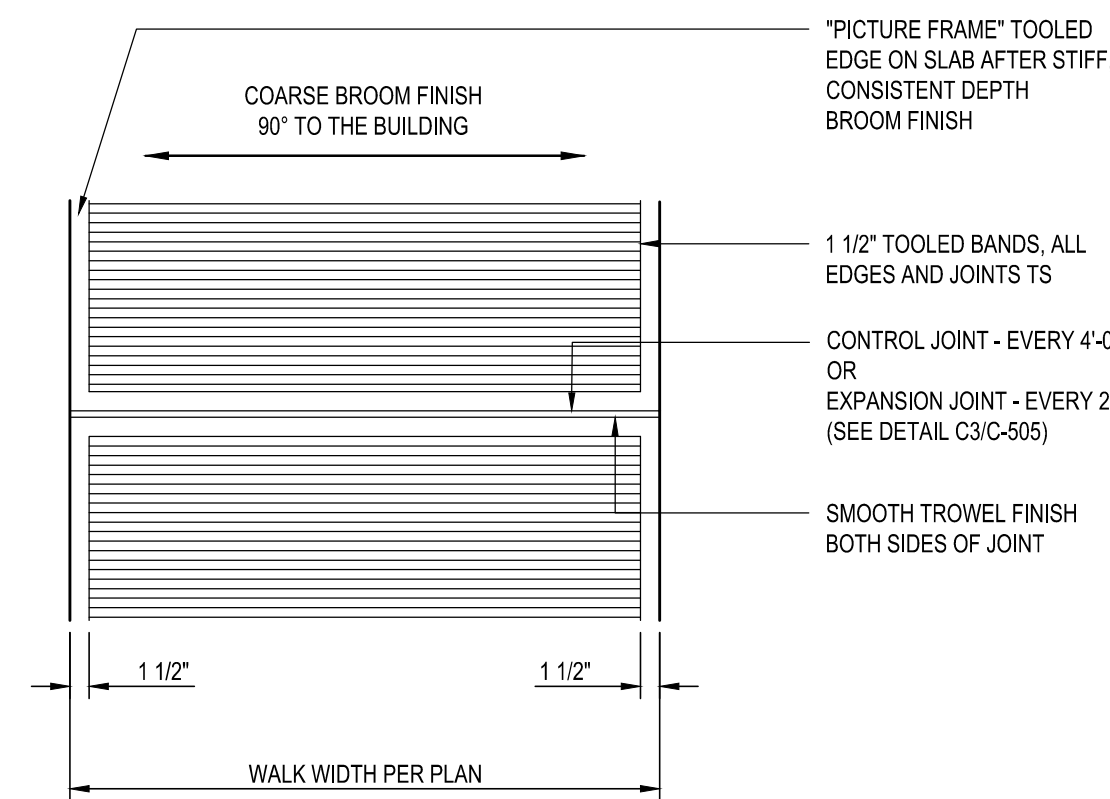
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B4 STONE GRAVEL "YARD" AREA SECTION

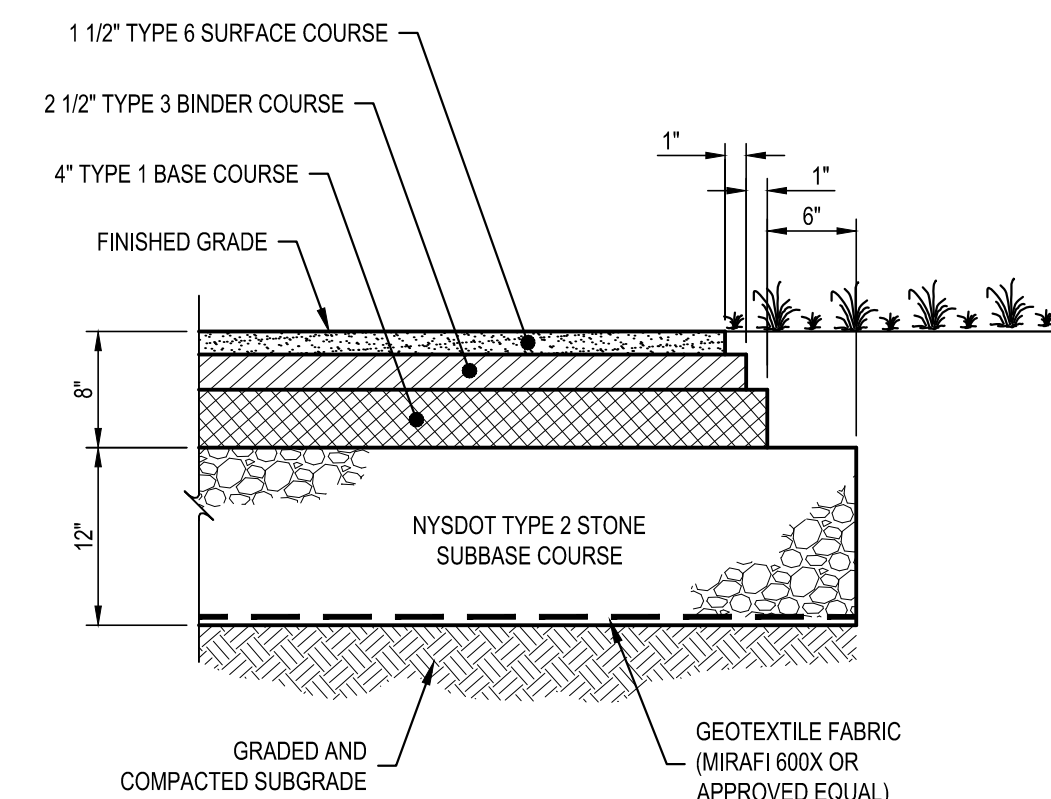
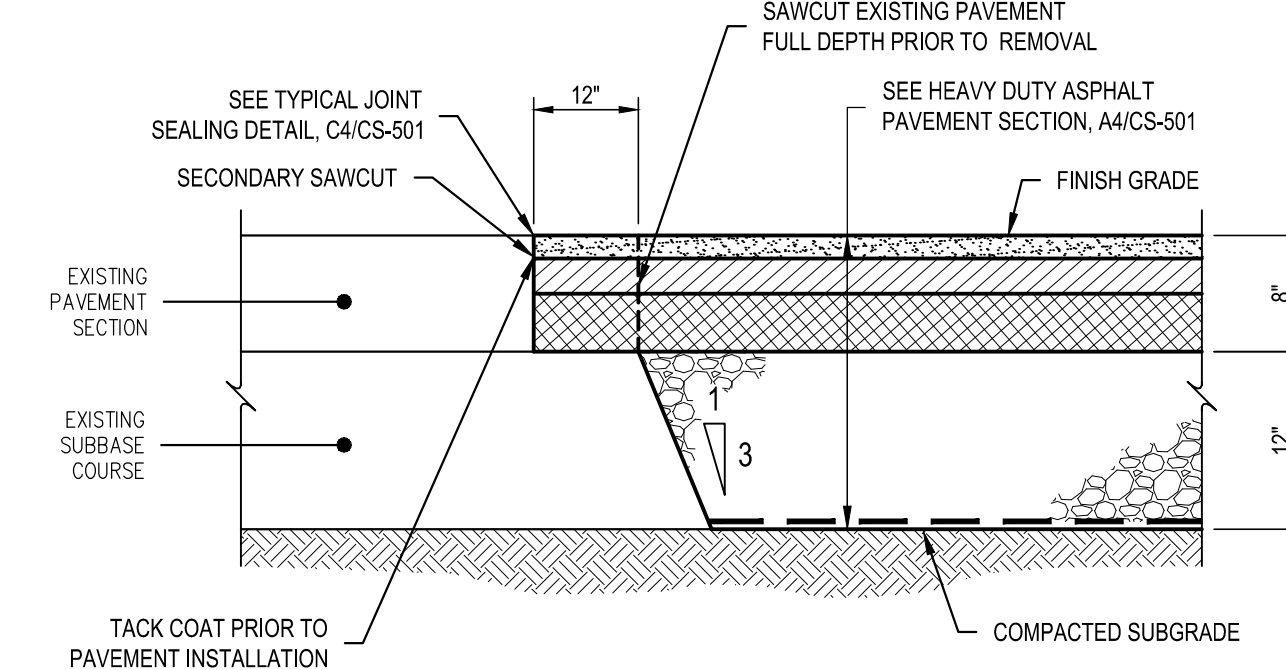
SCALE: NOT TO SCALE

A

A



- NOTE:
- 1. PROVIDE 1/2" WIDE ISOLATION JOINT ALONG BUILDING FACE



A1 CONCRETE SIDEWALK FINISH DETAIL

SCALE: NOT TO SCALE

A2 CONCRETE SIDEWALK DETAIL

SCALE: NOT TO SCALE

A3 HEAVY DUTY ASPHALT PAVEMENT KEYING DETAIL

SCALE: NOT TO SCALE

A4 HEAVY DUTY ASPHALT PAVEMENT SECTION

SCALE: NOT TO SCALE



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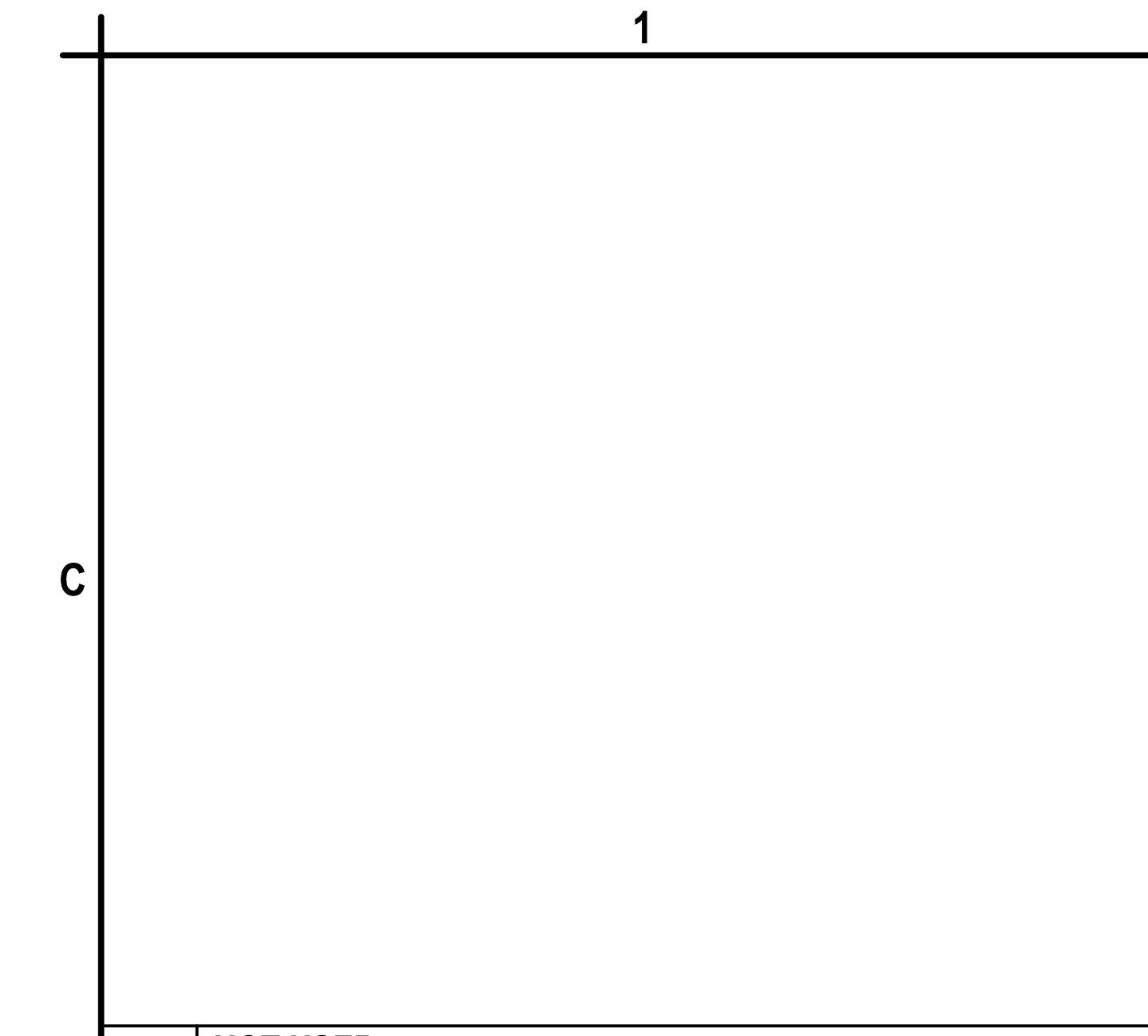


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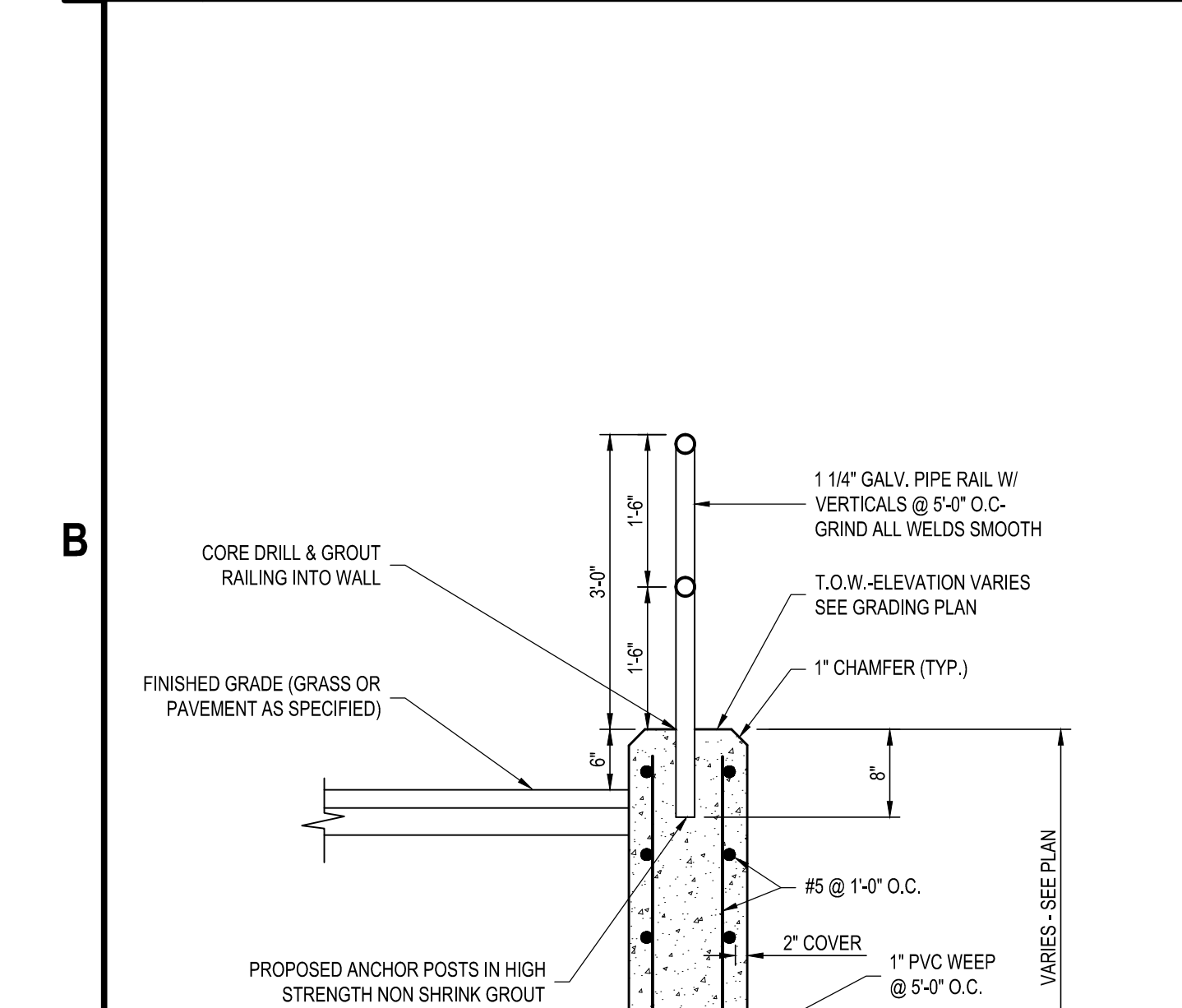
MARK	DATE	DESCRIPTION
REVISIONS		
		PROJECT NO: BJ4.001.001
		DATE: MARCH 2026
		DRAWN BY: M. ZINGARO
		DESIGNED BY: M. ZINGARO
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SITE DETAILS

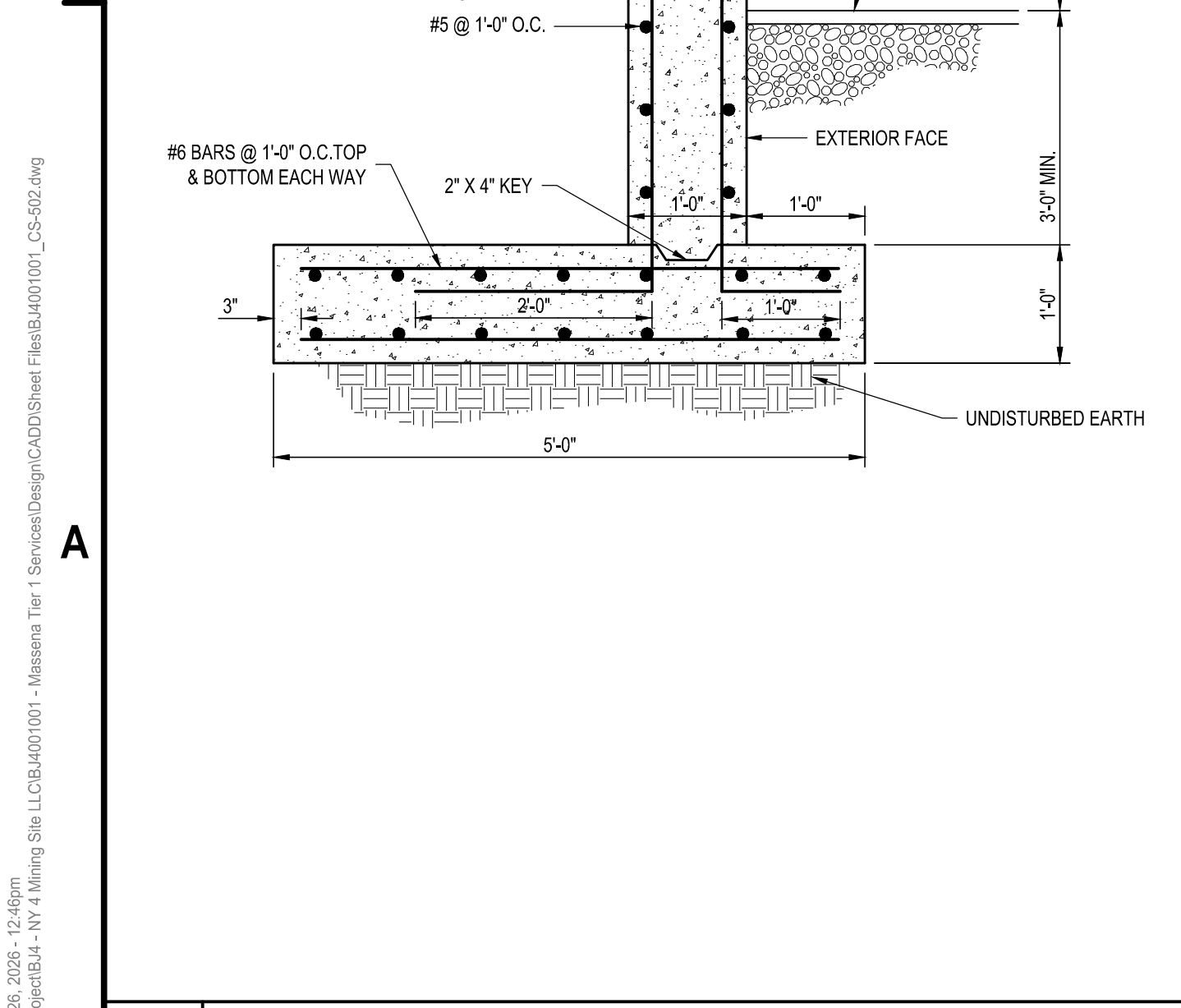
CS-501



C1 NOT USED
SCALE: NOT TO SCALE



A1 TYPICAL RETAINING WALL SECTION
SCALE: NOT TO SCALE



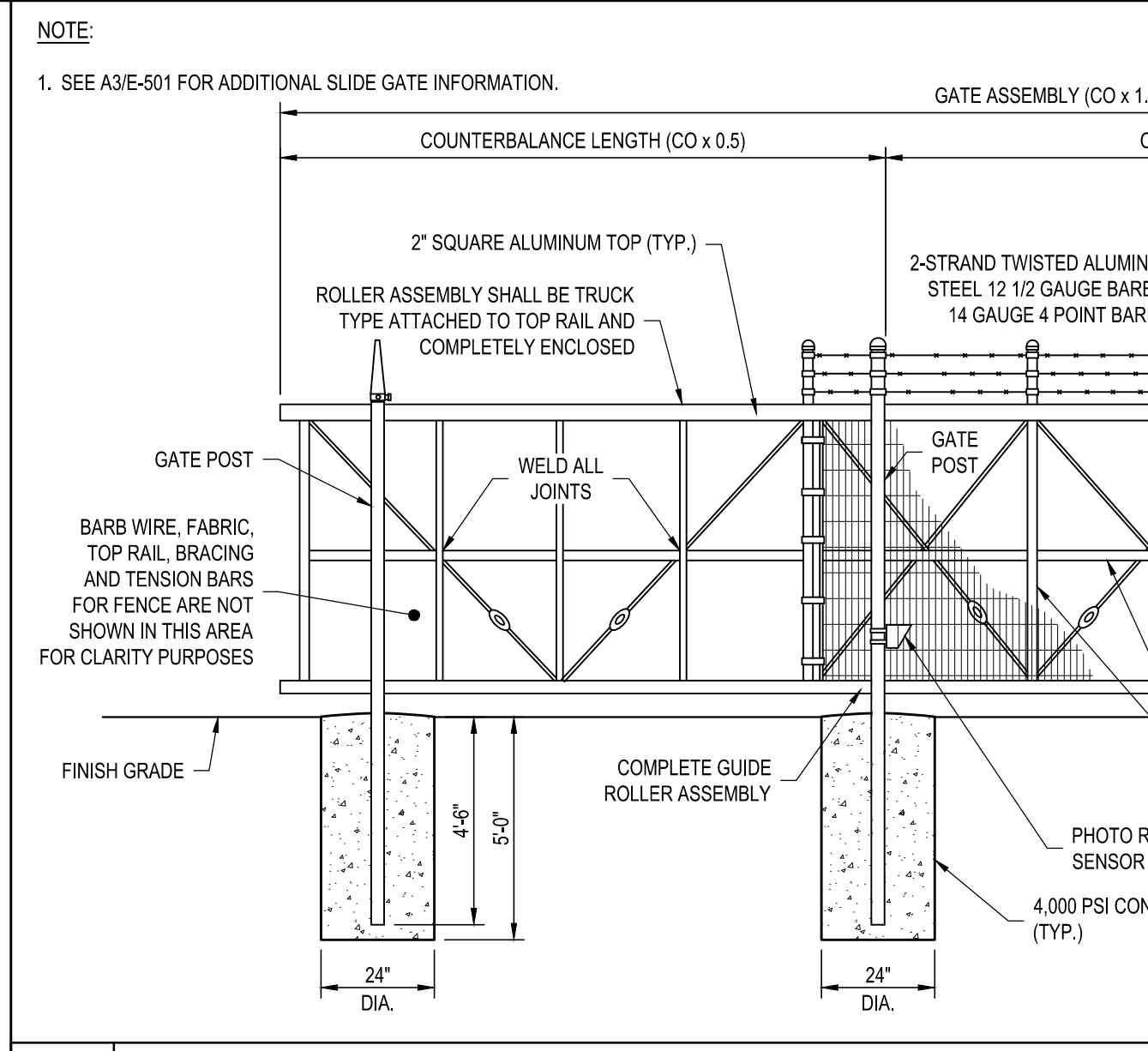
A2 GATE OPERATOR DETAIL
SCALE: NOT TO SCALE



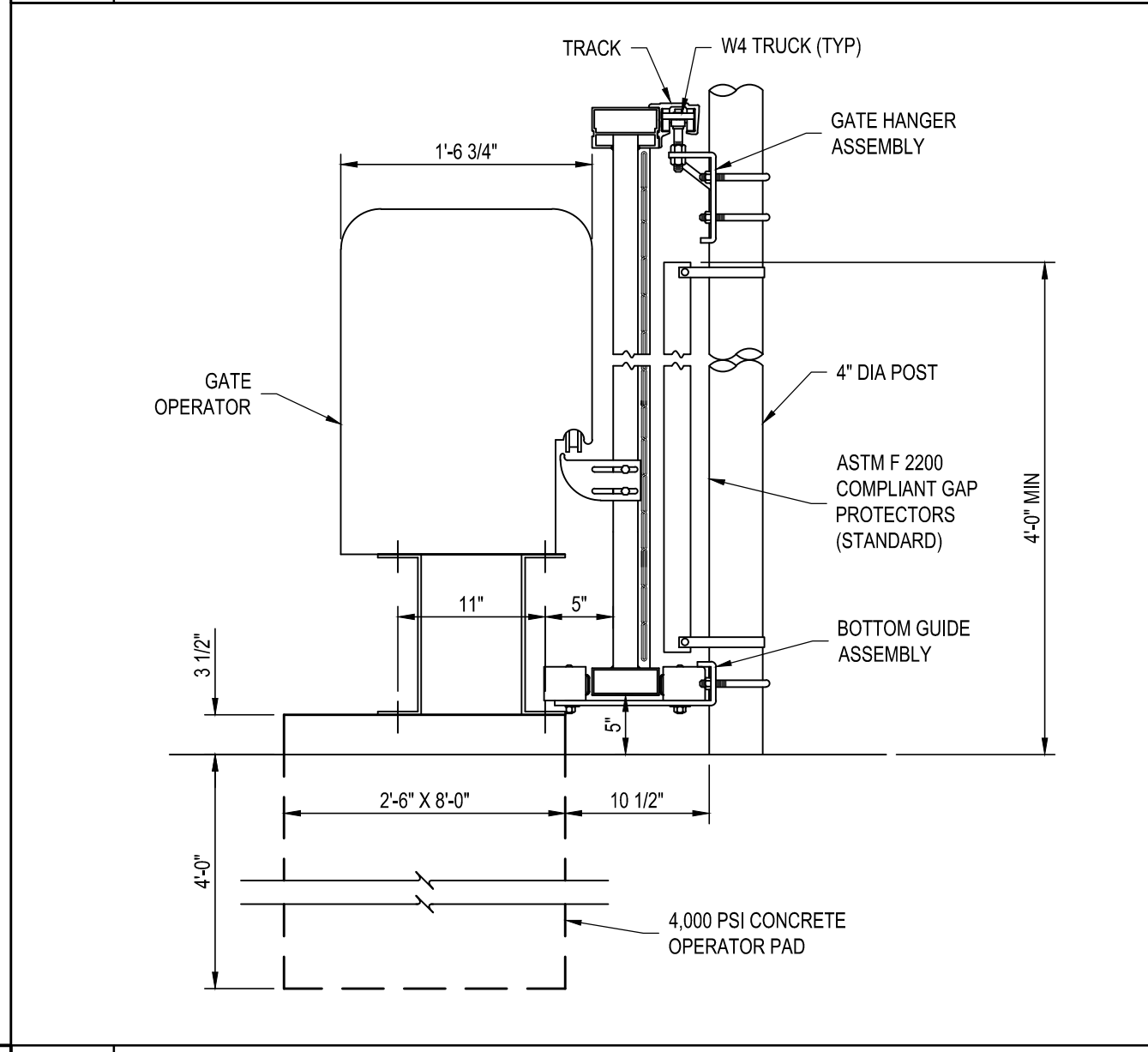
A3 CHAIN LINK PERIMETER FENCE DETAIL
SCALE: NOT TO SCALE



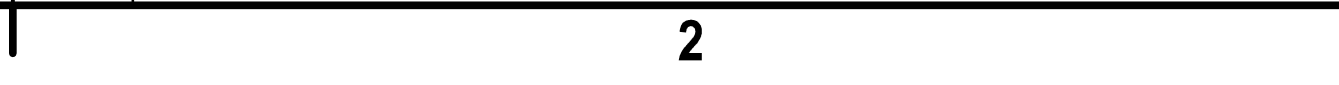
C2 NOT USED
SCALE: NOT TO SCALE



B2 SLIDE GATE DETAIL
SCALE: NOT TO SCALE



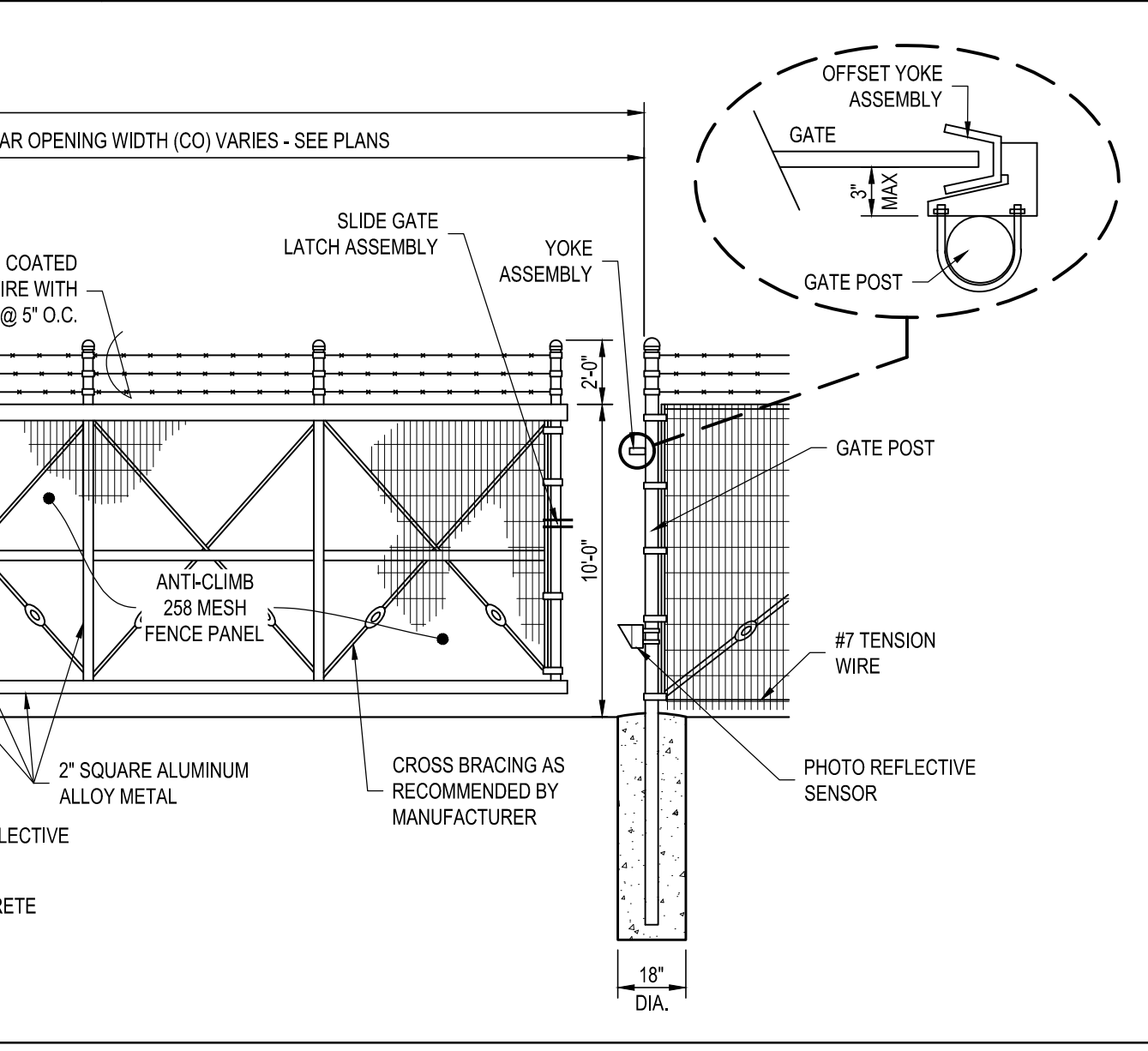
B4 ADA PARKING STALL & ACCESS AISLE DETAIL
SCALE: NOT TO SCALE



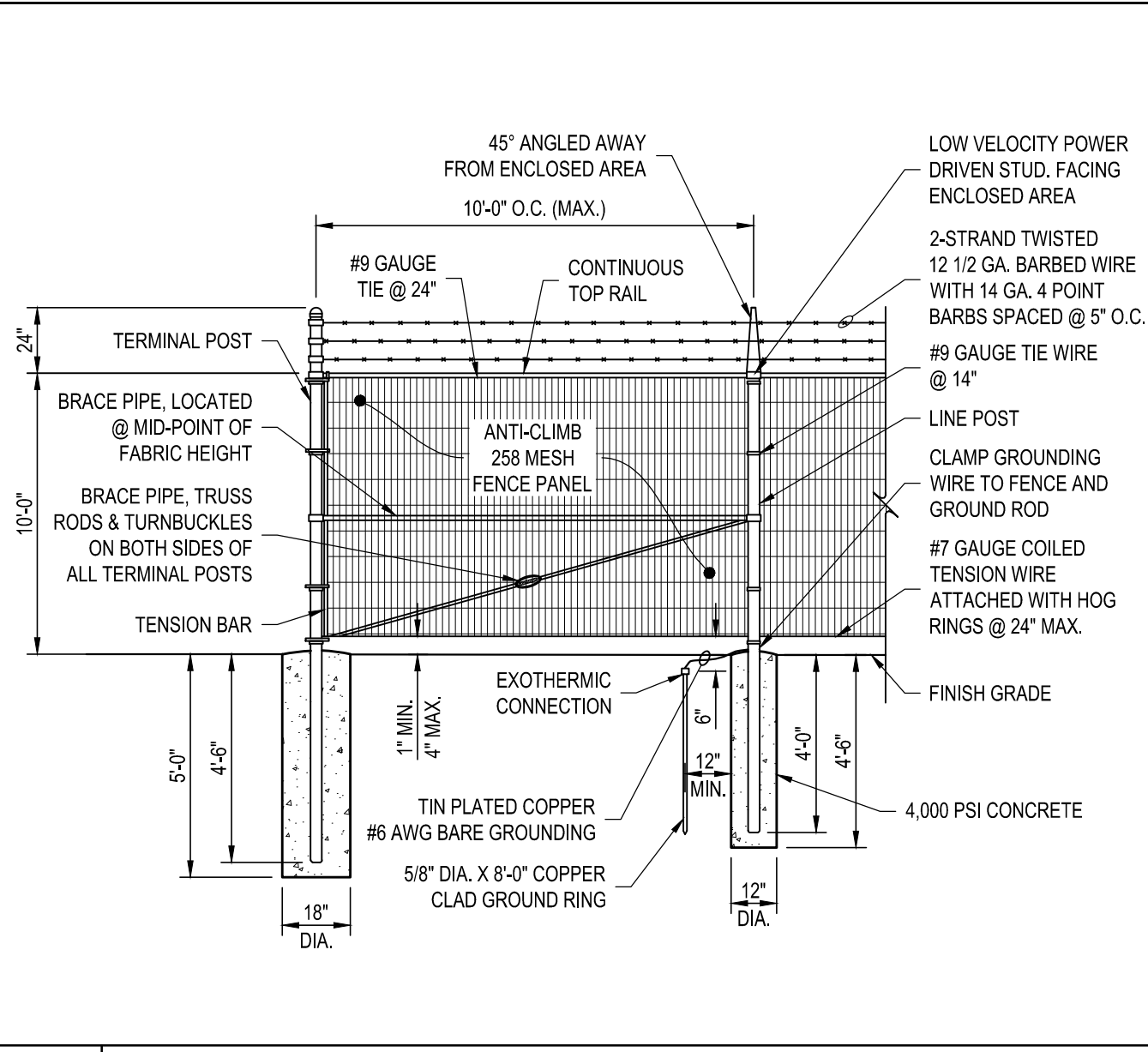
A4 STANDARD PARKING STALL STRIPING DETAIL
SCALE: NOT TO SCALE



C3 NOT USED
SCALE: NOT TO SCALE



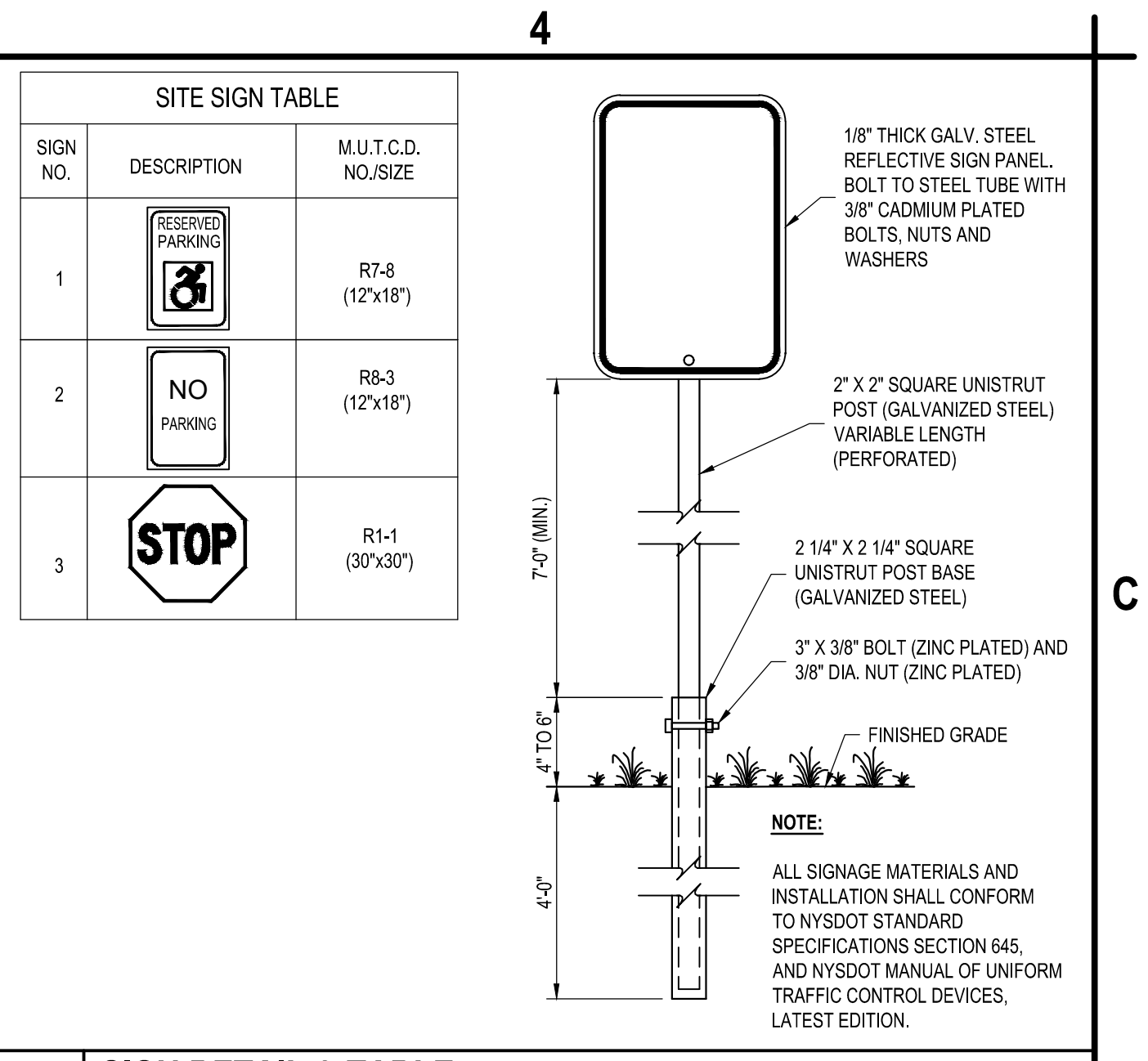
B1 SIGN DETAIL & TABLE
SCALE: NOT TO SCALE



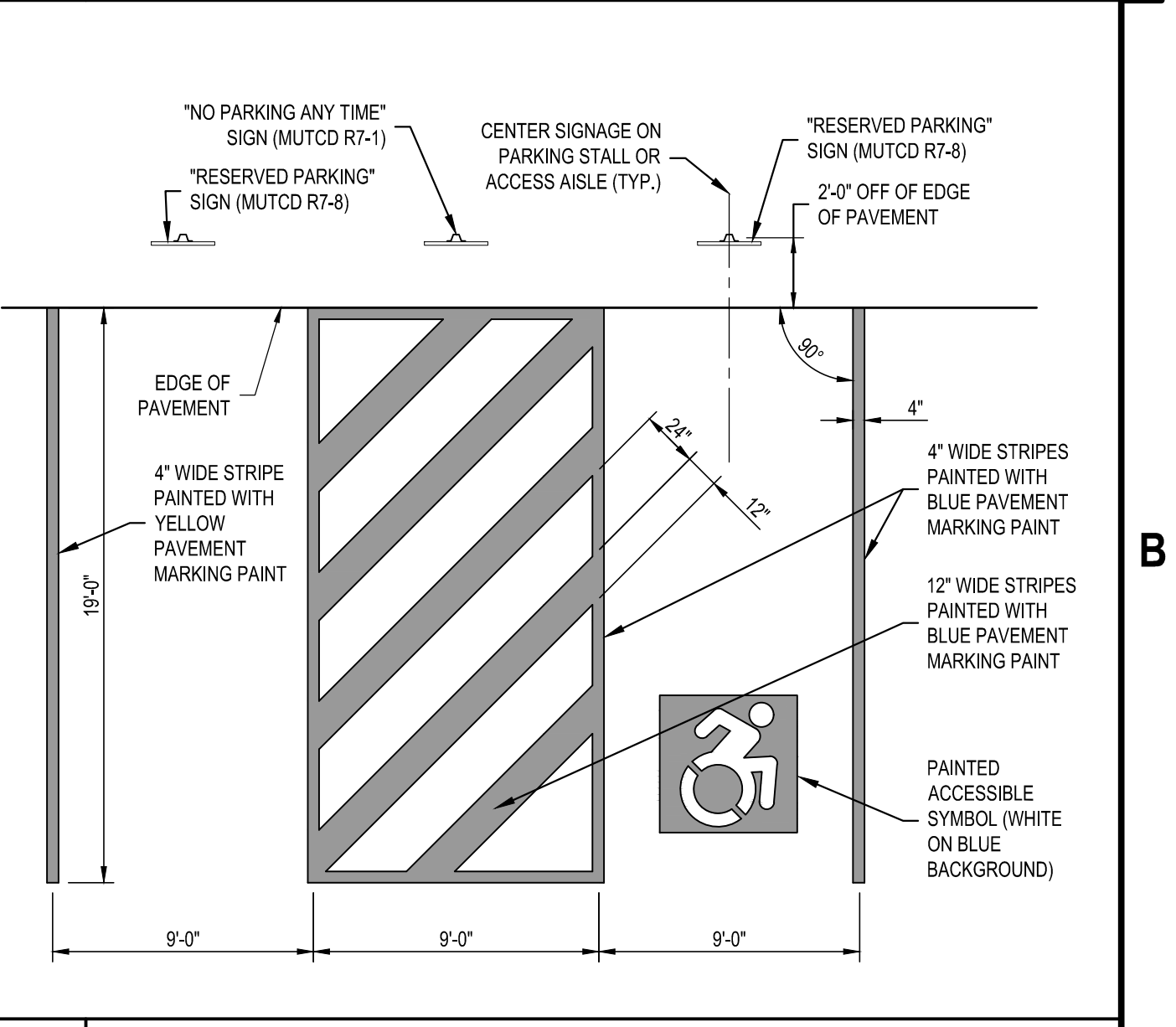
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SCALE: NOT TO SCALE



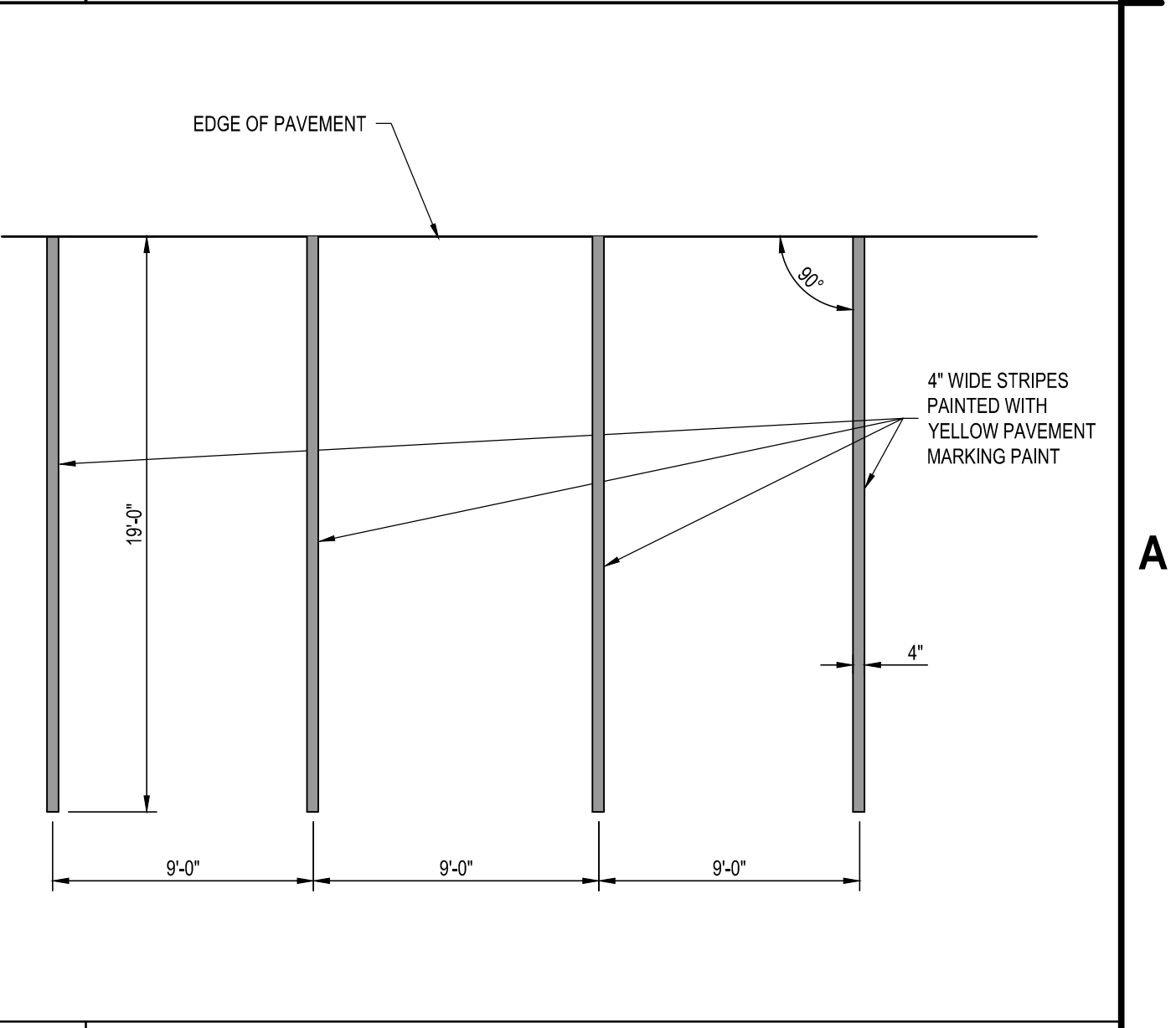
A4 STANDARD PARKING STALL STRIPING DETAIL
SCALE: NOT TO SCALE



B1 SIGN DETAIL & TABLE
SCALE: NOT TO SCALE



B4 ADA PARKING STALL & ACCESS AISLE DETAIL
SCALE: NOT TO SCALE



A4 STANDARD PARKING STALL STRIPING DETAIL
SCALE: NOT TO SCALE



A4 STANDARD PARKING STALL STRIPING DETAIL
SCALE: NOT TO SCALE



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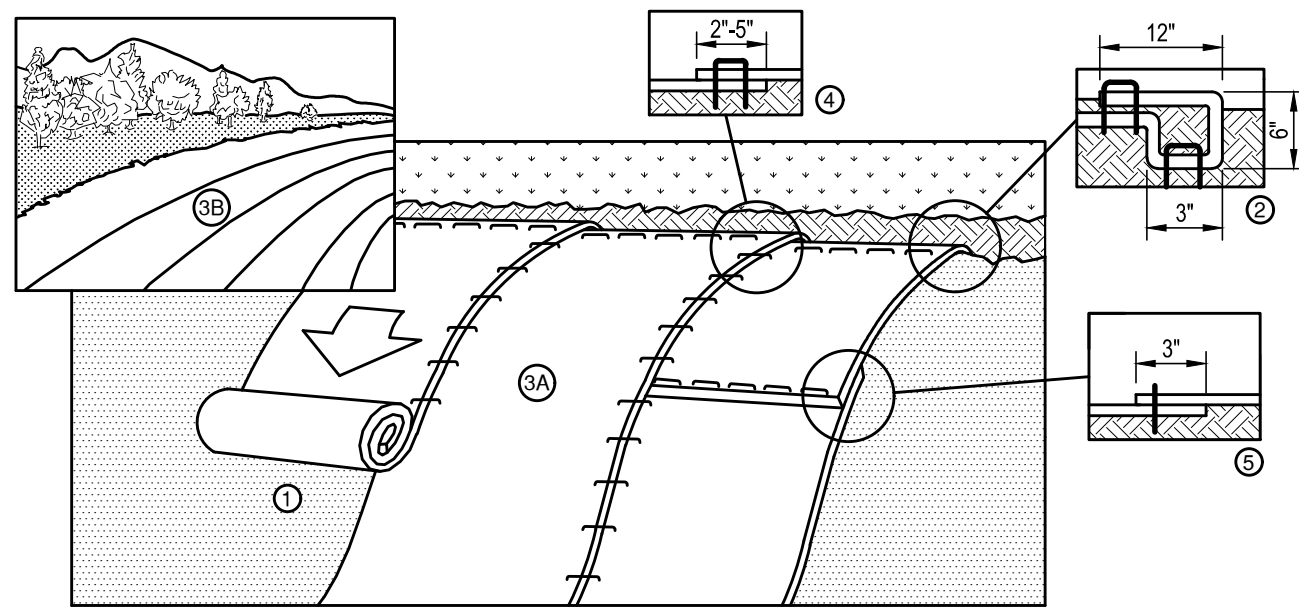
SITE DETAILS

CS-502

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CONSTRUCTION SPECIFICATIONS

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS & WATER COURSES & AWAY FROM CONSTRUCTION TRAFFIC.
- SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER & SOLIDS & MAINTAIN AT LEAST 4 INCHES OF FREEBOARD, TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES & TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED), EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75% FULL, & DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT RE-USE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED & DISPOSE OF IN AN APPROVED MANNER.
- PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.
- CONTRACTOR TO COORDINATE FINAL LOCATION OF CONCRETE WASHOUT WITH OWNER'S REPRESENTATIVE.

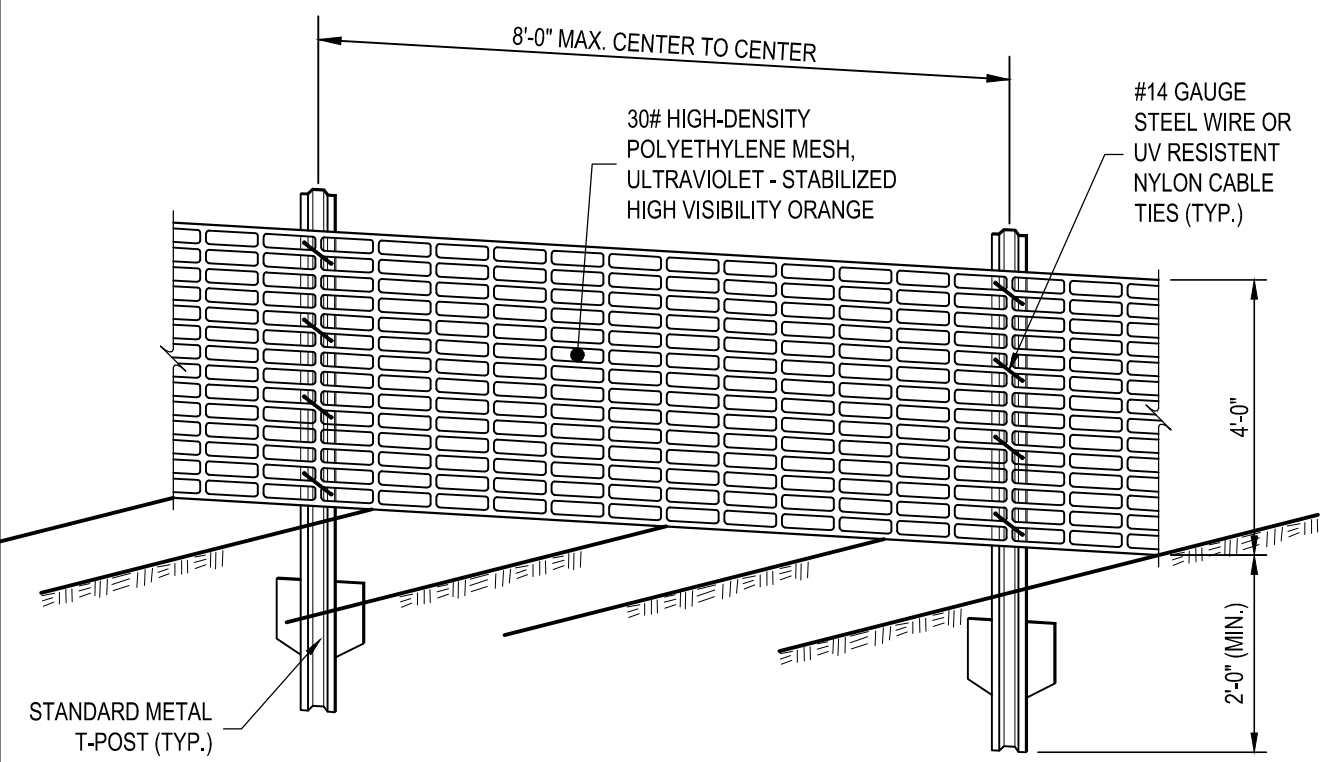


NOTE:

ROLLED EROSION CONTROL PRODUCTS (RECPs) SHALL BE EITHER "TEMPORARY" OR "PERMANENT," AS CALLED FOR ON THE PLANS. TEMPORARY PRODUCTS SHALL BE SPECIFIED AS "EROSION CONTROL BLANKETS" OR "ECBs", WHILE PERMANENT PRODUCTS SHALL BE SPECIFIED AS "TURF REINFORCEMENT MATS" OR "TRMs." ECBS SHALL BE TENSAR / NORTH AMERICAN GREEN "SC150" OR APPROVED EQUAL. TRMs SHALL BE TENSAR / NORTH AMERICAN GREEN "C380" OR APPROVED EQUAL. ALL RECPs SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE ROLLED EROSION CONTROL BLANKET AT ALL SLOPES IN THE PROJECT AREA WITH A SLOPE GREATER THAN 1:6.

B1 TYPICAL ROLLED EROSION PRODUCT DETAIL

SCALE: NOT TO SCALE

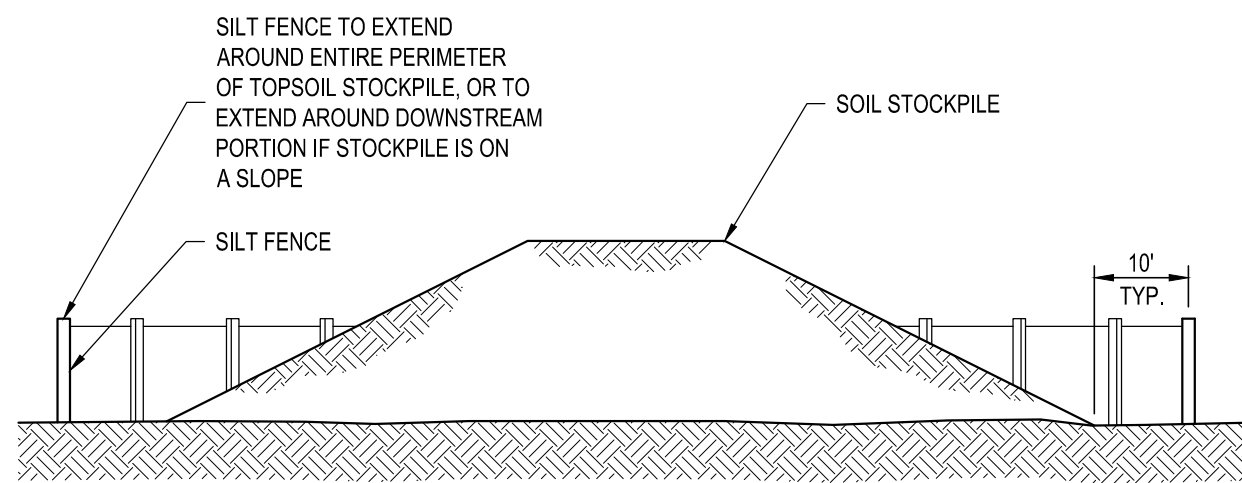


SAFETY FENCE NOTES:

- AT PROJECT COMPLETION, ALL FENCE POSTS AND FABRIC SHALL BE REMOVED FROM THE PROJECT SITE AND SHALL REMAIN PROPERTY OF THE CONTRACTOR.
- FENCE SHALL BE INSTALLED WITH THE FABRIC ON THE CONTRACTOR'S WORK AREA SIDE OF THE POST.
- FENCE SHALL BE MAINTAINED FOR THE PROJECT DURATION AND REPAIRED IMMEDIATELY AS REQUESTED BY THE ENGINEER.
- PROVIDE SIGNS STATING "PROTECTED SITE - KEEP OUT".

A1 TEMPORARY PLASTIC BARRIER FENCE DETAIL

SCALE: NOT TO SCALE

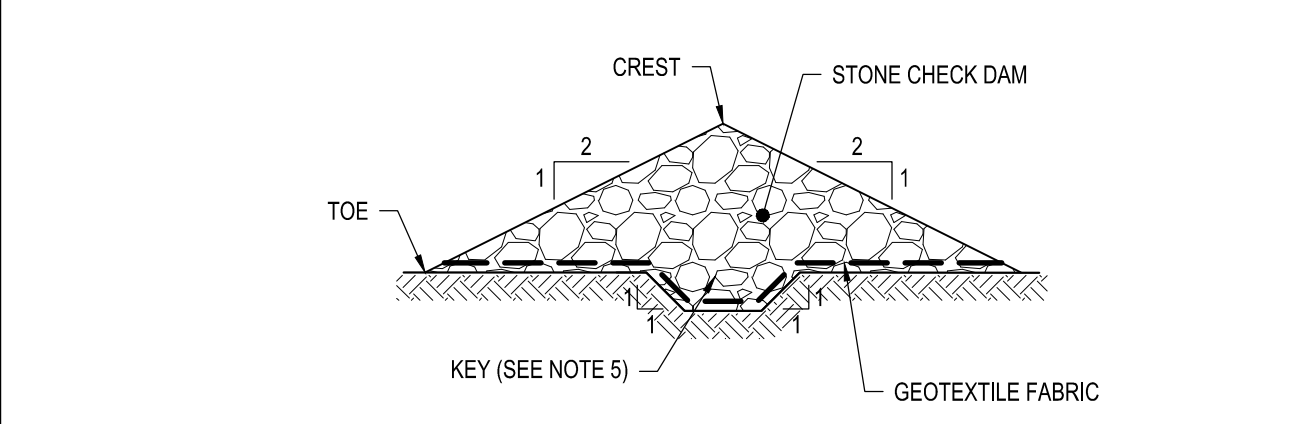
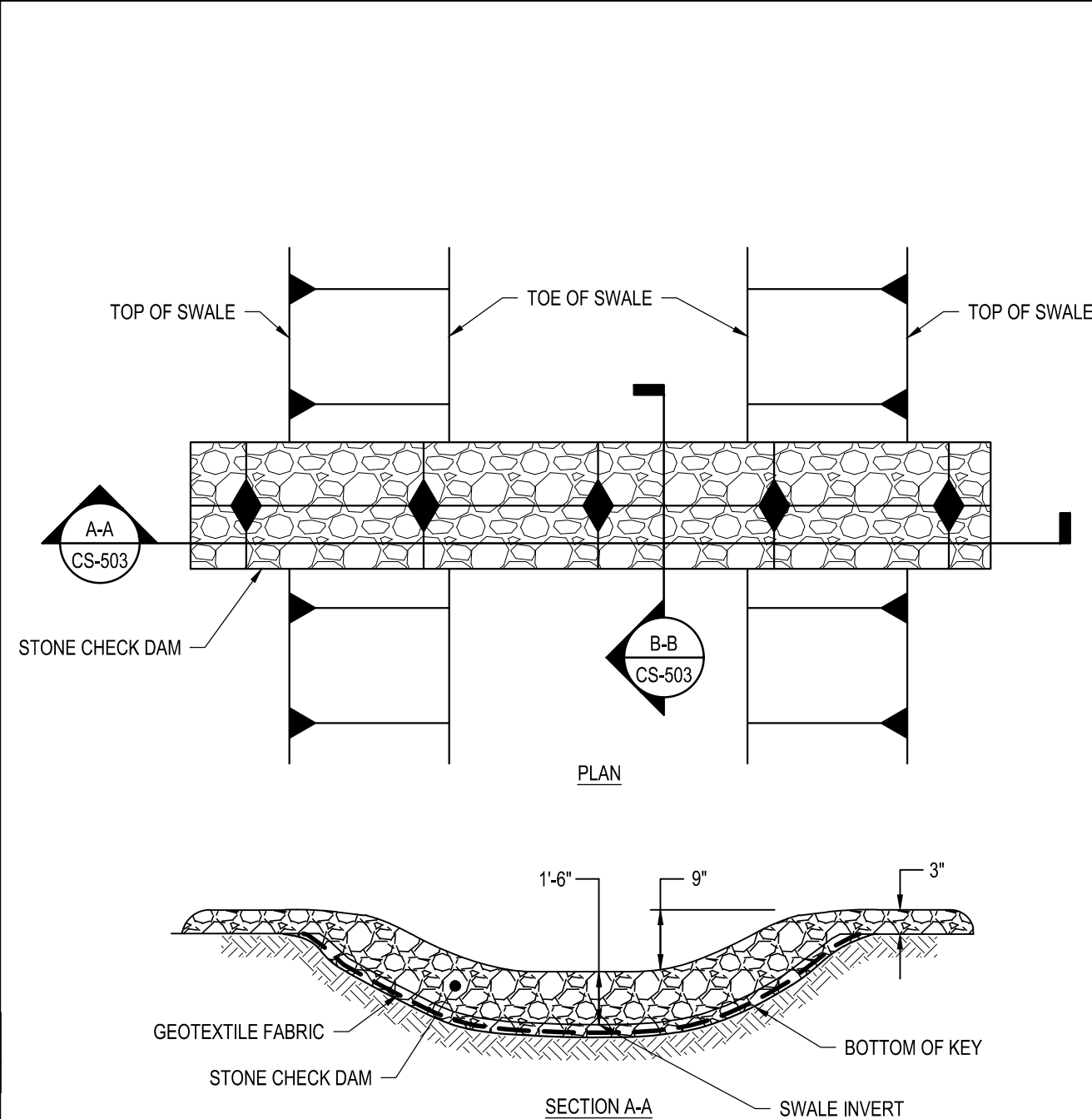


TEMPORARY SOIL STOCKPILE NOTES:

- REFER TO SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
- IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS OF COMPLETION TO MINIMIZE EROSION.
- INSPECTION OF SILT FENCE SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SEDIMENT TRAPPED BY THE SILT FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
- SILT FENCE SHALL BE MAINTAINED IN PLACE UNTIL SOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE ENGINEER.
- SOIL STOCKPILE LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER OR AN AUTHORIZED REPRESENTATIVE.

C2 TEMPORARY SOIL STOCKPILE DETAIL

SCALE: NOT TO SCALE

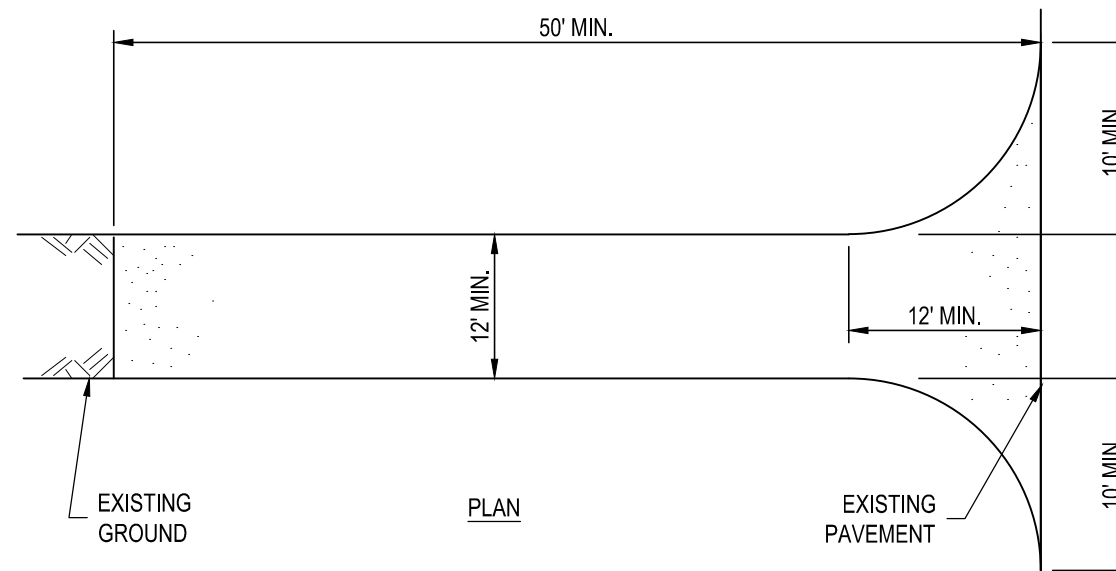
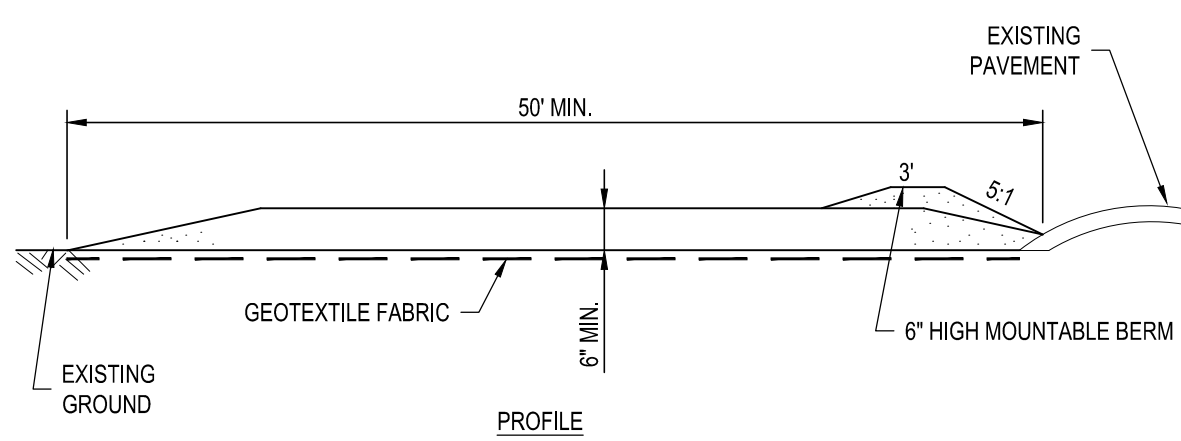


TEMPORARY CHECK DAM NOTES:

- STONE SHALL BE PLACED ON GEOTEXTILE FABRIC.
- SET SPACING OF CHECK DAMS SUCH THAT THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION AS THE TOE OF THE UPSTREAM DAM. MAXIMUM SPACING 300 FEET.
- EXTEND THE STONE A MINIMUM OF 1'-6" BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- KEY SHALL BE 0'-6" DEEP AND LINED WITH GEOTEXTILE FABRIC FOR FULL LENGTH OF CHECK DAM.

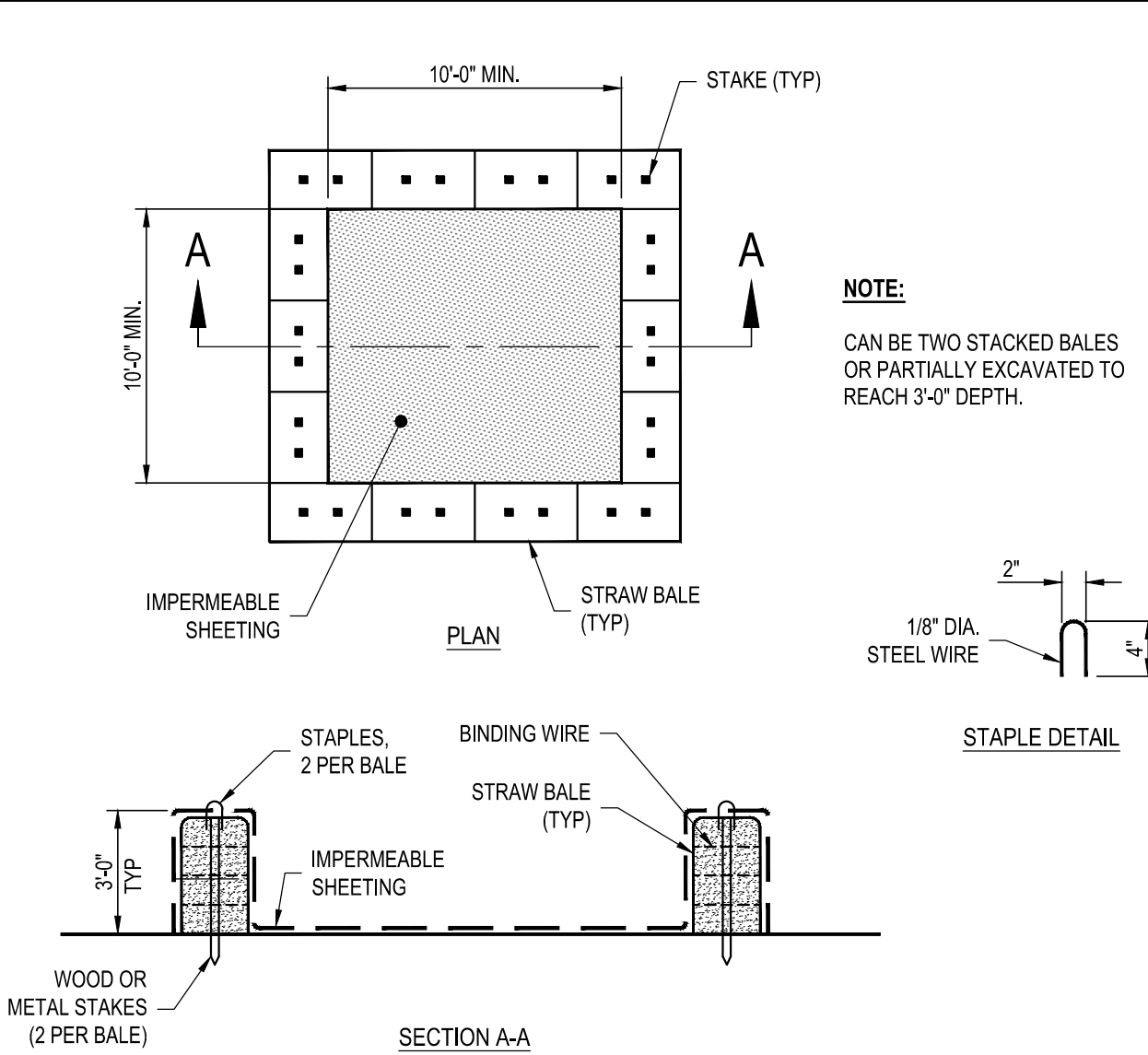
A2 TEMPORARY CHECK DAM DETAIL

SCALE: NOT TO SCALE



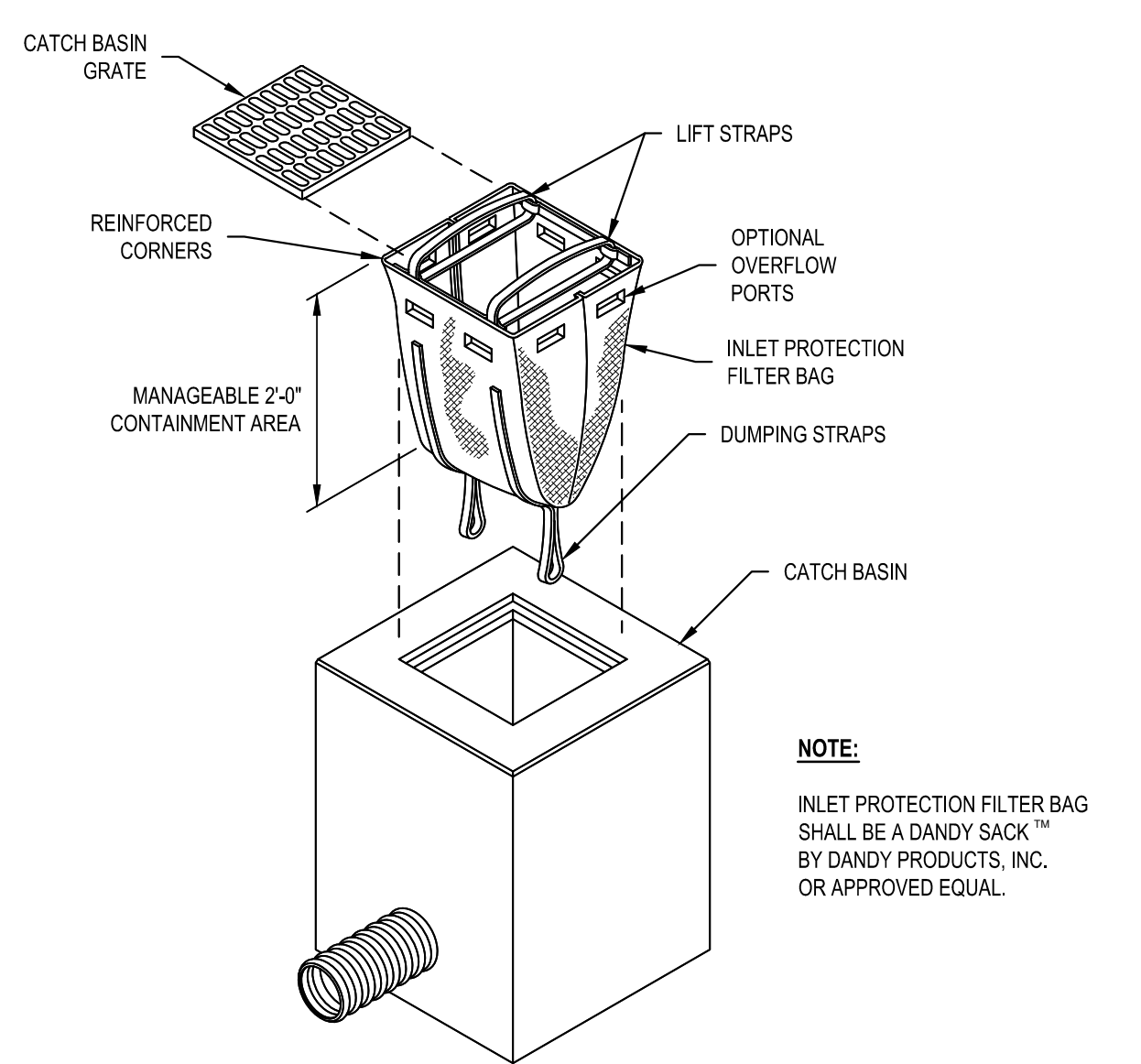
C3 STABILIZED CONSTRUCTION ENTRANCE DETAIL

SCALE: NOT TO SCALE



B3 TEMPORARY CONCRETE WASH-OUT AREA (STRAW BALE) DETAIL

SCALE: NOT TO SCALE



A3 INLET PROTECTION FILTER BAG

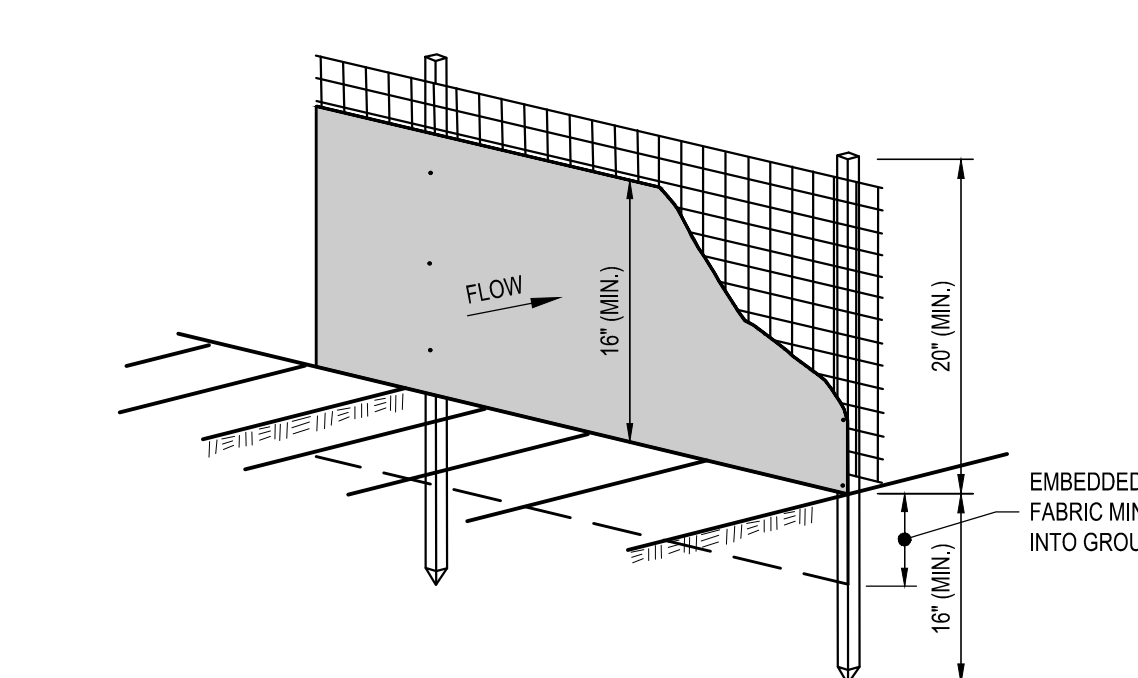
SCALE: NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

- STONE SIZE - USE 2" SELECT STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN FIFTY (50) FEET.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- GEOTEXTILE FABRIC - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION SPECIFICATIONS:

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED), EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER.
- PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



SILT FENCE NOTES:

- WOVEN WIRE FENCE SHALL BE SECURELY FASTENED TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- SILT FENCE FABRIC SHALL BE SECURELY FASTENED TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR AS DIRECTED BY ENGINEER AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- CONTRACTOR SHALL REMOVE THE SILT FENCE AT THE APPROPRIATE TIME, DRESS THE DISTURBED AREAS, AND DISPOSE OF THE SILT FENCE.

A4 SILT FENCE DETAIL

SCALE: NOT TO SCALE



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Fax: 315-455-9667
www.cscos.com

PRELIMINARY
NOT FOR
CONSTRUCTION



NYDIG MASSENA
424 HARVERSTOCK ROAD
MASSENA, NY 13662

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: BJ4.001.001		
DATE: MARCH 2026		
DRAWN BY: M. ZINGARO		
DESIGNED BY: M. ZINGARO		
CHECKED BY: E. KENNA, P.E.		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

SITE DETAILS

CS-503

EXHIBIT B

ST. LAWRENCE - PROJECT CIVIL - NYPA SUBSTATION

PREPARED FOR: NCDL.
 PREPARED BY: MOTT MACDONALD NY, INC.
 ISSUE DATE: JUNE 30, 2025
 ISSUE STATUS: ISSUED FOR 60% REVIEW

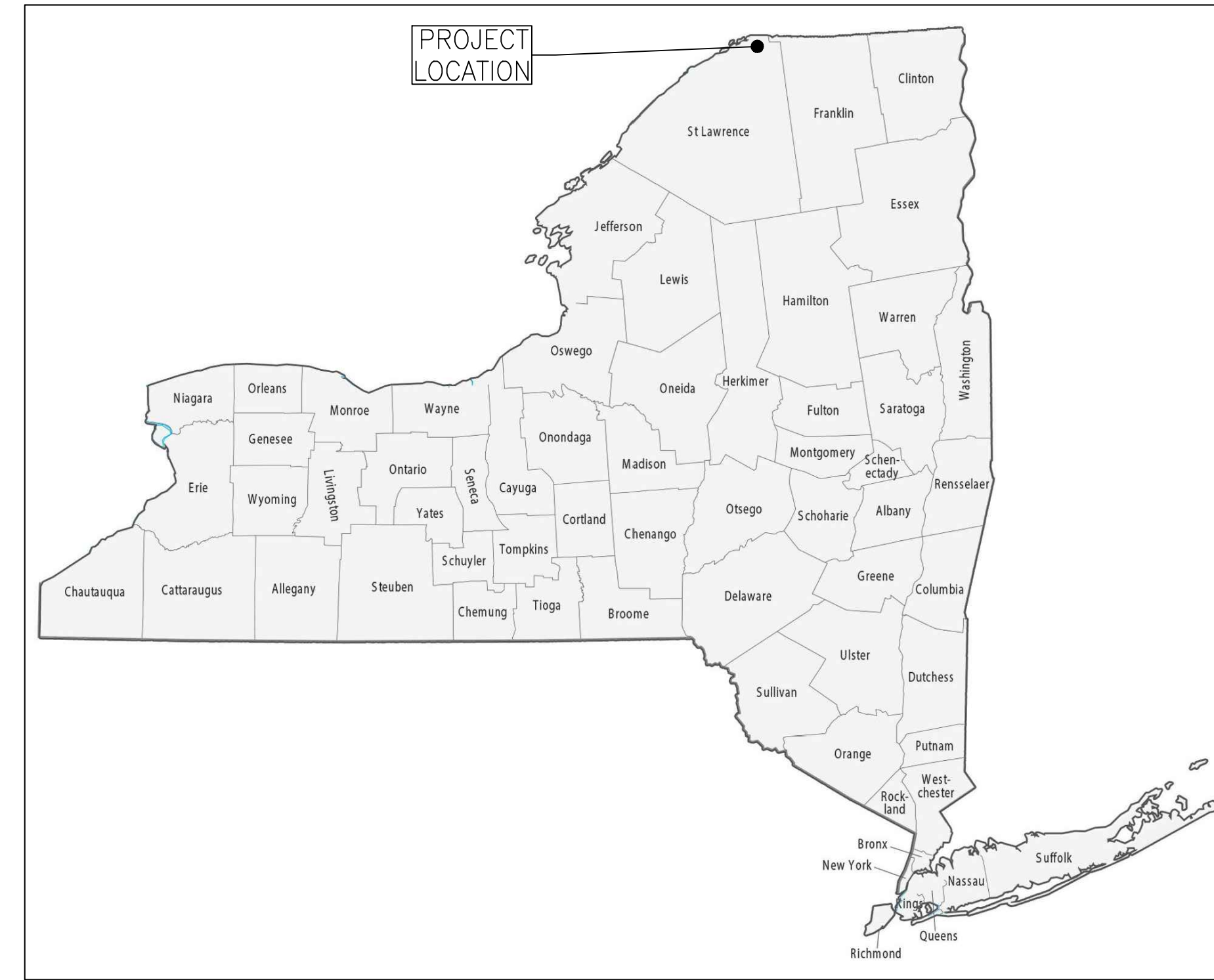
PROJECT DATA:
 LOCATION: ST. LAWRENCE COUNTY, NEW YORK
 PROJECTION: NSRS 2011 NEW YORK STATE PLANES, EAST ZONE, US
 LAT/LONG: N044.979763, W074.752695

DRAWING INDEX			
DRAWING NO	DRAWING TITLE	DATE	REV
3205441 1008A-CIV-COVER	COVER SHEET	06/30/2025	D
3205441 1008A-N-4N01	SITE PLAN	06/30/2025	D
3205441 1008A-N-6N01	GENERAL NOTES	06/30/2025	D
3205441 1008A-N-6N02	EXISTING CONDITIONS & DEMOLITION PLAN	06/30/2025	D
3205441 1008A-N-6N03	ACCESS ROAD LAYOUT	06/30/2025	D
3205441 1008A-N-6N04	GRADING & DRAINAGE PLAN	06/30/2025	D
3205441 1008A-N-6N05	GRADING SECTIONS	06/30/2025	A
3205441 1008A-N-6N06	EROSION AND SEDIMENT CONTROL PLAN	06/30/2025	A
3205441 1008A-N-6N07	CONSTRUCTION DETAILS	06/30/2025	D
3205441 1008A-N-6N08	EROSION AND SEDIMENT CONTROL DETAILS	06/30/2025	A
3205441 1008A-N-6N09	OUTFALL DETAILS	06/30/2025	A
3205441 1008A-N-85N01	FENCE PLAN	06/30/2025	A
3205441 1008A-N-85N02	FENCE DETAILS	06/30/2025	A

OWNER: NEW YORK POWER AUTHORITY
 DAVID O'SULLIVAN
 DAVID.O'SULLIVAN@NYPA.GOV
 914.287.3016

CIVIL: MOTT MACDONALD NY, INC.
 JOHN K. RUSCHKE, P.E.
 JOHN.RUSCHKE@MOTTMAC.COM
 914.292.1806

ELECTRICAL: MOTT MACDONALD NY, INC
 KRYSTIAN SOKOLOWSKI
 KRYSTIAN.SOKOLOWSKI@MOTTMAC.COM
 781.636.4067



REGIONAL MAP



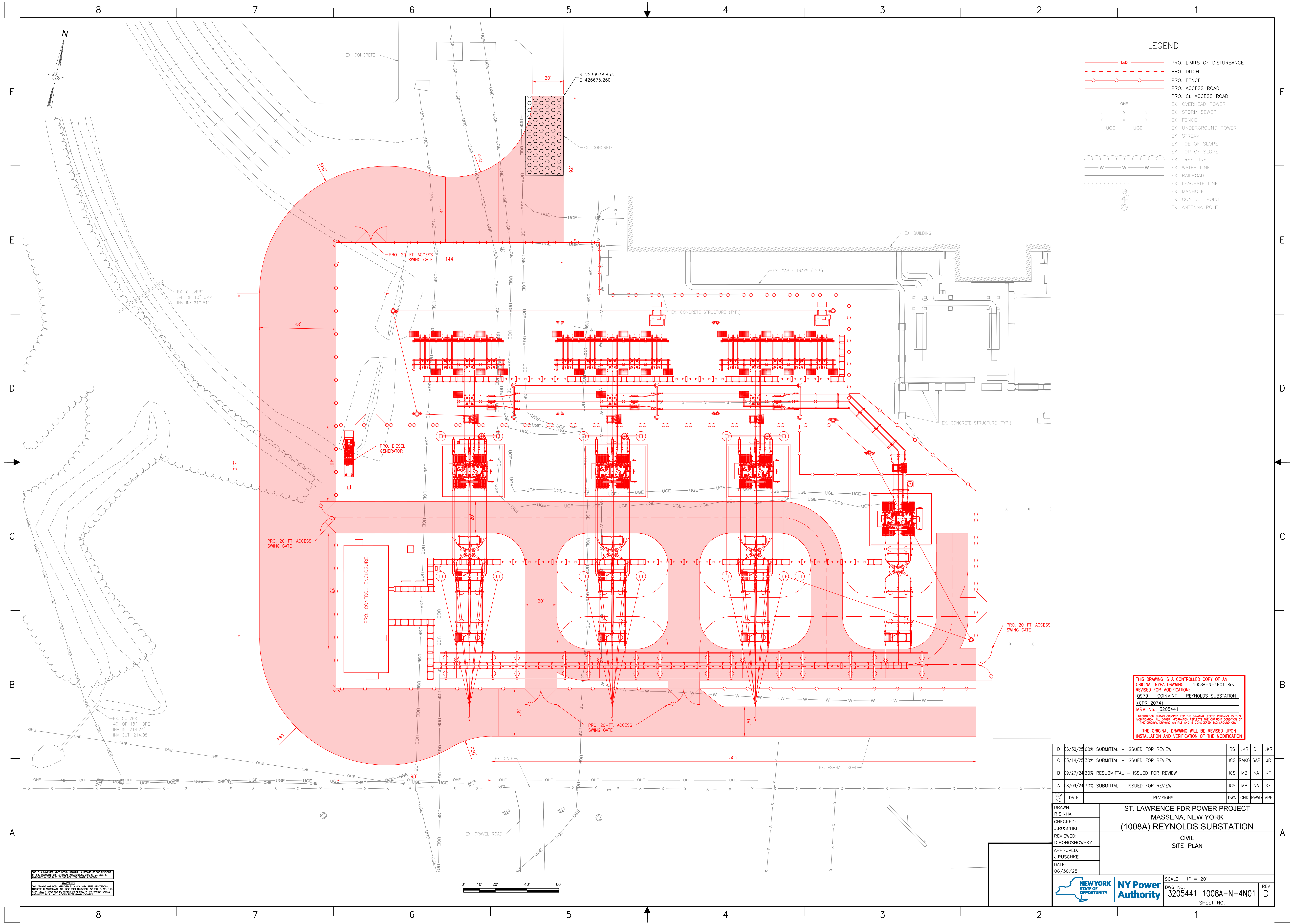
VICINITY MAP

0	ISSUED FOR CONSTRUCTION, MRM 3205441 0979 - CONMINT - REYNOLDS SUBSTATION (CPR 2074)							
D	06/30/25 60% SUBMITTAL - ISSUED FOR REVIEW	RS	JKR	DH	JKR			
C	03/14/25 30% SUBMITTAL - ISSUED FOR REVIEW	ICS	RAKG	SAP	JR			
B	09/27/24 30% RESUBMITTAL - ISSUED FOR REVIEW	ICS	MB	NA	KF			
A	08/09/24 30% SUBMITTAL - ISSUED FOR REVIEW	ICS	MB	NA	KF			
REV	DATE	REVISIONS			DWN	CHK	RWVD	APP

DRAWN: R.SINHA		ST. LAWRENCE-FDR POWER PROJECT MASSENA, NEW YORK (1008A) REYNOLDS SUBSTATION			
CHECKED: J.RUSCHKE					
REVIEWED: D.HONOSHOWSKY		CIVIL COVER SHEET			
APPROVED: J.RUSCHKE					
DATE: 06/30/25		SCALE: NONE			
				DWG NO: 3205441 1008A-CIV-COVER	REV D
				SHEET NO.	

THIS IS A COMPUTER GENERATED DRAWING. A RECORD OF THE REVISIONS OF THIS DRAWING AND APPROVALS SHALL BE MAINTAINED IN THE FILES OF THE NEW YORK POWER AUTHORITY.

WARNING: THIS DRAWING HAS BEEN REVIEWED BY A NEW YORK STATE PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE STATE ELECTION LAW TITLE 16, ARTICLE 17-A. THIS DRAWING IS NOT TO BE REPRODUCED OR ALTERED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MOTT MACDONALD NY, INC.



LEGEND

- PRO. LIMITS OF DISTURBANCE
- PRO. DITCH
- o-o-o- PRO. FENCE
- PRO. ACCESS ROAD
- PRO. CL. ACCESS ROAD
- OHE
- EX. OVERHEAD POWER
- S
- EX. STORM SEWER
- X
- EX. FENCE
- UGE
- EX. UNDERGROUND POWER
- EX. STREAM
- EX. TOE OF SLOPE
- EX. TOP OF SLOPE
- EX. TREE LINE
- W
- EX. WATER LINE
- EX. RAILROAD
- EX. LEACHATE LINE
- EX. MANHOLE
- EX. CONTROL POLE
- EX. ANTENNA POLE

THIS DRAWING IS A CONTROLLED COPY OF AN ORIGINAL NYPA DRAWING: 1008A-N-4N01 Rev. REVISED FOR MODIFICATION: 0979 - COINMINT - REYNOLDS SUBSTATION (CPR 2074).
 MRM No.: 3205441
 INFORMATION SHOWN COLORED FOR THE DRAWING LEGEND PERTAINS TO THIS MODIFICATION. ALL OTHER INFORMATION REFLECTS THE CURRENT CONDITION OF THE ORIGINAL DRAWING ON FILE AND IS CONSIDERED BACKGROUND ONLY.
 THE ORIGINAL DRAWING WILL BE REVISED UPON INSTALLATION AND VERIFICATION OF THE MODIFICATION.

D	06/30/25	60% SUBMITTAL - ISSUED FOR REVIEW	RS	JKR	DH	JKR
C	03/14/25	30% SUBMITTAL - ISSUED FOR REVIEW	ICS	RAKG	SAP	JR
B	09/27/24	30% RESUBMITTAL - ISSUED FOR REVIEW	ICS	MB	NA	KF
A	08/09/24	30% SUBMITTAL - ISSUED FOR REVIEW	ICS	MB	NA	KF
REV. NO.	DATE	REVISIONS	DWN	CHK	RWD	APP

ST. LAWRENCE-FDR POWER PROJECT
MASSENA, NEW YORK
(1008A) REYNOLDS SUBSTATION

CIVIL
SITE PLAN

DRAWN: R. SINHA
 CHECKED: J. RUSCHKE
 REVIEWED: D. HONOSHOWSKY
 APPROVED: J. RUSCHKE
 DATE: 06/30/25

SCALE: 1" = 20'
 DWG. NO. 3205441 1008A-N-4N01
 SHEET NO. REV D

NOTES

- THIS DRAWING IS A CONTROLLED COPY OF AN ORIGINAL NYPA DRAWING: 1008A-N-4N01 Rev. REVISED FOR MODIFICATION: 0979 - COINMINT - REYNOLDS SUBSTATION (CPR 2074). MRM No.: 3205441
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PROJECT DESCRIPTION

THE ST. LAWRENCE NYPA SUBSTATION IS AN FDR PROJECT THAT CONSISTS OF AN EXTENSION TO THE EXISTING REYNOLDS SUBSTATION FACILITY LOCATED IN ST. LAWRENCE COUNTY, NEW YORK.

SEQUENCE OF CONSTRUCTION

- 1. RECEIVE PERMITS FROM LOCAL GOVERNING AGENCIES.
2. PRE-CONSTRUCTION MEETING.
3. NOTIFY LOCAL ENVIRONMENTAL QUALITY OFFICE AND UTILITY COMPANIES 48 HOURS BEFORE THE START OF CONSTRUCTION.
4. CALL 811 ONE CALL AT LEAST 48 HOURS BEFORE THE START OF CONSTRUCTION.
5. INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLANS, INCLUDING SEDIMENT BASIN AND ASSOCIATED CONVEYANCE.
6. BEGIN DEMOLITION AND CLEARING OF SITE.
7. GRADING OF PAD AND ACCESS ROAD.
8. PERMANENT SEEDING TO BE PLACED AT DISTURBED AREAS.
9. REMOVE EROSION CONTROL MEASURES AFTER SITE HAS BEEN ESTABLISHED AND STABILIZED AND APPROVED BY RESPECTIVE AUTHORITIES. CONVERSION OF SEDIMENT BASIN TO PERMANENT STORMWATER POND.
10. SUBMIT NOTICE OF TERMINATION TO LOCAL ENVIRONMENTAL QUALITY OFFICE.

GENERAL NOTES

- 1. HORIZONTAL AND VERTICAL CONTROL POINTS ARE AS INDICATED AS SHOWN ON THE DRAWINGS. ALL BEARINGS, DISTANCE AND COORDINATES DESCRIBED ARE BASED UPON NSRS 2011 NEW YORK STATE PLANES, EAST ZONE, US.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS, AND REQUIREMENTS.
3. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE.
4. CONTRACTOR SHALL CONTACT 811, THE ONE CALL SYSTEM, AND MAINTAIN UP TO DATE ONE CALL CERTIFICATES FOR ALL WORK AREAS. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTORS AND THE UTILITY'S PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
5. CONTRACTOR MUST CONFINED THEIR ACTIVITIES TO THE APPROVED LIMITS OF CONSTRUCTION WORK AREAS. ANY DAMAGE OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE SUBCONTRACTOR'S RESPONSIBILITY TO REPAIR.
6. THE CONTRACTOR SHALL OBTAIN AND COMPLY WITH TERMS OF PERMITS ISSUED BY EACH JURISDICTIONAL AGENCY. ISSUANCE OF THIS PLAN DOES NOT EQUATE APPROVAL FROM THE APPLICABLE AGENCIES.
7. THE CONTRACTOR SHALL DISPOSE OF ALL DEBRIS IN A LEGAL MANNER UPON COMPLETION OF THE PROJECT.
8. CONTRACTOR SHALL LOCATE STOCKPILES SO THEY DO NOT INTERFERE WITH SITE DRAINAGE. EROSION CONTROL SHOULD BE IMPLEMENTED TO PREVENT SEDIMENT TRANSPORT DURING RAIN EVENTS.
9. WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES NOT SHOWN AS BEING REMOVED, THE CONTRACTOR IS TO USE EXTREME CARE TO NOT DAMAGE ROOT SYSTEMS.
10. THE CONTRACTOR WILL NOTE THE CONDITION OF ANY EXISTING STRUCTURE OR UTILITY THAT MAY BE IMPACTED BY PROJECT CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, REBUILD OR RESTORE TO FORMER CONDITION.
11. IMMEDIATELY FOLLOWING CONSTRUCTION ACTIVITY, THE WORK AREAS WILL BE THOROUGHLY AND SAFELY CLEARED OF FASLEWORK, EQUIPMENT, SURPLUS AND DISCARDED MATERIALS, RUBBISH AND TEMPORARY STRUCTURES WHICH RESULT FROM THE WORK.
12. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE AND EXISTING DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION. NO GRADING OUTSIDE OF THE ESTABLISHED LIMITS OF CONSTRUCTION SHALL OCCUR WITHOUT THE WRITTEN PERMISSION OF OWNER.

SITE CLEARING

- 1. DEMOLITION:
A. CONTRACTOR SHALL COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
B. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO SPECIFICATIONS LAID OUT IN THE GEOTECHNICAL REPORT.
C. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
D. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
E. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
F. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
G. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUTDOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE CLIENT. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS.
H. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND/OR UTILITIES. THE INTENT OF THIS PLAN IS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND/OR UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
2. CLEARING AND GRUBBING:
A. CLEARING CONSISTS OF REMOVAL OF OBSTRUCTIONS, TREES, BRUSH, GRASS, TRASH, RUBBISH AND DEBRIS.
B. ROCK, SHALESTONE, SANDSTONE AND/OR AGGREGATE PILES CONFORMING TO THE REQUIREMENTS OF ROCK FILL SHALL NOT BE CONSIDERED RUBBISH OR DEBRIS. THESE MATERIALS SHALL BE STOCKPILED SEPARATELY FROM OTHER EXCAVATED SOILS IN ACCORDANCE WITH THESE PROVISIONS.
C. GRUBBING CONSISTS OF REMOVAL OF ALL STUMPS AND ROOTS 1/2-INCH OR MORE IN DIAMETER.
D. ALL CLEARED AND GRUBBED MATERIAL SHALL BE REDUCED ON STATE SPECIFICATIONS. REMAINING MATERIALS SHALL BE DISPOSED OF OFF SITE.
E. E. THE CONTRACTOR'S REPRESENTATIVE MAY DESIGNATE ANY ADDITIONAL MATERIALS OR SOIL TYPES THAT MUST BE REMOVED AND DISPOSED OFF-SITE.

3. STRIPPING:

- A. STRIPPING CONSISTS OF REMOVAL OF TOPSOIL, ORGANIC MATTER, HARMFUL MATERIALS. THE DEPTH OF STRIPPING WILL TYPICALLY VARY FROM 2" TO 6" FOR ALL AREAS WITHIN THE STAKED CLEARING LIMITS IDENTIFIED ON THE PLANS WITHIN THE LIMITS OF THE SITE. AFTER GRUBBING FOR STUMPS AND ROOTS IN EXCESS OF 1 1/2 IN DIAMETER, ALL DISTURBED SOIL SHALL BE STRIPPED AND STOCKPILED ON-SITE AS DIRECTED BY THE CONTRACTOR'S REPRESENTATIVE.
B. THE DEPTH OF TOPSOIL STRIPPING WILL VARY WITH THE AREA BEING STRIPPED. AT A MINIMUM, STRIP ALL SURFACE SOILS CONTAINING VISIBLE ROOT STRUCTURES AND ORGANIC MATTER, WHERE TOPSOIL DEPTHS ARE NOT VISUALLY DISCERNABLE. SOILS EXPOSED AFTER STRIPPING SHALL HAVE AN ORGANIC CONTENT OF LESS THAN 6% BY USDA APPROVED WET COMBUSTION METHODS.
C. EXCAVATE AND STOCKPILE ANY ADDITIONAL SOILS DESIGNATED BY THE CONTRACTOR'S REPRESENTATIVE TO BE UNSUITABLE AS SUBGRADE FOR ROADS AND STRUCTURES.
D. MATERIAL OBTAINED FROM THE STRIPPING OPERATION THAT IS SUITABLE FOR USE AS TOPSOIL, AS DETERMINED BY THE CONTRACTOR'S REPRESENTATIVE, SHALL BE STOCKPILED WHERE DIRECTED, FOR LATER RE-USE. ANY MATERIAL OBTAINED FROM THE STRIPPING OPERATION THAT IS NOT SUITABLE FOR RE-USE AS TOPSOIL SHALL BE CLASSIFIED AS CATEGORY II GENERAL FILL MATERIAL AND SHALL BE PLACED AT AREAS SHOWN ON THE DRAWINGS OR DISPOSED OF ON-SITE AT LOCATIONS DESIGNATED BY THE CONTRACTOR'S REPRESENTATIVE.
E. E. TOPSOIL STOCKPILES SHALL BE HYDROMULCHED AND RE-SEEDED TO MINIMIZE EROSION PRIOR TO REINCORPORATING INTO THE PROJECT GRADED AT THE COMPLETION OF THE PROJECT.
4. EXCAVATION REQUIREMENTS
A. EXCAVATION CONSISTS OF THE REMOVAL OF SUBSURFACE MATERIAL BELOW THE "STRIPPING" LAYER TO THE LINES AND ELEVATIONS SHOWN ON THE DRAWINGS.
B. EXCAVATION OF EACH SOIL CATEGORY, AS DEFINED HEREIN, SHALL BE PERFORMED SEPARATELY SUCH THAT EACH SOIL CATEGORY CAN BE SEGREGATED AND STOCKPILED SEPARATELY. ALL EXCAVATED SOILS THAT ARE TO BE STOCKPILED ON SITE SHALL BE FREE OF MUCK, DEBRIS, TOPSOIL AND VEGETATION. ANY EXCAVATED MATERIALS CONTAINING MUCK, DEBRIS AND/OR VEGETATION SHALL BE DISPOSED LEGALLY.
C. EXCAVATION SHALL BE PERFORMED IN A MANNER TO ASSURE DRAINAGE DURING THE COURSE OF THE WORK. SATURATED SOILS EXCAVATED FROM FLOODED EXCAVATIONS SHALL BE STOCKPILED SEPARATELY AS CATEGORY II GENERAL FILL AND ALLOWED TO Dewater PRIOR TO BEING USED AS GENERAL FILL. IF GROUND WATER IS ENCOUNTERED THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL HIS CONSTRUCTION METHOD IS APPROVED BY THE ENGINEER.
D. ALL UNSUITABLE MATERIAL, OCCURRING WITHIN A DEPTH OF 48 INCHES, MEASURED FROM THE FINAL FINISH TOP OR SURFACE ELEVATION OF THE PAVEMENT SHALL BE REMOVED. IN-PLACE MATERIAL FOUND TO BE SUITABLE MAY REMAIN IN THE AREA OF THE WORK. THE CONTRACTOR'S REPRESENTATIVE WILL DETERMINE THE SUITABILITY OF IN-PLACE AS WELL AS BORROW MATERIAL, ON SLOPES, THE AREA UNDER THE EMBANKMENT SHALL BE SCARIFIED AFTER THE REMOVAL OF UNSUITABLE MATERIAL, AND THE FIRST LAYER OF EMBANKMENT FILL SHALL BE SECURELY KEYED TO THE SCARIFIED MATERIAL.
E. WHERE MATERIAL ENCOUNTERED BELOW PROPOSED SUBGRADE WITHIN THE CONSTRUCTION LIMITS IS JUDGED UNSUITABLE BY THE PROJECT REPRESENTATIVE, GENERAL CONTRACTOR SHALL EXCAVATE UNSUITABLE MATERIAL AND REPLACE WITH STABLE APPROVED FILL MATERIAL AND COMPACT TO THE SPECIFIED DENSITY. THE REMOVING AND REPLACING OF UNSUITABLE MATERIAL WILL BE MEASURED AND PAID FOR IN COMPLIANCE WITH THE PROVISIONS OF THE CONTRACT DOCUMENTS.

EARTHWORK

- 1. CONTRACTOR TO FOLLOW THE GUIDANCE OF THE GEOTECHNICAL ENGINEERING REPORT TO DETERMINE DEPTH OF REMOVAL OF UNSUITABLE FILL.
2. THE GEOTECHNICAL INVESTIGATION (SOILS REPORT) FOR THE SITE SHALL BE CONSIDERED AS PART OF THESE PLANS. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE SOILS REPORT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL BE PROVIDING BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED.
4. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE GEOTECHNICAL REPORT AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
5. THE CONTRACTOR SHALL ENSURE THE PROPER SOIL DENSITIES ARE ACHIEVED. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO FINAL INSTALLATION OF IMPROVEMENTS.
6. IN THE CASE OF CONFLICTS, THE REQUIREMENTS OF THE EARTHWORK SPECIFICATIONS PREPARED FOR THE PROJECT BY THE GEOTECHNICAL ENGINEER SHALL GOVERN THE REQUIREMENTS OF THIS PLAN AND THESE NOTES. PLANS SHALL BE REVISED ACCORDINGLY.
7. FILL
A. THE CONTRACTOR SHALL PROVIDE ALL FILL MATERIAL IN THE QUANTITIES REQUIRED TO CONFORM TO THE LINES AND ELEVATIONS SHOWN ON THE DRAWINGS. MATERIAL FROM ON-SITE EXCAVATION MAY BE USED FOR FILL, IF APPROPRIATE AND APPROVED BY THE CONTRACTOR'S REPRESENTATIVE. ALL FILL MATERIALS SHALL BE FREE OF TRASH; VEGETATION; ORGANIC MATTER; WOOD CHIPS; SLAG; LARGE STONES; HARD LUMPS OF EARTH; AND FROZEN, CORROSIVE, PERSHABLE, OR OTHER DELTERIOUS MATERIALS.
B. FILL MATERIAL SHALL BE CLASSIFIED AS FOLLOWS:
• CATEGORY I - GRANULAR STRUCTURAL FILL
• CATEGORY II - GENERAL FILL
• CATEGORY III - STRUCTURAL FILL
• CATEGORY IV - ROCK FILL
• CATEGORY V - ROADWAY GRAVEL PAVING.
• CATEGORY VI - ROAD BASE
• CATEGORY VII - CEMENT STABILIZED SAND.

GRADING AND DRAINAGE

- 1. THE CONTRACTOR SHALL NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
2. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING THE GRADING OPERATIONS.
3. ALL GRADING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE, COUNTY, JURISDICTION STANDARD AND SPECIFICATIONS.
4. ALL DIMENSIONS AND GRADES SHOWN ON THESE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PRECEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
5. THE FINISHED GRADE OF ALL FILLED AREAS THAT ARE NOT GRAVELED, SHALL INCLUDE PLACEMENT OF MINIMUM 6" TOPSOIL MATERIAL AND SEEDED.
6. STORM DRAINAGE:
A. THE CONTRACTOR SHALL MAINTAIN AND PROTECT THE STORMWATER COLLECTION SYSTEM FROM EXCESSIVE MUD, SILT, DIRT, DEBRIS, TRASH UNTIL CONSTRUCTION IS COMPLETE.
B. CULVERT PIPE DIAMETERS AND WALL THICKNESS SHALL BE AS SPECIFIED ON THE DRAWINGS.
C. MATERIAL, TRENCH EXCAVATION, PIPE LAYING AND BACKFILLING OPERATIONS FOR DRAINAGE IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF LOCAL AND STATE DOT. PIPE SHALL BE LAID ON TRUE ALIGNMENTS IN A PIPE TRENCH WITH ADEQUATE SUPPORTING VALUE AND BEDDED TO THE DETAILS SHOWN IN THE PLANS AND LOCAL STATE DOT. ALL BACKFILL SHALL BE COMPACTED FOR GEOTECHNICAL RECOMMENDATIONS.
D. ALL NECESSARY HANDWORK SHALL BE PERFORMED TO ENSURE THAT DITCHES ARE TRUE TO LINE, ELEVATION AND CROSS-SECTION AS SHOWN ON THE DRAWINGS.

EROSION AND SEDIMENT CONTROL

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED FOR THIS SITE. FOR EACH PHASE OF THE PROJECT, THE

- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING AND/OR INSTALLING THE STORM WATER CONTROL, EROSION CONTROL, AND SEDIMENTATION CONTROL FEATURES AS SPECIFIED IN THE SWPPP PRIOR TO BEGINNING WORK ON THAT THAT PHASE OF THE PROJECT.
2. THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES TO BE PERFORMED SHALL BE IN ACCORDANCE WITH THE SWPPP. WHERE THE SEQUENCE IN CONSTRUCTION ACTIVITIES (AS PROPOSED IN THE SWPPP) REQUIRES MODIFICATION, THE CONTRACTOR SHALL NOTE THE CHANGES IN THE SWPP AND SUBMIT A COPY TO THE ENGINEER FOR APPROVAL.
3. AT LEAST SEVEN DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES INCLUDING CLEARING AND GRUBBING, THE OWNER AND OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE SWPPP REPAIRER, AND THE REPRESENTATIVE FROM THE LOCAL SOILS CONSERVATION DISTRICT TO AN ON SITE PRE-CONSTRUCTION MEETING.
4. PRIOR TO LAND DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL INSTALL PERIMETER SILT FENCING AND OTHER REQUIRED EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM MIGRATING OFF SITE.
5. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL SOILS CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION AND SEDIMENTATION CONTROL FEATURES SPECIFIED IN THE SWPPP IN FUNCTIONAL CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES AND UNTIL THE FINAL AND/OR PERMANENT CONTROL FEATURES ARE COMPLETED AND FUNCTIONAL.
7. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
8. WHERE DRILLING OR WASHBOARDING EROSION PATTERNS ARE OBSERVED, CONTRACTOR SHALL BLADE THE ERODED AREAS SMOOTH. ERODED AREAS SHALL BE RESTORED IMMEDIATELY TO MINIMIZE DAMAGE AND SHALL BE RE-GRADED TO A SLIGHTLY HIGHER ELEVATION TO PREVENT RUN-OFF FROM FOLLOWING THE SAME PATH.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES USED BY THE CONTRACTOR SHALL BE REMOVED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. THE SITE SHALL BE CLEANED UP AND RESTORED TO THE SATISFACTION OF THE CONTRACTOR'S REPRESENTATIVE.
10. CLEARING AND GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE SWEEP BMPS SPECIFIED BY THE BMP SEQUENCE FOR THE STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS SOLAR PLAN.
11. ALL DISTURBED AREAS, INCLUDING SOIL STOCKPILES, WHERE WORK IS TEMPORARILY HALTED SUCH THAT THE AREA WILL NOT BE GRADED AGAIN WITHIN THE NEXT 14 CALENDAR DAYS, SHALL BE TEMPORARILY STABILIZED BY PLACING HAY OR STRAW MULCH, MECHANICALLY CRIMPED INTO THE SOIL. ALL STOCKPILES SHALL ADDITIONALLY BE SURROUNDED BY A REINFORCED SILT FENCE BARRIER.
12. TOP SOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION SHOWN ON THE PLAN MAPS IN THE AMOUNT OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN A MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
13. FINAL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
14. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
15. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUB AREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE WHICH WILL BE REACTIVATED WITHIN ONE YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN ONE YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
16. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL, 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHOULD BE CAPABLE OF RESISTING FAILURE DUE TO SLOPING SLUMPING OR OTHER MOVEMENTS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER ABOUT AREAS WHERE THE EROSION AND SEDIMENTATION CONTROL MEASURES SPECIFIED IN THE SWPPP WILL NOT FIT IN THE AVAILABLE SPACE OR ARE NOT APPLICABLE. WHEN FIELD MODIFICATIONS OF THE SWPPP ARE NECESSARY, THE SUBCONTRACTOR SHOULD ATTEMPT TO OBTAIN PRIOR APPROVAL OF THE PROPOSED MODIFICATIONS FROM THE ENGINEER. WHEN THIS IS NOT PRACTICAL, THE SUBCONTRACTOR SHALL NOTE THE CHANGES MADE TO THE EROSION AND SEDIMENTATION CONTROL MEASURES ON THE SWPPP AND SUBMIT THE CHANGES TO THE ENGINEER AT THE EARLIEST POSSIBLE CONVENIENCE.

STORM WATER MANAGEMENT:

- 1. THIS PLAN SET CONTAINS SUGGESTED BMP PLACEMENT TO REDUCE SEDIMENT IN STORM WATER FROM ENTERING DRAINAGE WAYS. THE CONTRACTOR IS DIRECTED TO THE PLACEMENT OF AND NATURE OF THE BMP'S PER THE SWPPP AND STORM WATER PERMIT.
2. WITHIN 100 FEET OF STATE REGULATED WETLANDS AND 50 FEET OF OTHER WATER BODIES, REMOVE ONLY THE MINIMUM VEGETATION NECESSARY TO ALLOW FOR CONSTRUCTION AND OPERATION OF THE FACILITY.
3. STREAMS AND WETLANDS SHALL BE PROTECTED FROM INDIRECT IMPACTS DURING CONSTRUCTION BY UTILIZING VARIOUS EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH APPROVED PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP). SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, SILT FENCES PLACED BETWEEN WATER RESOURCE BOUNDARIES AND CONSTRUCTION AREAS. EXPOSED SOIL SHALL BE SEEDED AND/OR MULCHED, AS SOON AS PRACTICABLE, BUT IN ANY EVENT, NO LATER THAN SEVEN DAYS IN WHICH SITE DISTURBANCE OCCURS, TO ASSURE THAT EROSION AND SILTATION IS KEPT TO A MINIMUM ALONG STREAM AND WETLAND BOUNDARIES.
4. TEMPORARY EROSION CONTROL DEVICES AND STABILIZATION PRACTICES SHALL BE INSTALLED SOON AS PRACTICABLE AND APPROPRIATE, IN ACCORDANCE WITH THE SWPPP. EROSION CONTROL DEVICES SHALL BE INSTALLED AFTER CLEARING, BUT PRIOR TO SOIL DISTURBANCE.
5. THE CONTRACTOR SHALL LOCATE AND DISTRIBUTE EXCESS EXCAVATION MATERIAL IN NON-AGRICULTURE UPLAND AREAS (I.E., OUTSIDE OF WETLANDS, STREAMS, AND AGRICULTURAL FIELDS). WHERE PRACTICAL, SUCH MATERIAL SHALL BE USED AS ROAD FILL OR BACKFILL AROUND STRUCTURES. EROSION CONTROL PRACTICES SHALL BE INSTALLED, AND EXPOSED SOILS STABILIZED IN ACCORDANCE WITH THE SWPPP.
6. ANY REQUIRED TEMPORARY ACCESS ROUTE SHALL BE REMOVED FOLLOWING CONSTRUCTION. IN ALL CASES, THE PRE-DISTURBANCE FLOW REGIME MUST BE MAINTAINED.
7. IN REPAIRING ANY DAMAGED DRAINAGE LINES, KNITTED FILTER COVERING WILL GENERALLY NOT BE USED AROUND CORRUGATED PLASTIC TUBING (TO AVOID POTENTIAL SILT ACCUMULATION AND SEAL-OFF OF DRAINAGE LINES).

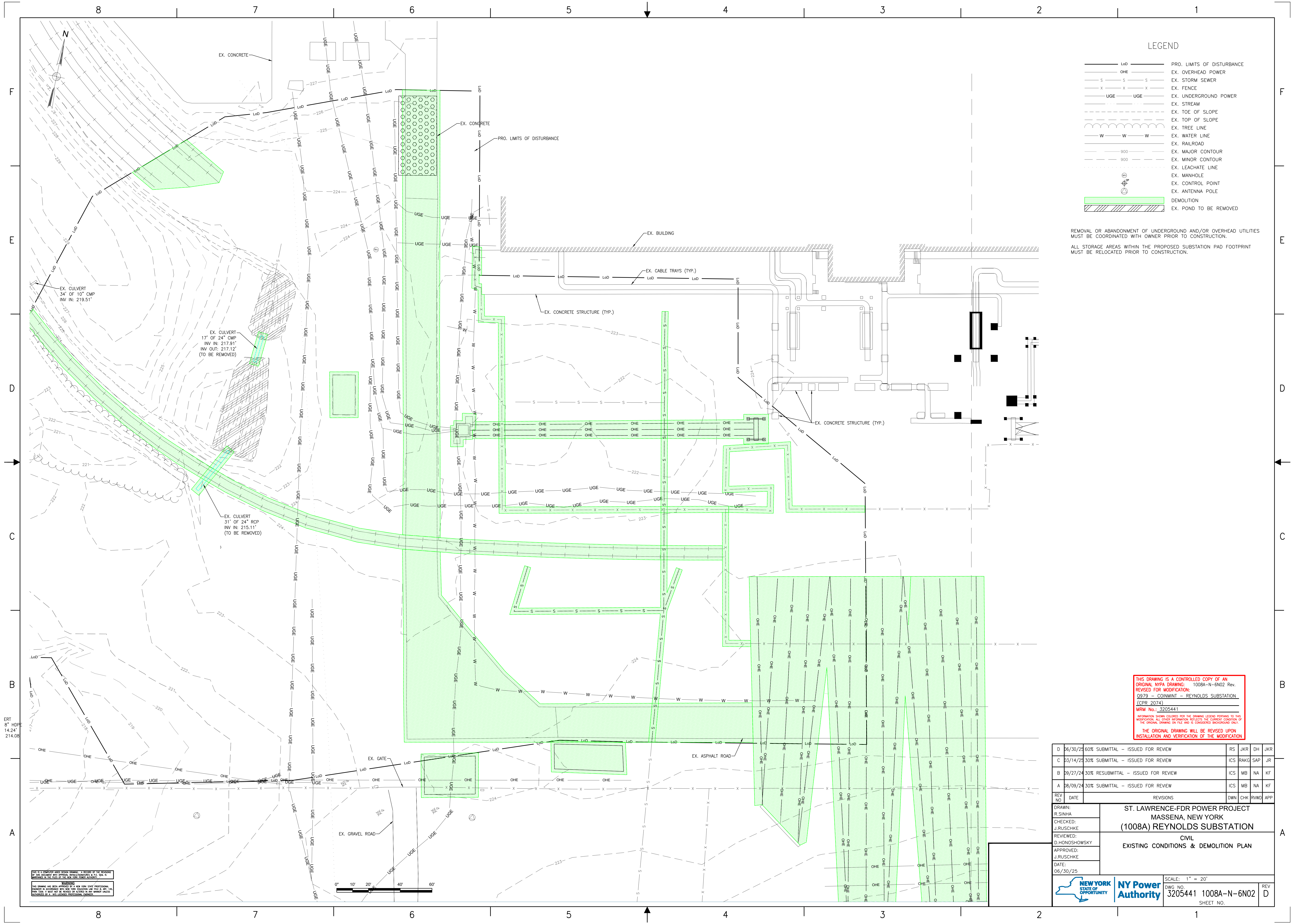
RECORD DRAWINGS

- 1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS FOR THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS.

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Table with columns for revision date, description, and initials. Includes project title 'ST. LAWRENCE-FDR POWER PROJECT MASSENA, NEW YORK (1008A) REYNOLDS SUBSTATION' and 'GENERAL NOTES'.

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LEGEND

- LoD — PRO. LIMITS OF DISTURBANCE
- OHE — EX. OVERHEAD POWER
- S — EX. STORM SEWER
- X — EX. FENCE
- UGE — EX. UNDERGROUND POWER
- — — — — EX. STREAM
- — — — — EX. TOE OF SLOPE
- — — — — EX. TOP OF SLOPE
- — — — — EX. TREE LINE
- W — W — W — EX. WATER LINE
- — — — — EX. RAILROAD
- 900 — EX. MAJOR CONTOUR
- 900 — EX. MINOR CONTOUR
- — — — — EX. LEACHATE LINE
- ⊙ — EX. MANHOLE
- ⊙ — EX. CONTROL POINT
- ⊙ — EX. ANTENNA POLE
- — DEMOLITION
- — EX. POND TO BE REMOVED

REMOVAL OR ABANDONMENT OF UNDERGROUND AND/OR OVERHEAD UTILITIES MUST BE COORDINATED WITH OWNER PRIOR TO CONSTRUCTION.
 ALL STORAGE AREAS WITHIN THE PROPOSED SUBSTATION PAD FOOTPRINT MUST BE RELOCATED PRIOR TO CONSTRUCTION.

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 MRM No.: 3205441
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D	06/30/25	60% SUBMITTAL - ISSUED FOR REVIEW	RS	JKR	DH	JKR
C	03/14/25	30% SUBMITTAL - ISSUED FOR REVIEW	ICS	RAKG	SAP	JR
B	09/27/24	30% RESUBMITTAL - ISSUED FOR REVIEW	ICS	MB	NA	KF
A	08/09/24	30% SUBMITTAL - ISSUED FOR REVIEW	ICS	MB	NA	KF
REV	DATE	REVISIONS	DWN	CHK	RWD	APP

ST. LAWRENCE-FDR POWER PROJECT
MASSENA, NEW YORK
(1008A) REYNOLDS SUBSTATION
CIVIL
EXISTING CONDITIONS & DEMOLITION PLAN

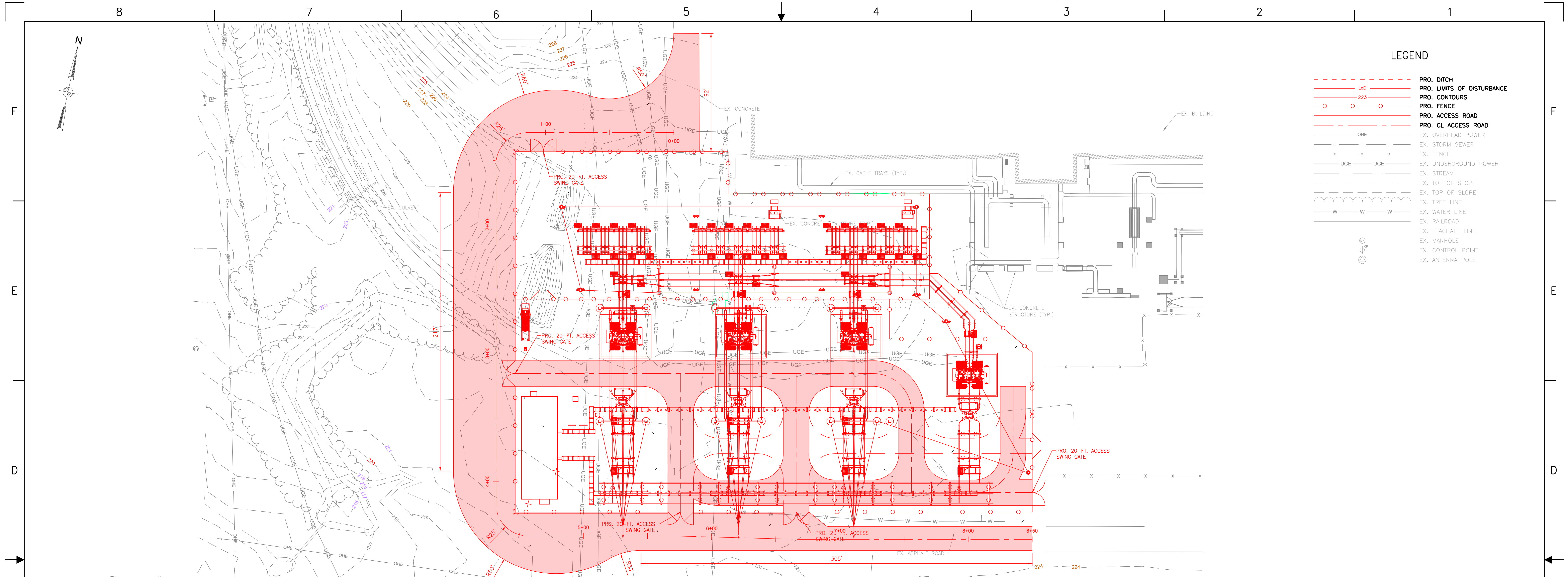
NY Power Authority

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 SHEET NO.

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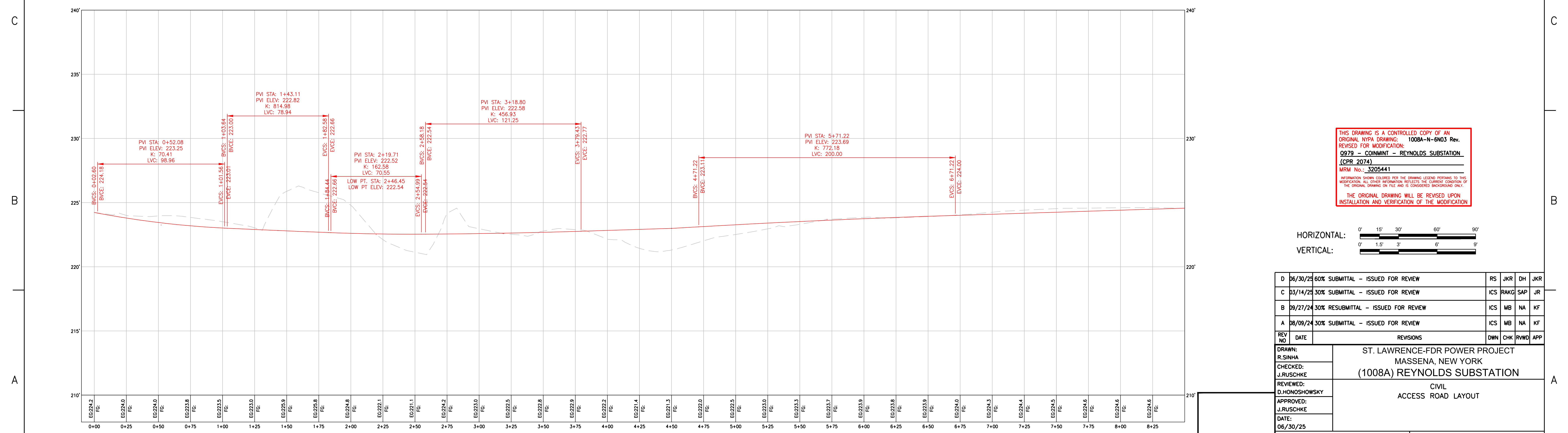
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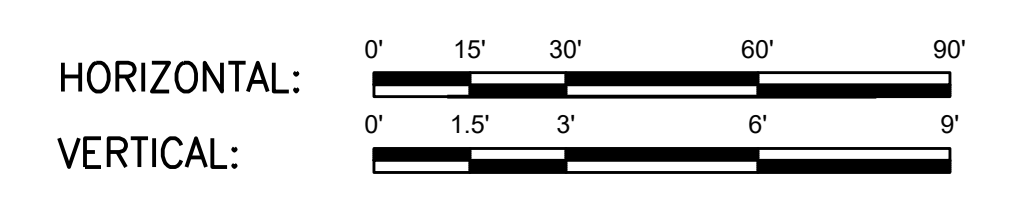
LEGEND

	PRO. DITCH
	PRO. LIMITS OF DISTURBANCE
	PRO. CONTOURS
	PRO. FENCE
	PRO. ACCESS ROAD
	PRO. CL. ACCESS ROAD
	EX. OVERHEAD POWER
	EX. STORM SEWER
	EX. FENCE
	EX. UNDERGROUND POWER
	EX. STREAM
	EX. TOE OF SLOPE
	EX. TOP OF SLOPE
	EX. TREE LINE
	EX. WATER LINE
	EX. RAILROAD
	EX. LEACHATE LINE
	EX. MANHOLE
	EX. CONTROL POINT
	EX. ANTENNA POLE

PLAN VIEW
0' 15' 30' 60' 90'



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A	08/09/24	30% SUBMITTAL - ISSUED FOR REVIEW	ICS	MB	NA	KF
REV. NO.	DATE	REVISIONS	DWN	CHK	RWD	APP

ST. LAWRENCE-FDR POWER PROJECT
MASSENA, NEW YORK
(1008A) REYNOLDS SUBSTATION
CIVIL
ACCESS ROAD LAYOUT

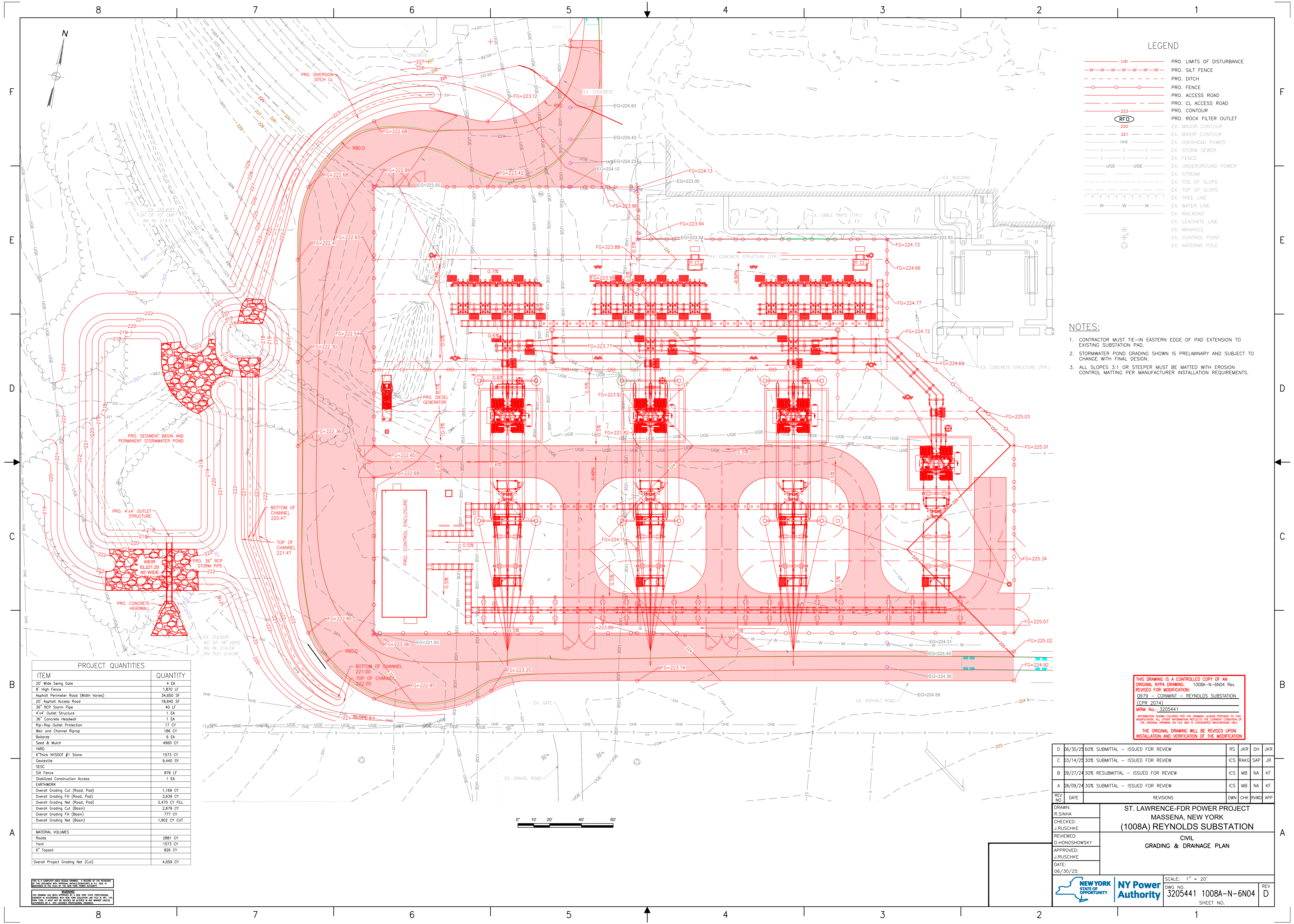
DRAWN: R.SINHA
CHECKED: J.RUSCHKE
REVIEWED: D.HONSHOWSKY
APPROVED: J.RUSCHKE
DATE: 06/30/25

SCALE: AS SHOWN
DWG. NO. 3205441 1008A-N-6N03
SHEET NO.

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PROFILE ALONG ACCESS ROAD



LEGEND

- LoD PRO. LIMITS OF DISTURBANCE
- SF-SF-SF-SF-SF-SF- PRO. SILT FENCE
- PRO. DITCH
- PRO. FENCE
- PRO. ACCESS ROAD
- PRO. CL ACCESS ROAD
- PRO. CONTOUR
- (RFD) PRO. ROCK FILTER OUTLET
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- OHE EX. OVERHEAD POWER
- S S S EX. STORM SEWER
- X X X EX. FENCE
- UGE UGE EX. UNDERGROUND POWER
- EX. STREAM
- EX. TOE OF SLOPE
- EX. TOP OF SLOPE
- EX. TREE LINE
- EX. WATER LINE
- EX. RAILROAD
- EX. LEACHATE LINE
- EX. MANHOLE
- EX. CONTROL POINT
- EX. ANTENNA POLE

NOTES:

1. CONTRACTOR MUST TIE-IN EASTERN EDGE OF PAD EXTENSION TO EXISTING SUBSTATION PAD.
2. STORMWATER POND GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.
3. ALL SLOPES 3:1 OR STEEPER MUST BE MATTED WITH EROSION CONTROL MATTING PER MANUFACTURER INSTALLATION REQUIREMENTS.

PROJECT QUANTITIES	
ITEM	QUANTITY
20' Wide Swing Gate	4 EA
8' High Fence	1,870 LF
Asphalt Perimeter Road (Width Varies)	34,650 SF
20' Asphalt Access Road	18,840 SF
36" RCP Storm Pipe	40 LF
4'x4' Outlet Structure	1 EA
36" Concrete Headwall	1 EA
Rip-Rap Outlet Protection	17 CY
Weir and Channel Riprap	188 CY
Bottoms	6 EA
Seed & Mulch	4960 CY
YARD	
6" Thick NYSDOT #1 Stone	1573 CY
Geotextile	9,440 SY
SESC	
Silt Fence	876 LF
Stabilized Construction Access	1 EA
EARTHWORK	
Overall Grading Cut (Road, Pad)	1,169 CY
Overall Grading Fill (Road, Pad)	3,639 CY
Overall Grading Net (Road, Pad)	2,470 CY FILL
Overall Grading Cut (Basin)	2,679 CY
Overall Grading Fill (Basin)	777 CY
Overall Grading Net (Basin)	1,902 CY CUT
MATERIAL VOLUMES	
Roads	2881 CY
Yard	1573 CY
6" Topsoil	826 CY
Overall Project Grading Net (Cut)	4,659 CY

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MFM No.: 3205441
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REV. NO.	DATE	REVISIONS	DWN	CHK	RWD	APP
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ST. LAWRENCE-FDR POWER PROJECT
MASSENA, NEW YORK
(1008A) REYNOLDS SUBSTATION

CIVIL
GRADING & DRAINAGE PLAN

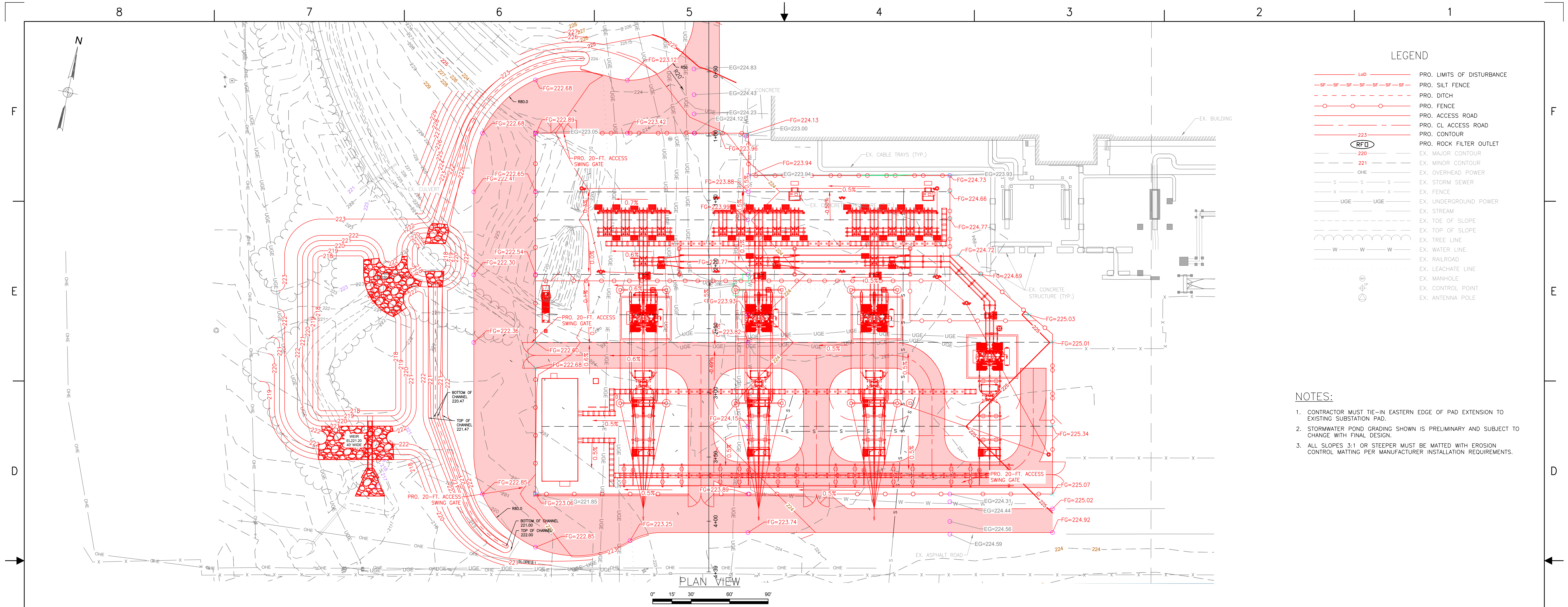
DRAWN: R.SINHA
 CHECKED: J.RUSCHKE
 REVIEWED: D.HONGSHOWSKY
 APPROVED: J.RUSCHKE
 DATE: 06/30/25

NEW YORK STATE OF OPPORTUNITY
NY Power Authority

SCALE: 1" = 20'
 DWG NO: 3205441 1008A-N-6N04
 SHEET NO.

REV D

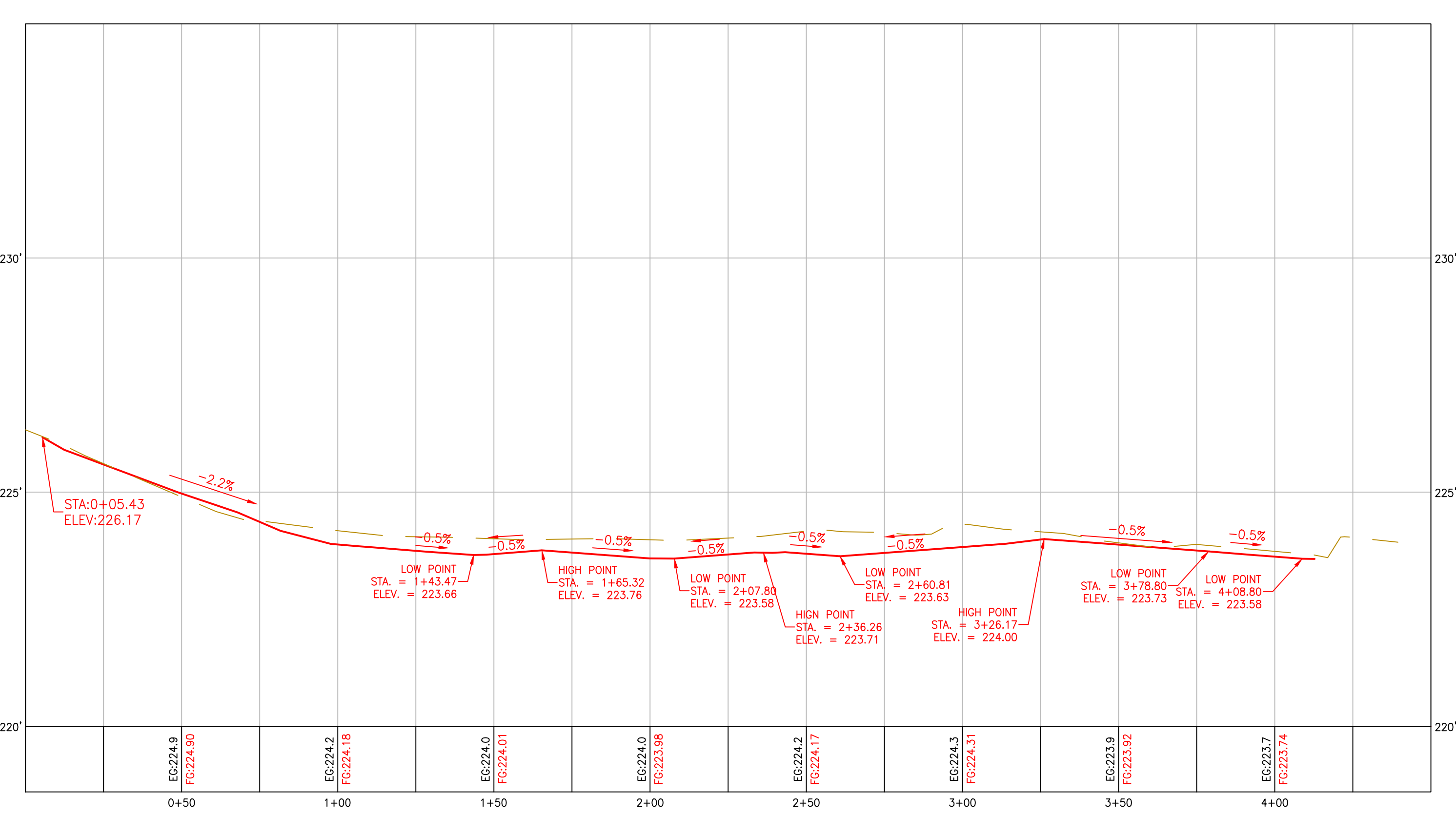
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LEGEND

---	PRO. LIMITS OF DISTURBANCE
-SF-SF-SF-SF-SF-	PRO. SILT FENCE
- - - - -	PRO. DITCH
○ ○ ○ ○ ○	PRO. FENCE
---	PRO. ACCESS ROAD
---	PRO. CL ACCESS ROAD
---	PRO. CONTOUR
○ (RFD)	PRO. ROCK FILTER OUTLET
---	EX. MAJOR CONTOUR
---	EX. MINOR CONTOUR
---	EX. OVERHEAD POWER
S S S	EX. STORM SEWER
X X X	EX. FENCE
---	EX. UNDERGROUND POWER
---	EX. STREAM
---	EX. TOE OF SLOPE
---	EX. TOP OF SLOPE
---	EX. TREE LINE
---	EX. WATER LINE
---	EX. RAILROAD
---	EX. LEAGATE LINE
○	EX. MANHOLE
○	EX. CONTROL POINT
○	EX. ANTENNA POLE

- NOTES:**
1. CONTRACTOR MUST TIE-IN EASTERN EDGE OF PAD EXTENSION TO EXISTING SUBSTATION PAD.
 2. STORMWATER POND GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.
 3. ALL SLOPES 3:1 OR STEEPER MUST BE MATTED WITH EROSION CONTROL MATTING PER MANUFACTURER INSTALLATION REQUIREMENTS.

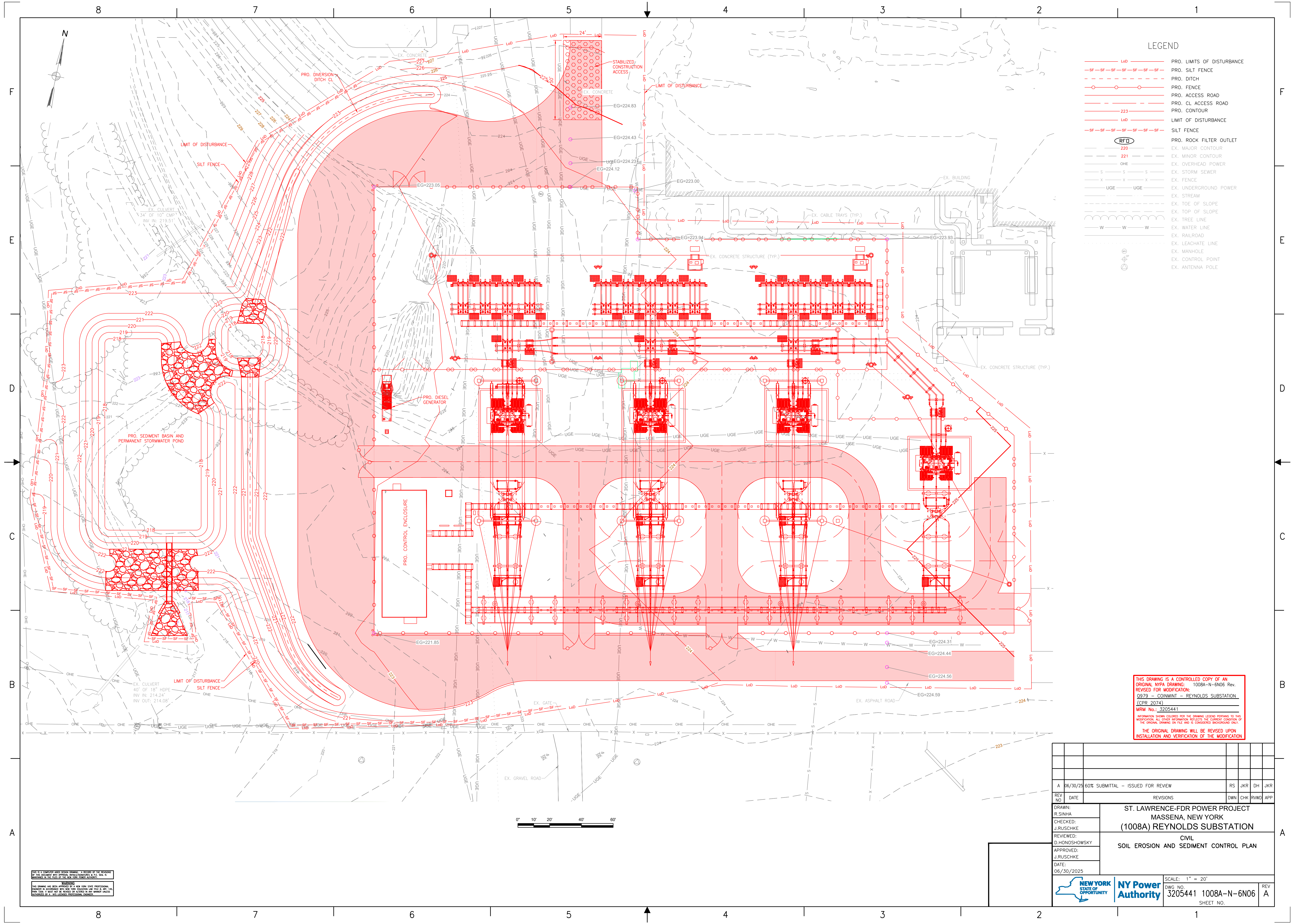


GRADING SECTION A-A'

HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 3'

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 MRM No.: 3205441
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REV	DATE	DESCRIPTION	DWN	CHK	RWD	APP
A	06/30/25	60% SUBMITTAL - ISSUED FOR REVIEW	RS	JKR	DH	JKR
<p>ST. LAWRENCE-FDR POWER PROJECT MASSENA, NEW YORK (1008A) REYNOLDS SUBSTATION</p> <p>CIVIL GRADING SECTIONS</p>						
DRAWN: R.SINHA CHECKED: J.RUSCHKE REVIEWED: D.HONOSHOWSKY APPROVED: J.RUSCHKE DATE: 06/30/25		SCALE: 1" = 20' DWG NO: 3205441 1008A-N-6N05 SHEET NO.		REV A		



LEGEND

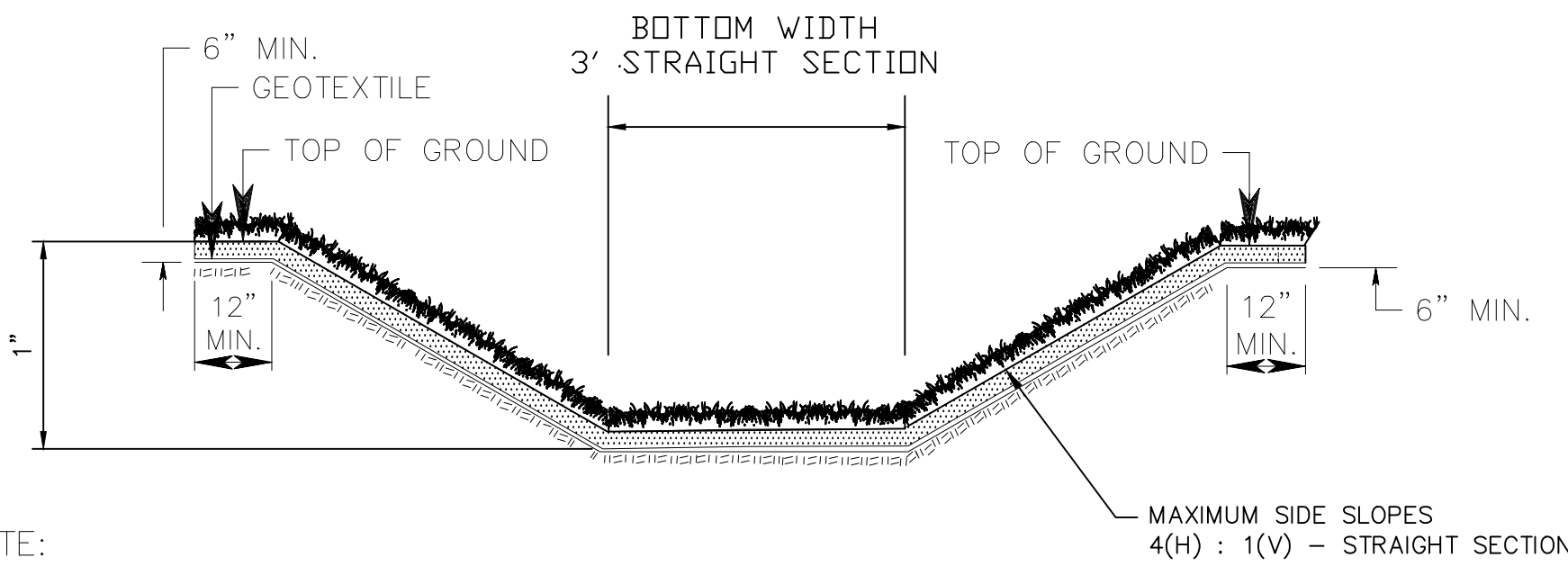
- LoD — PRO. LIMITS OF DISTURBANCE
- SF-SF-SF-SF-SF-SF- PRO. SILT FENCE
- - - - - PRO. DITCH
- ○ ○ ○ ○ PRO. FENCE
- — — — — PRO. ACCESS ROAD
- — — — — PRO. CL. ACCESS ROAD
- — — — — PRO. CONTOUR
- — — — — LoD — PRO. LIMITS OF DISTURBANCE
- SF-SF-SF-SF-SF-SF- PRO. SILT FENCE
- ⊙ (RFD) PRO. ROCK FILTER OUTLET
- 220 — EX. MAJOR CONTOUR
- 221 — EX. MINOR CONTOUR
- OHE — EX. OVERHEAD POWER
- S — S — S — EX. STORM SEWER
- X — X — X — EX. FENCE
- UGE — UGE — EX. UNDERGROUND POWER
- — — — — EX. STREAM
- — — — — EX. TOE OF SLOPE
- — — — — EX. TOP OF SLOPE
- — — — — EX. TREE LINE
- — — — — EX. WATER LINE
- — — — — EX. RAILROAD
- — — — — EX. LEACHATE LINE
- — — — — EX. MANHOLE
- — — — — EX. CONTROL POINT
- — — — — EX. ANTENNA POLE

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 MRM No.: 3205441
 INFORMATION SHOWN COLORED FOR THE DRAWING LEGEND PERTAINS TO THIS MODIFICATION. ALL OTHER INFORMATION REFLECTS THE CURRENT CONDITION OF THE ORIGINAL DRAWING ON FILE AND IS CONSIDERED BACKGROUND ONLY.
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REV	DATE	REVISIONS	DWN	CHK	RWD	APP
A	06/30/25	60% SUBMITTAL - ISSUED FOR REVIEW	RS	JKR	DH	JKR
ST. LAWRENCE-FDR POWER PROJECT MASSENA, NEW YORK (1008A) REYNOLDS SUBSTATION CIVIL SOIL EROSION AND SEDIMENT CONTROL PLAN						
DRAWN: R. SINHA CHECKED: J. RUSCHKE REVIEWED: D. HONOSHOWSKY APPROVED: J. RUSCHKE DATE: 06/30/2025		SCALE: 1" = 20' DWG NO: 3205441 1008A-N-6N06 SHEET NO.		REV A		

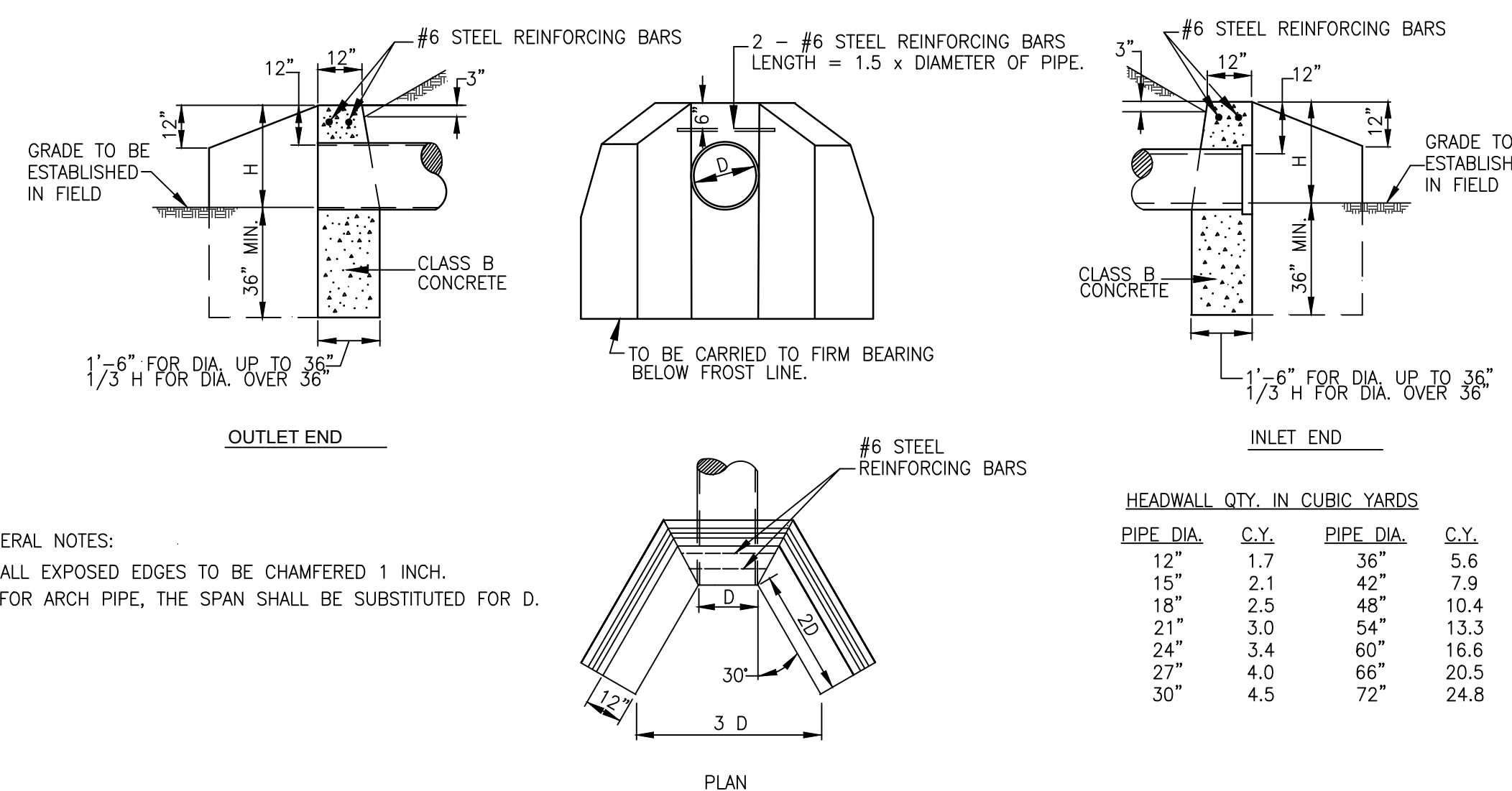
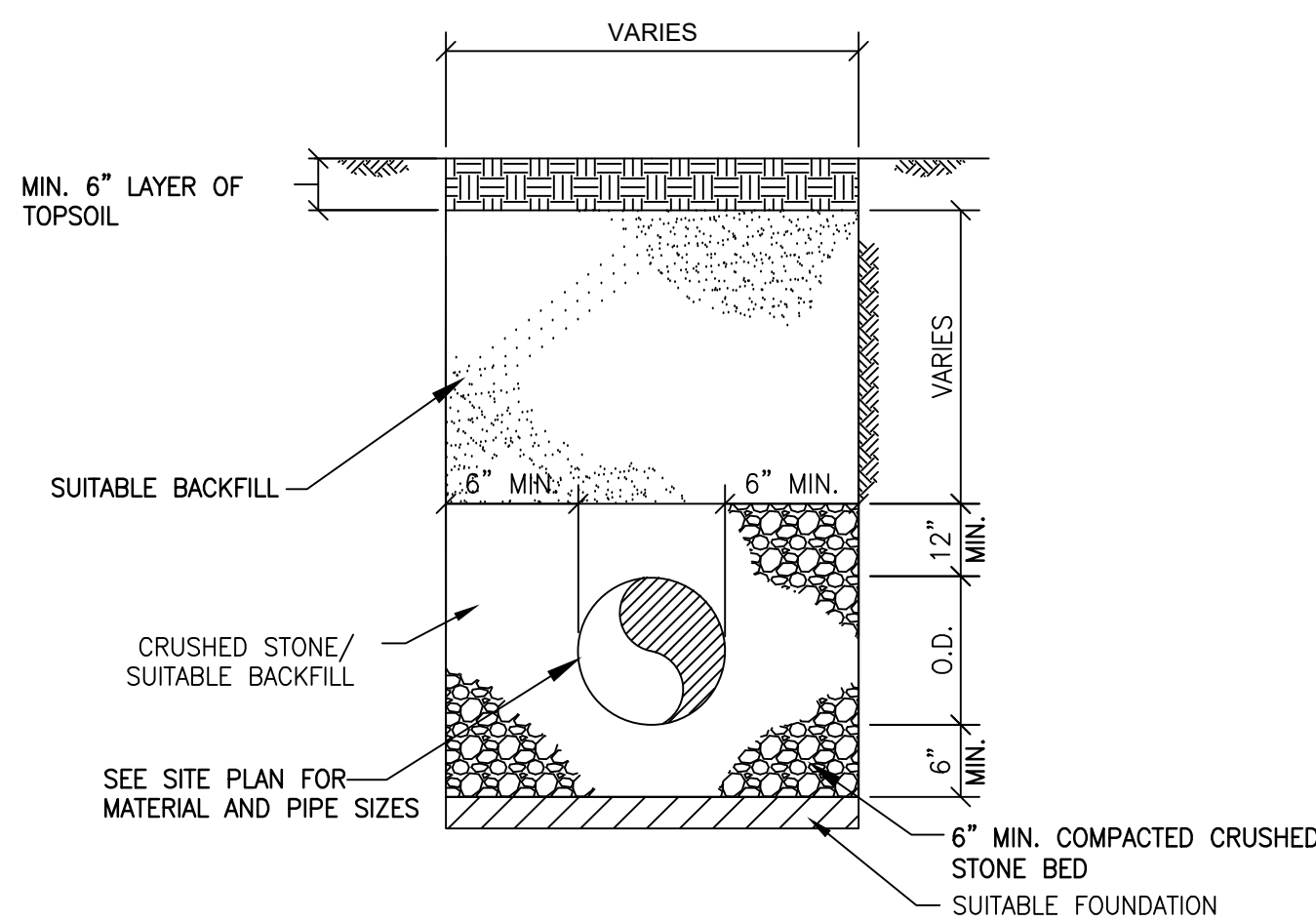


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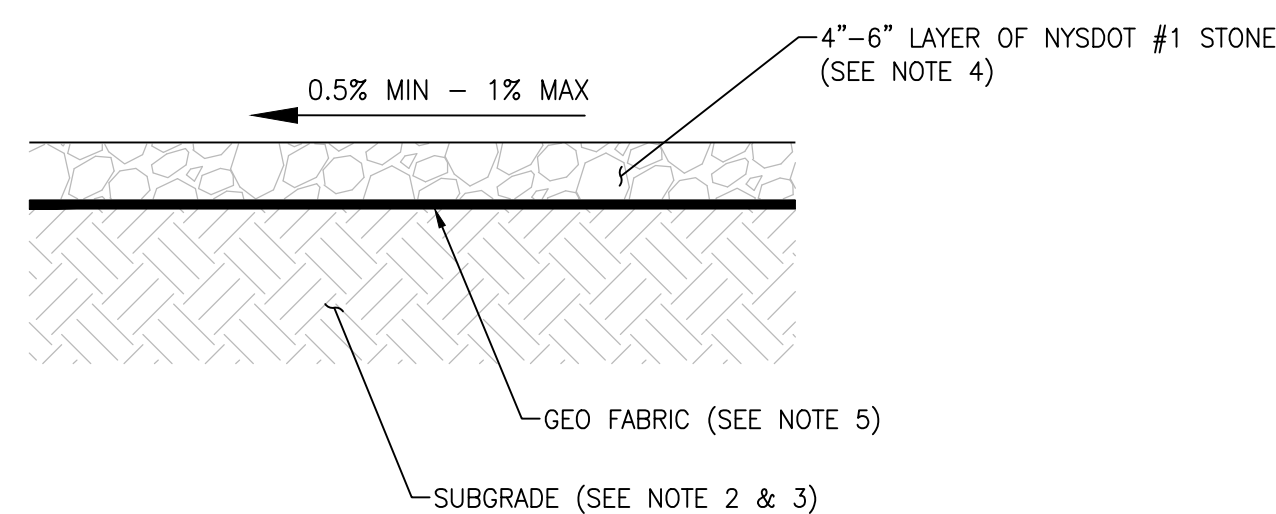
NOTE:
FOR WIDTHS AND SLOPES
REFER TO CONSTRUCTION
PLANS

GRASSED WATERWAY
REF: NYDEC Stormwater Manual



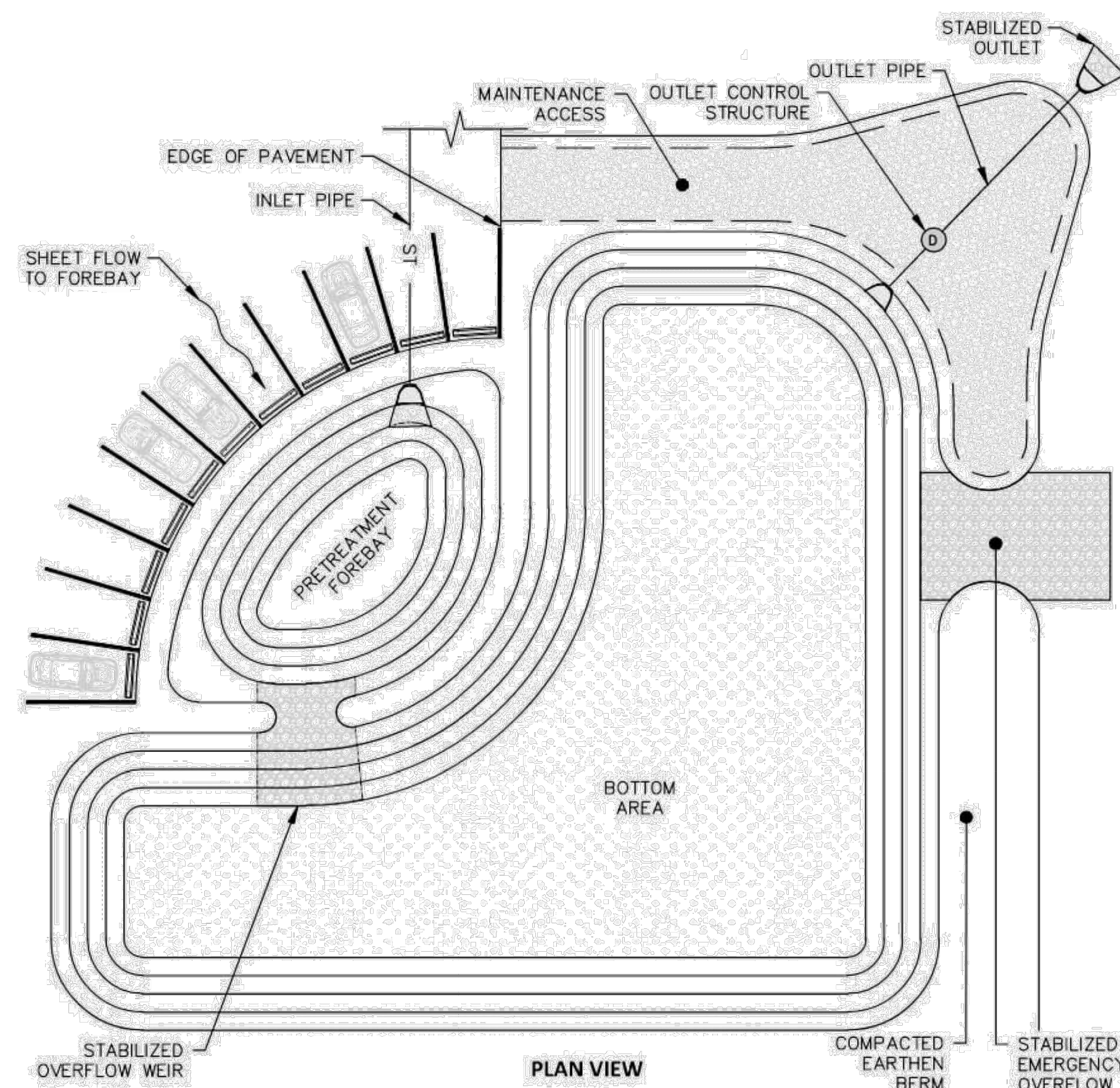
GENERAL NOTES:
1. ALL EXPOSED EDGES TO BE CHAMFERED 1 INCH.
2. FOR ARCH PIPE, THE SPAN SHALL BE SUBSTITUTED FOR D.

CONCRETE HEADWALL WITH WINGWALLS
NOT TO SCALE

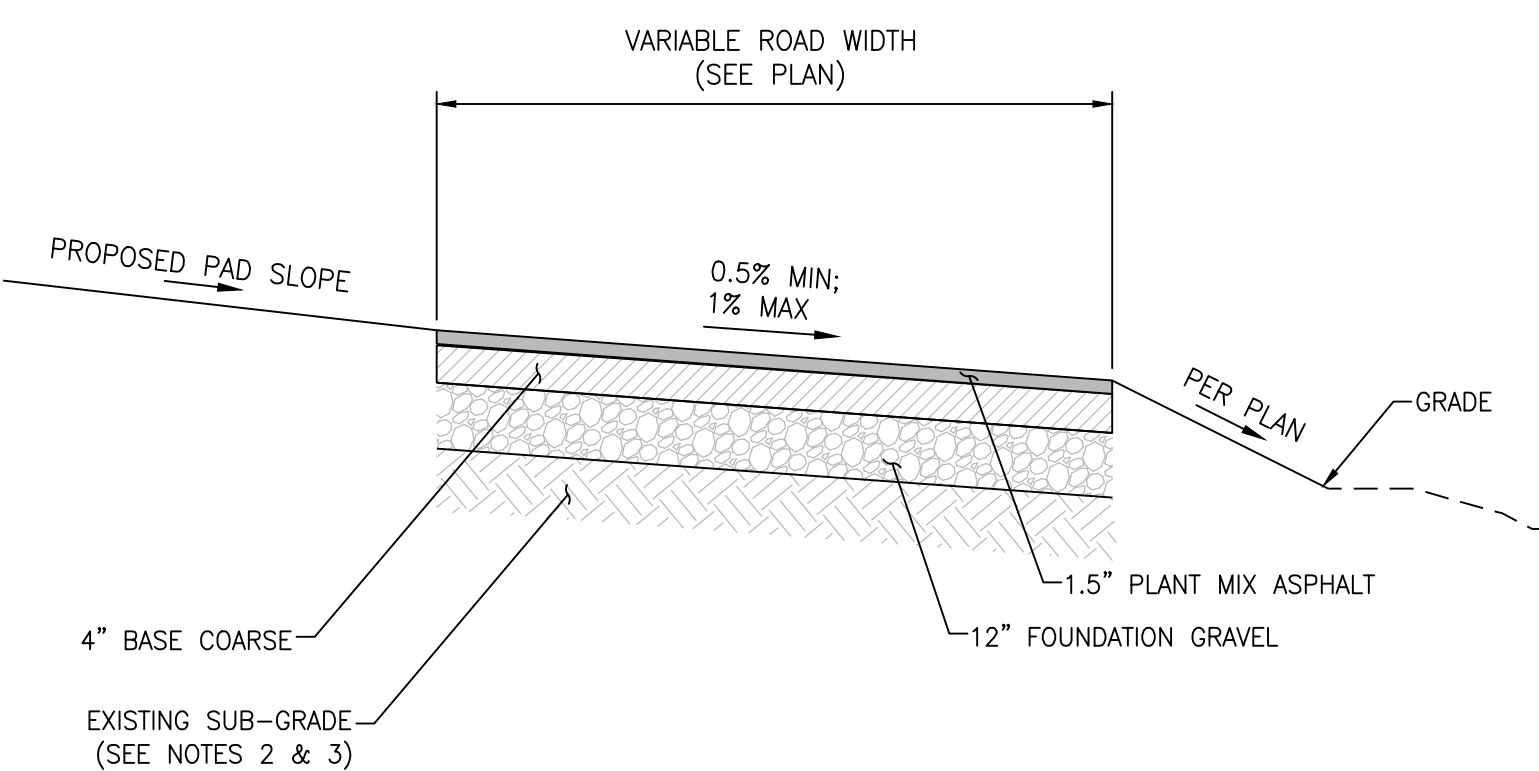


- NOTES:
- CONTRACTOR TO CONTACT ALL UTILITIES FOR LOCATION OF UNDERGROUND SERVICES. SERVICE LOCATIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
 - SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. REMOVE LOOSE AND UNSUITABLE MATERIAL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.
 - SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY.
 - CRUSHED ROCK SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY.
 - PROVIDE GEOTEXTILE FABRIC UNDER CRUSHED STONE UNLESS NOTED OTHERWISE. WOVEN GEOTEXTILE FABRICS: US 230 OR APPROVED EQUIVALENT. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE.
 - YARD SURFACING MATERIAL TO EXTEND 3' BEYOND SUBSTATION FENCE WHERE NOT ADJACENT TO PAVED SURFACE.
 - BASE COURSE SHALL BE AT -3% TO +2% OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY.
 - THE AGGREGATE SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 8 INCHES PRE-COMPACTED DEPTH (6 INCHES IN COMPACTED DEPTH)
 - AN NYS DOT APPROVED SOIL STERILIZER MAY BE APPLIED TO PREVENT THE GROWTH OF GRASS AND WEEDS.
 - WORK SHALL NOT BEGIN UNTILL ALL SUBSTATION WORK IS COMPLETED.

YARD SURFACING MATERIAL
NOT TO SCALE

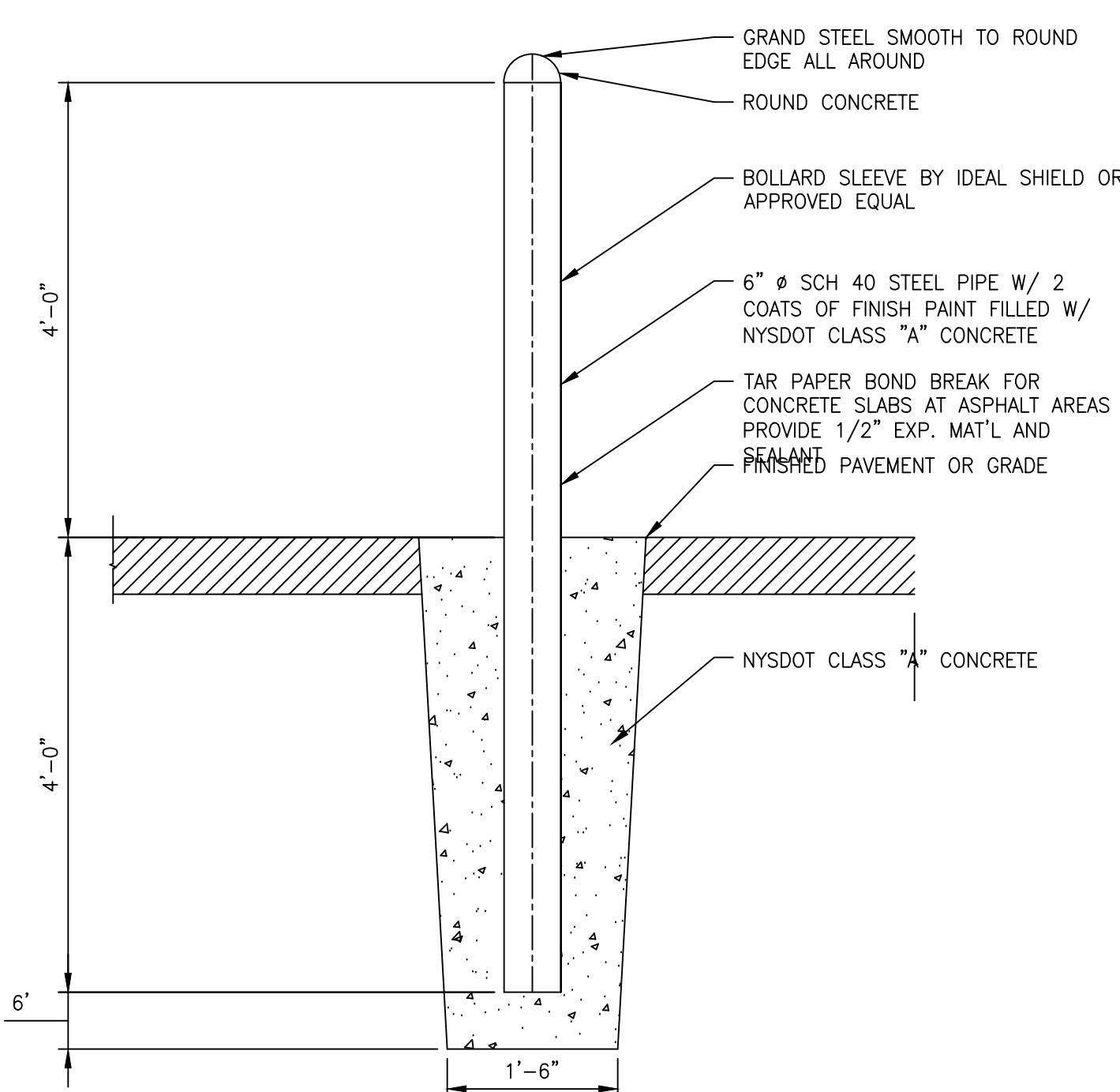


INFILTRATION BASIN (1-2)
REF: NYDEC Stormwater Manual



- NOTES:
- ROAD CONSTRUCTION MUST BE IN ACCORDANCE WITH FINAL GEOTECHNICAL REPORT.
 - SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. REMOVE LOOSE AND UNSUITABLE MATERIAL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.
 - SUBGRADE AND BASE COURSE (IF REQUIRED) SHALL BE COMPACTED AND PROOF-ROLLED PRIOR TO INSTALLING SURFACE COURSE. COMPACT TO 95% MAXIMUM DRY DENSITY.
 - CRUSHED ROCK SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY.
 - REMOVE ALL TOPSOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD CONSTRUCTION.
 - ROADWAY SHOULDER SHALL BE COMPACTED AND SLOPED TO MEET FLUSH WITH ADJACENT FINAL GRADE ELEVATIONS.
 - THE TOPCOAT LAYER OF ASPHALT PAVING SHALL BE APPLIED SUBSEQUENT TO THE FINAL UTILIZATION OF HEAVY CONSTRUCTION EQUIPMENT ON SITE.

PAVED ACCESS ROAD
NOT TO SCALE



TYPICAL BOLLARD DETAIL
NOT TO SCALE

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REV. NO.	DATE	REVISIONS	DWN	CHK	RWVD	APP
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C	03/14/25	30% SUBMITTAL - ISSUED FOR REVIEW	ICS	RAKG	SAP	JR
B	09/27/24	30% RESUBMITTAL - ISSUED FOR REVIEW	ICS	MB	NA	KF
A	08/09/24	30% SUBMITTAL - ISSUED FOR REVIEW	ICS	MB	NA	KF

ST. LAWRENCE-FDR POWER PROJECT
MASSENA, NEW YORK
(1008A) REYNOLDS SUBSTATION

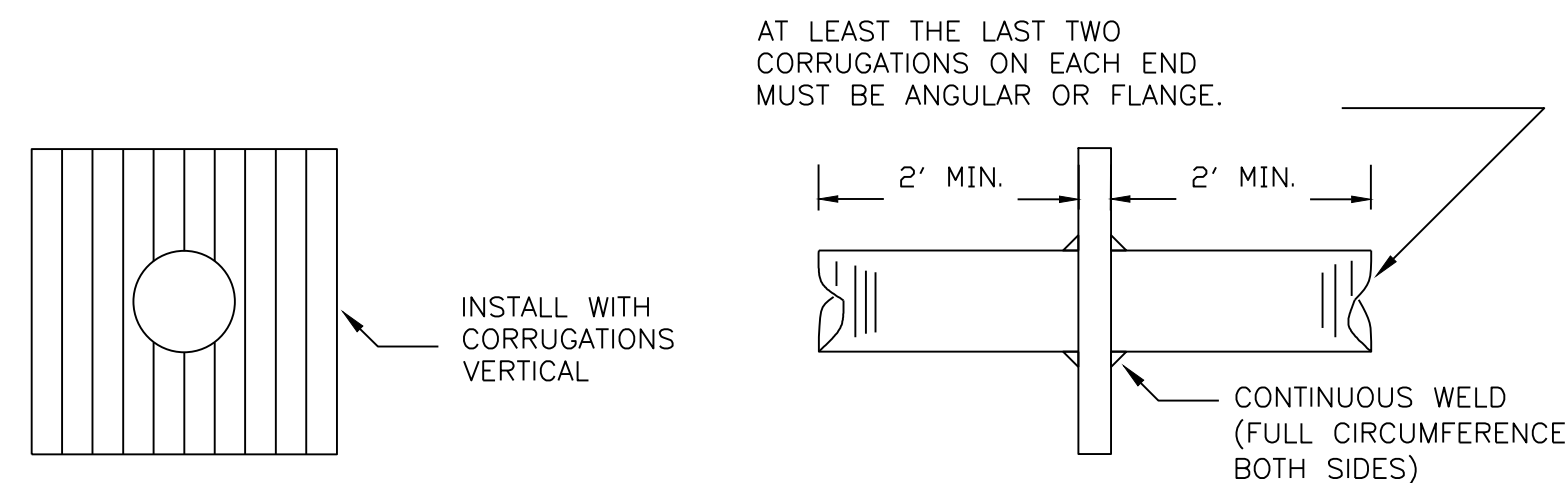
CIVIL
CONSTRUCTION DETAILS

SCALE: NONE
DWG NO: 3205441 1008A-N-6N07
SHEET NO.

REV D

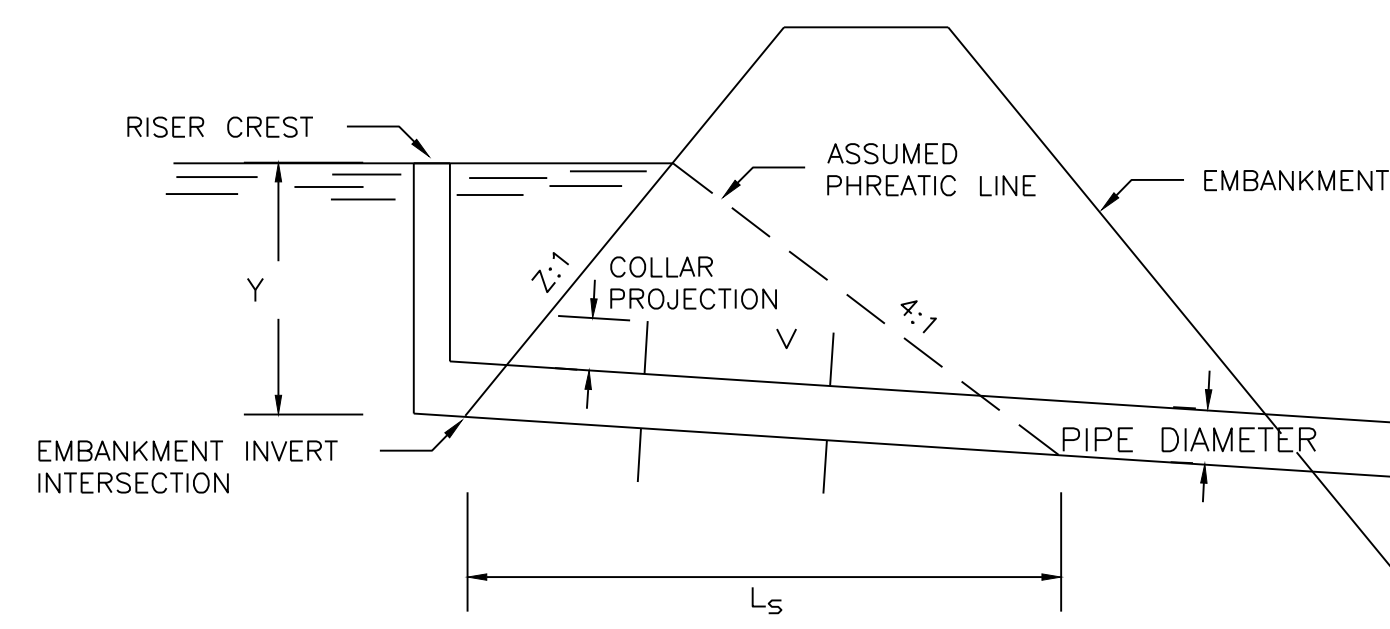
THIS IS A COMPUTER AIDED DESIGN DRAWING. A RECORD OF THE REVISIONS OF THIS DRAWING AND APPROVED MODIFICATIONS WILL BE MAINTAINED IN THE FILES OF THE NEW YORK POWER AUTHORITY.

WARNING:
THIS DRAWING HAS BEEN REVISED BY THE NEW YORK STATE PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE NEW YORK STATE ELEC. REGS. AND THE NEW YORK STATE ELEC. CODE. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THIS DRAWING. IT IS NOT TO BE USED OR ALTERED IN ANY MANNER UNLESS AUTHORIZED BY A NEW YORK STATE PROFESSIONAL ENGINEER.



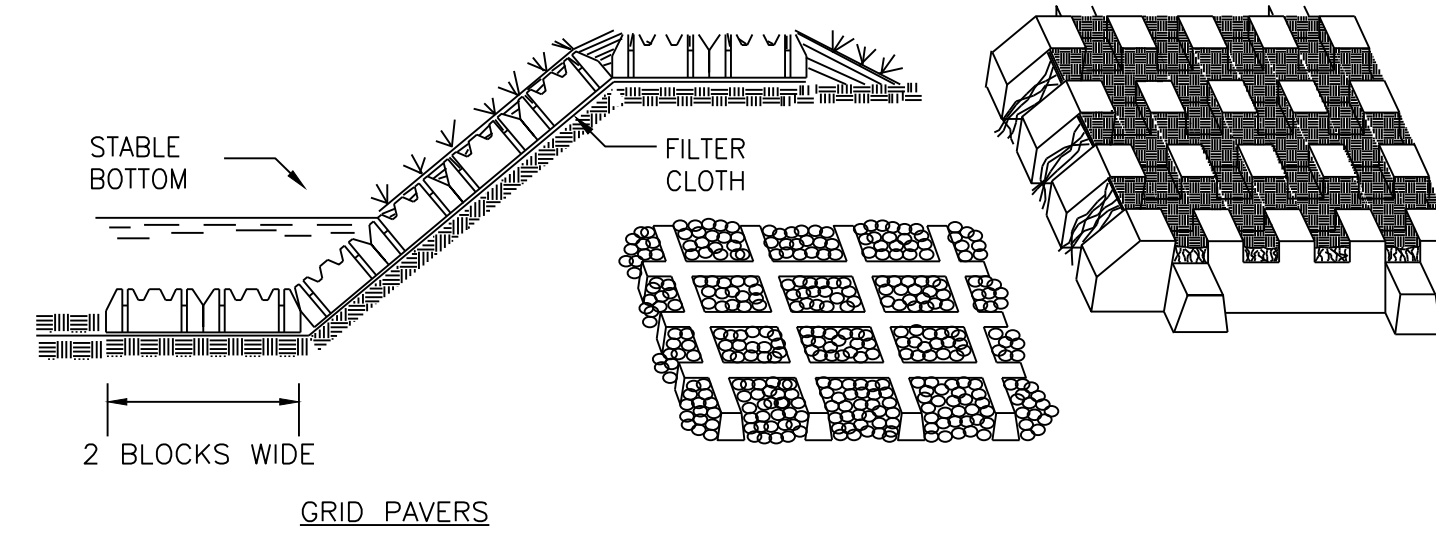
TYPICAL ANTI SEEP COLLARS

NOT TO SCALE



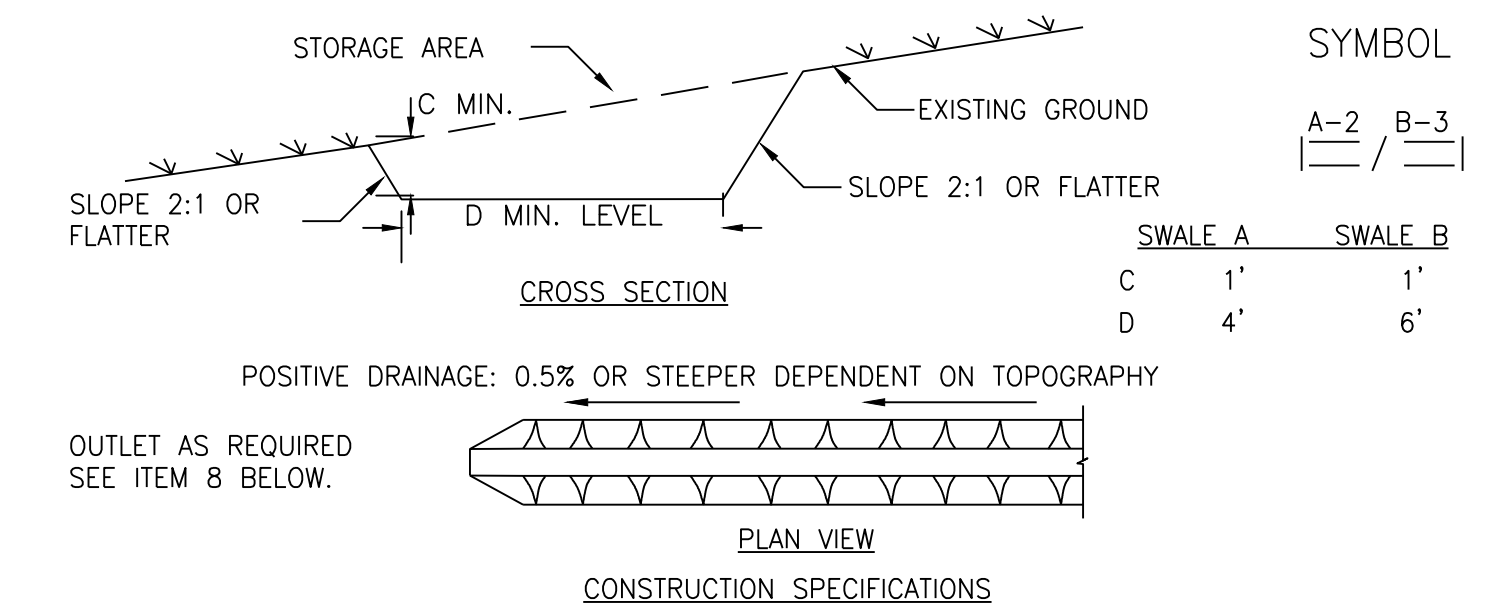
ANTI-SEEP COLLAR DESIGN

NOT TO SCALE



CHANNEL STABILIZATION METHODS

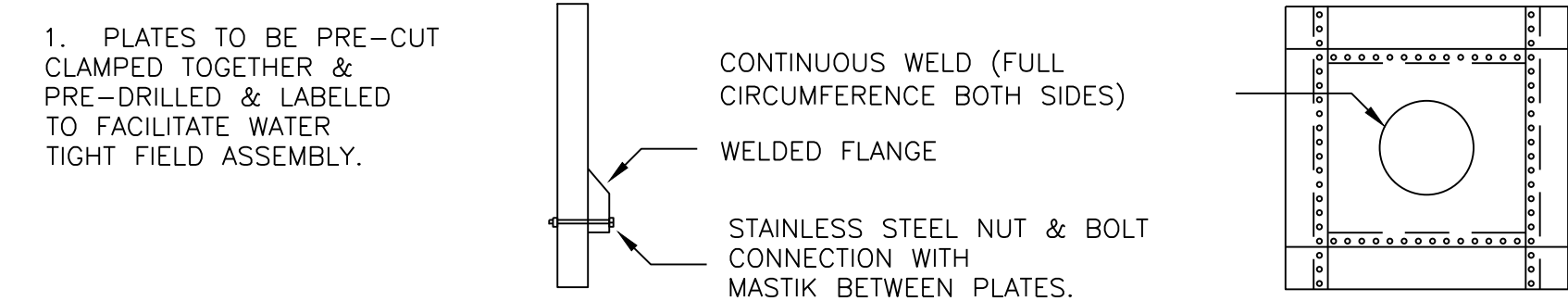
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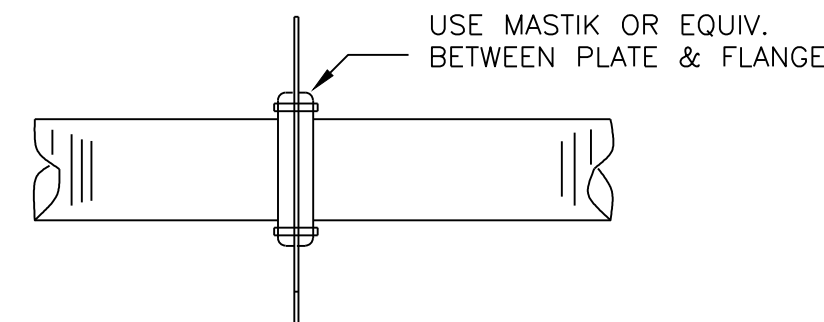
1. ALL CONSTRUCTION DITCHES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
 4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
 5. THE DITCH SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
 6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
 7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DITCH.
 8. STABILIZATION SHALL BE AS PER THE FLOW CHANNEL STABILIZATION CHART BELOW:
- | TYPE OF TREATMENT | CHANNEL GRADE | A/5 AC OR LESS | B/5 AC - 10AC |
|-------------------|---------------|---------------------------------------|---------------------------------------|
| 2 | 0.5-3.0% | SEED AND STRAW MULCH | SEED AND STRAW MULCH |
| 3 | 3.1-5.0% | SEED AND STRAW MULCH | SEED AND COVER USING RECP |
| 4 | 5.1-8.0% | SEED AND COVER WITH RECP | LINED WITH 4-8" RIP-RAP OR GEOTEXTILE |
| 4 | 8.1-10.0% | LINED WITH 4-8" RIP-RAP OR GEOTEXTILE | SITE SPECIFIC DESIGN |
9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

CONSTRUCTION DITCH

NOT TO SCALE

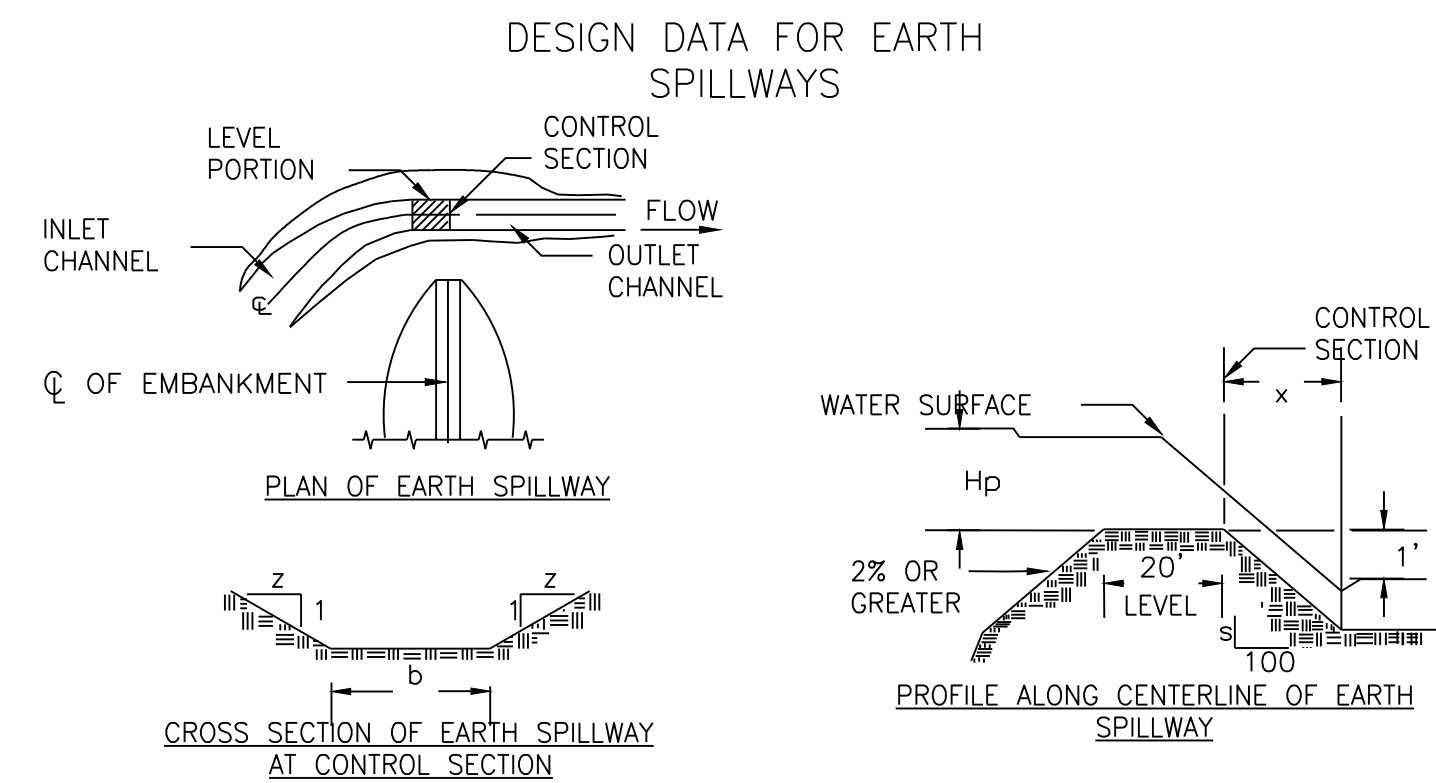


MULTI-PIECE COLLAR FOR LARGE PIPES



COLLAR WELDED IN PLACE ON BARREL SECTION

NOT TO SCALE



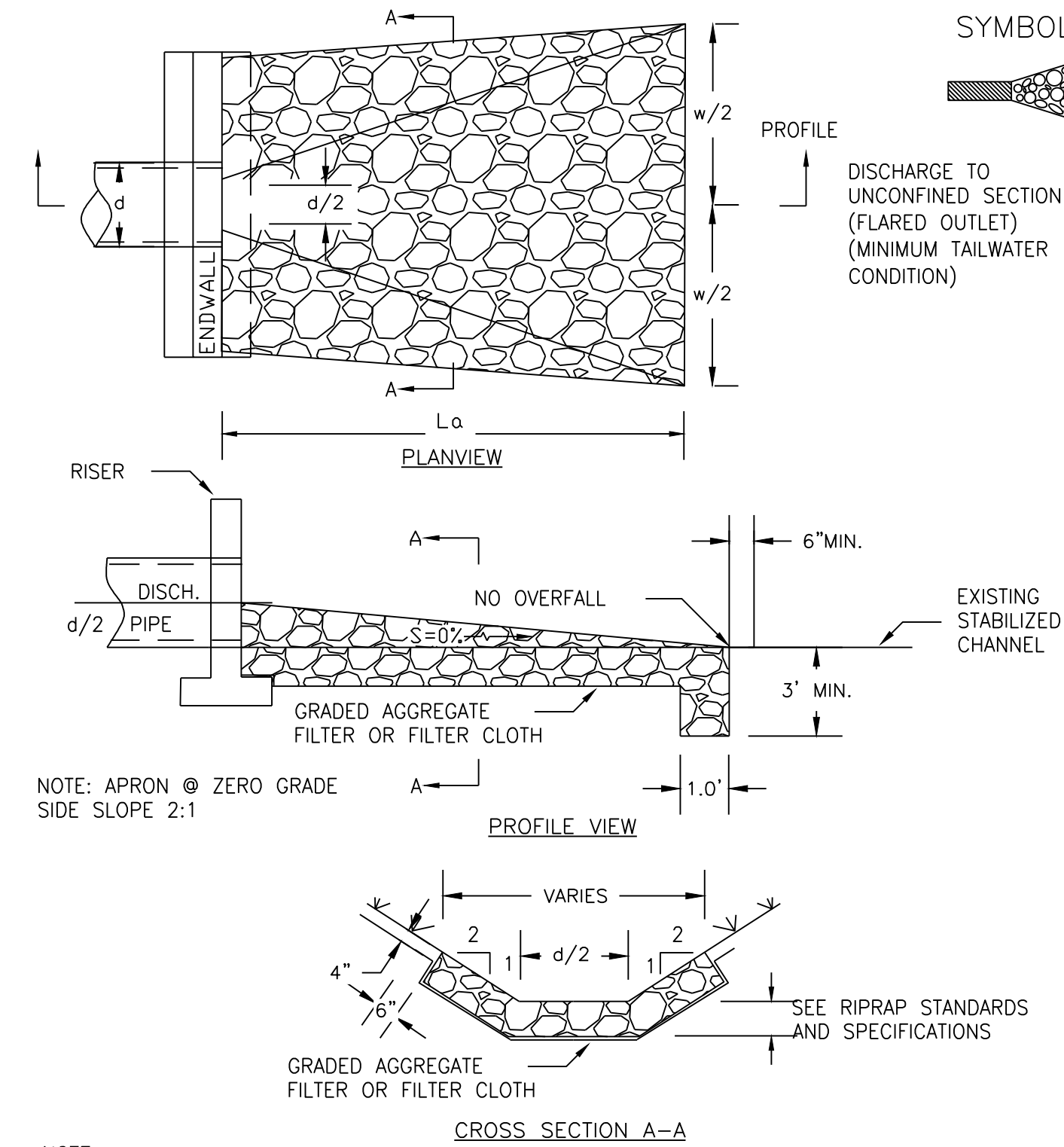
- LEGEND
- n = MANNING'S COEFFICIENT OF ROUGHNESS.
 - Hp = DIFFERENCE IN ELEVATION BETWEEN CREST OF EARTH SPILLWAY AT THE CONTROL SECTION AND WATER SURFACE IN RESERVOIR, IN FEET.
 - b = BOTTOM WIDTH OF EARTH SPILLWAY AT THE CONTROL SECTION, IN FEET.
 - Q = TOTAL DISCHARGE, IN CFS.
 - V = VELOCITY, IN FEET PER SECOND, THAT WILL EXIST IN CHANNEL BELOW CONTROL SECTION, AT DESIGN Q, IF CONSTRUCTED TO SLOPE (S) THAT IS SHOWN.
 - S = FLATTEST SLOPE (S), IN %, ALLOWABLE FOR CHANNEL BELOW CONTROL SECTION.
 - x = MINIMUM LENGTH OF CHANNEL BELOW CONTROL SECTION, IN FEET.
 - z = SIDE SLOPE RATIO.

NOTE:
1) FOR A GIVEN Hp A DECREASE IN THE EXIT SLOPE FROM S AS GIVEN IN THE TABLE DECREASES SPILLWAY DISCHARGE BUT INCREASING THE EXIT SLOPE FROM S DOES NOT INCREASE DISCHARGE. IF AN EXIT SLOPE (S2) STEEPER THAN S IS USED, THEN VELOCITY (V2) IN THE EXIT CHANNEL WILL INCREASE ACCORDING TO THE FOLLOWING RELATIONSHIP:

$$V_2 = V \left(\frac{S_2}{S}\right)^{0.3}$$

COLLAR FOR FLANGE JOINT PIPE

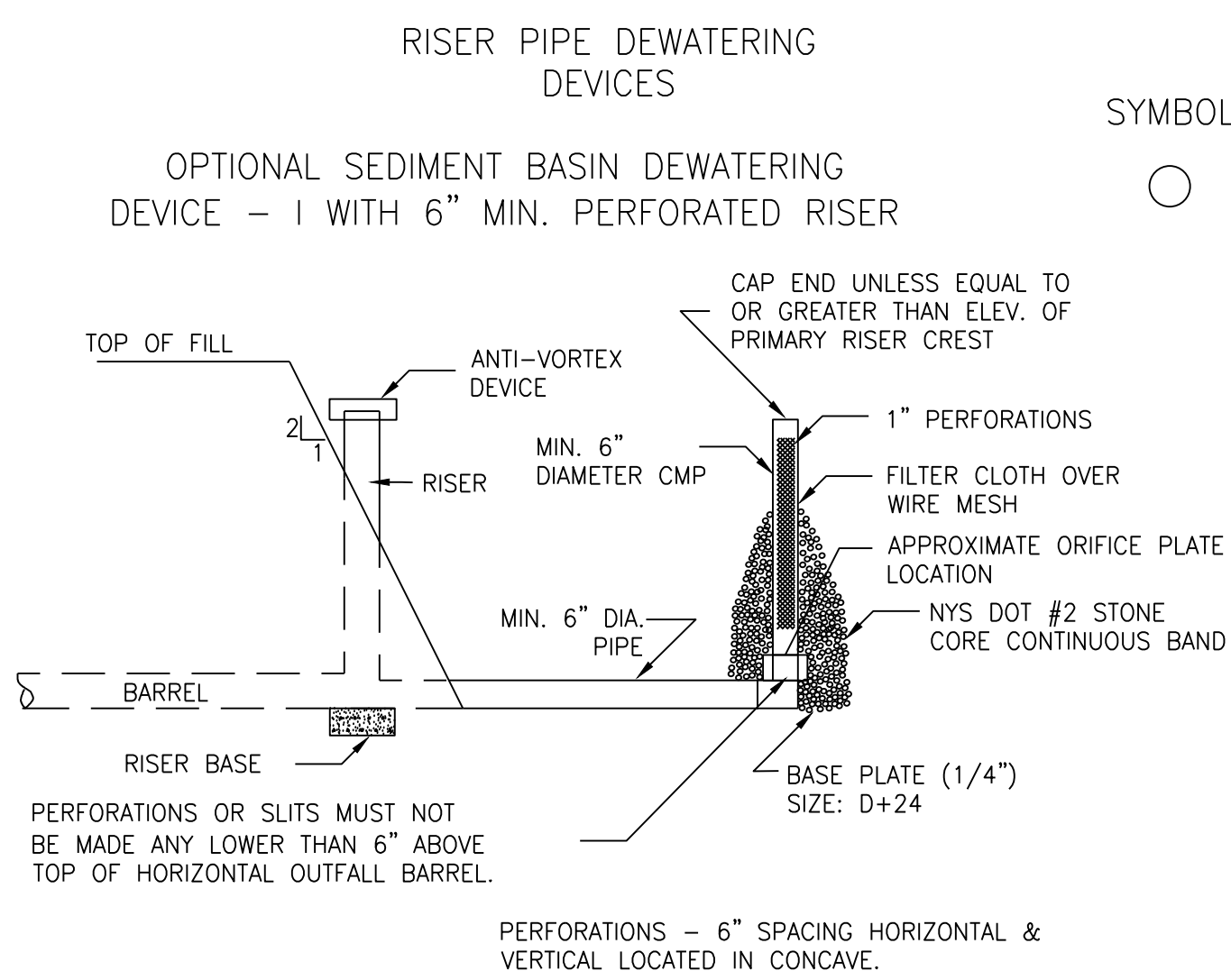
NOT TO SCALE



NOTE: APRON @ ZERO GRADE
SIDE SLOPE 2:1

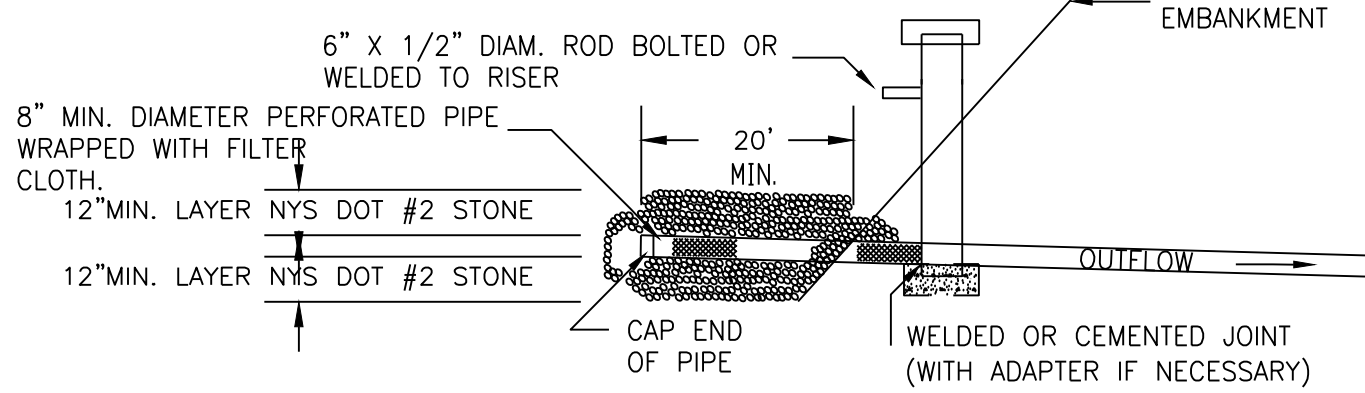
RIPRAP OUTLET PROTECTION

NOT TO SCALE



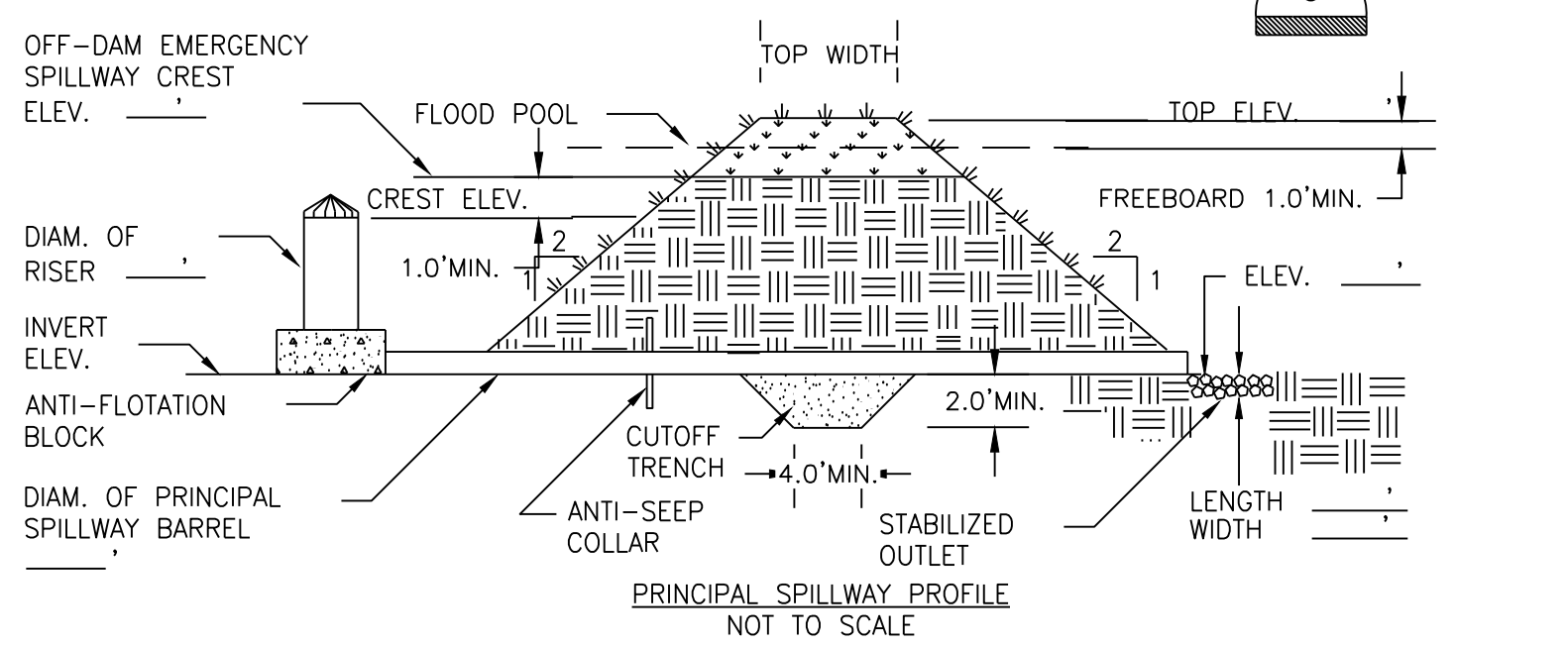
OPTIONAL SEDIMENT BASIN DEWATERING DEVICE - I WITH 6" MIN. PERFORATED RISER

OPTIONAL SEDIMENT BASIN DEWATERING DEVICE - II

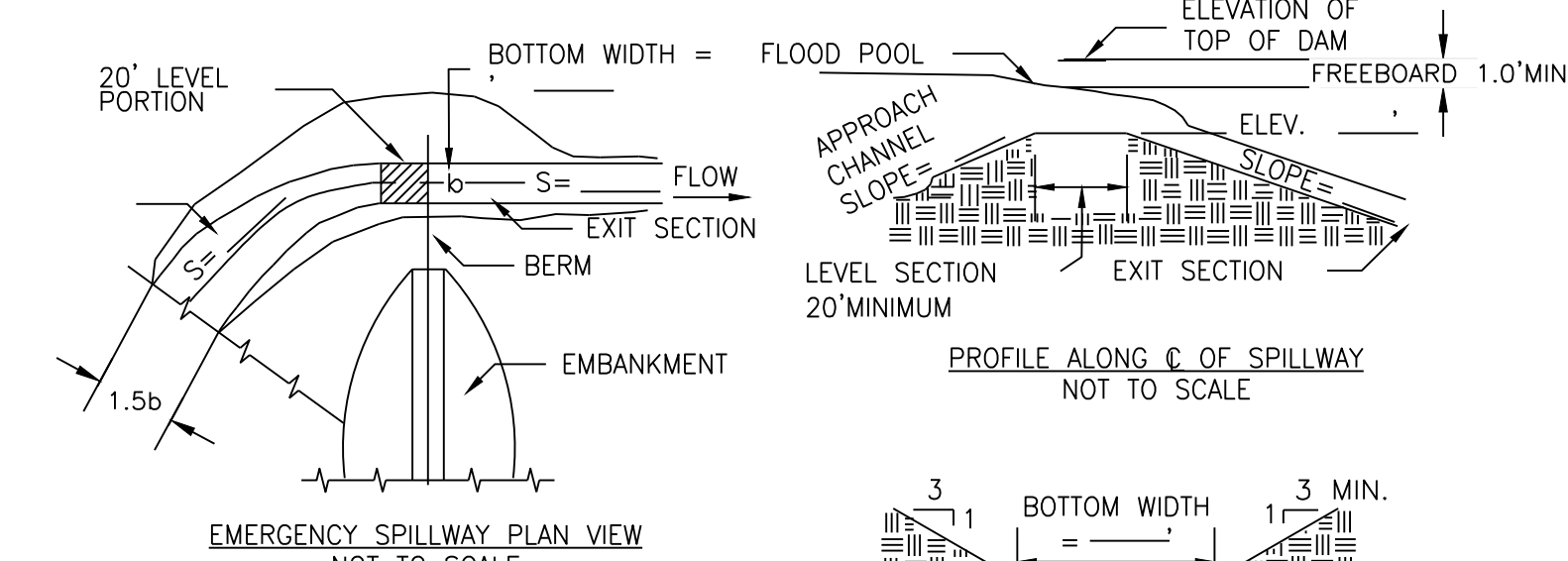


RISER PIPE DEWATERING DEVICES

NOT TO SCALE

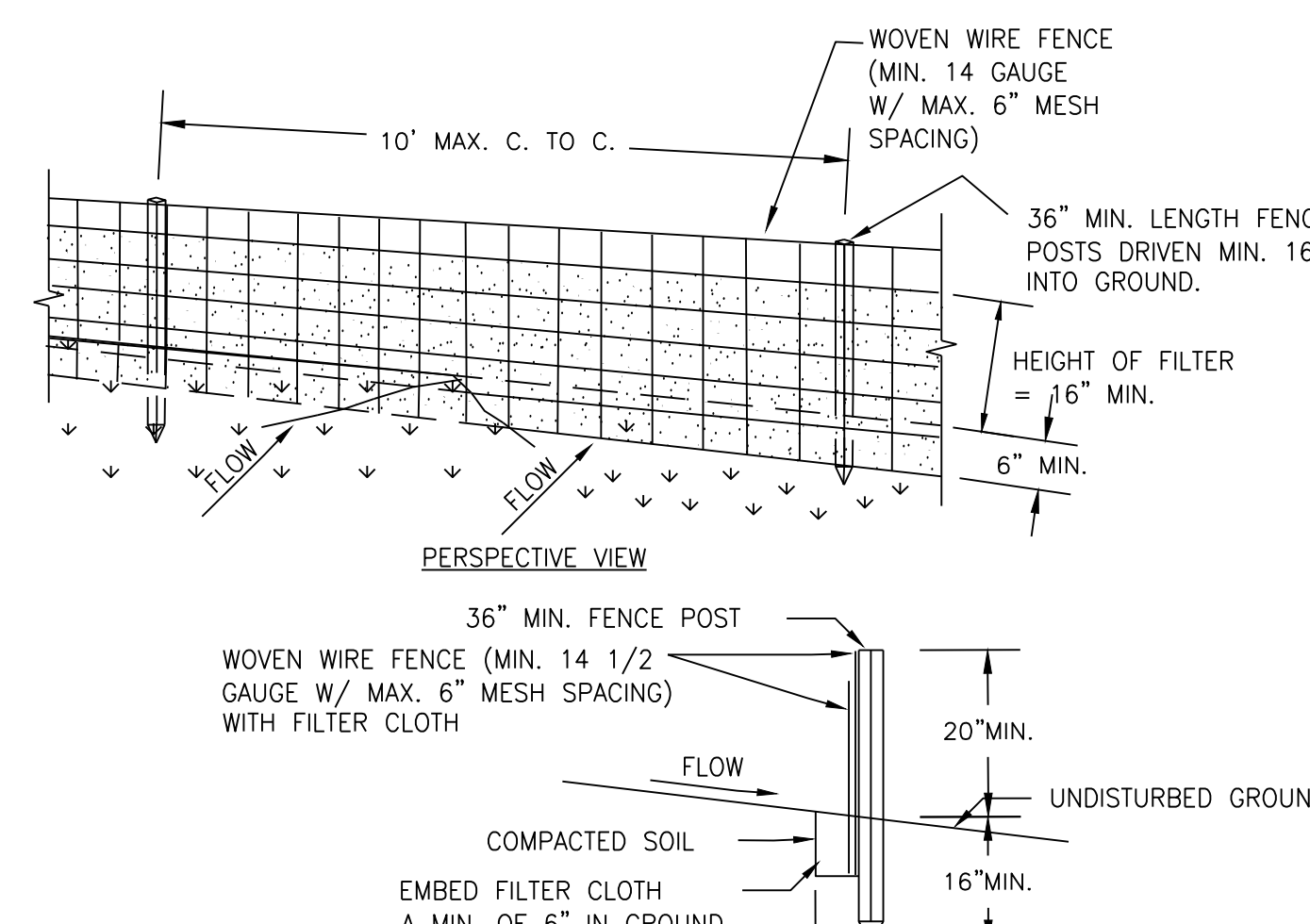


MAXIMUM DRAINAGE AREA = 50 ACRES



SEDIMENT BASIN DETAILS

NOT TO SCALE

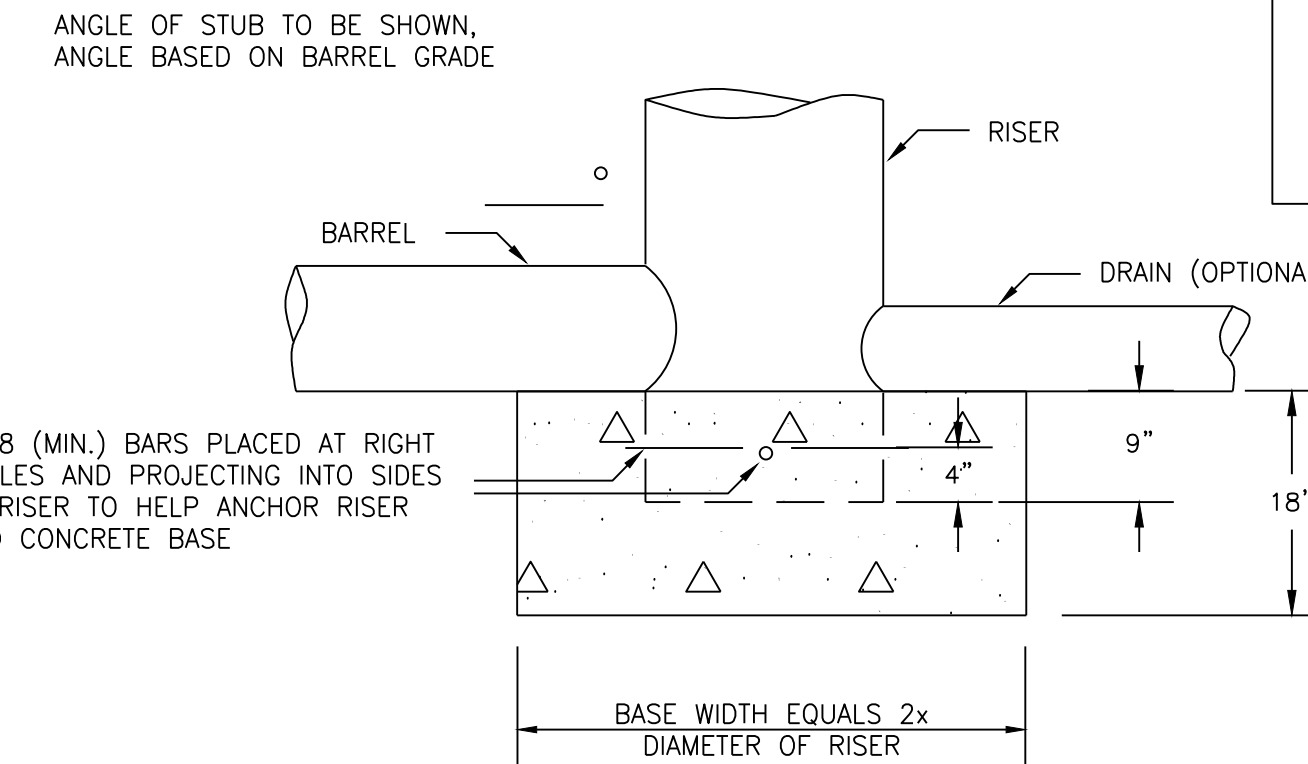


CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

NOT TO SCALE



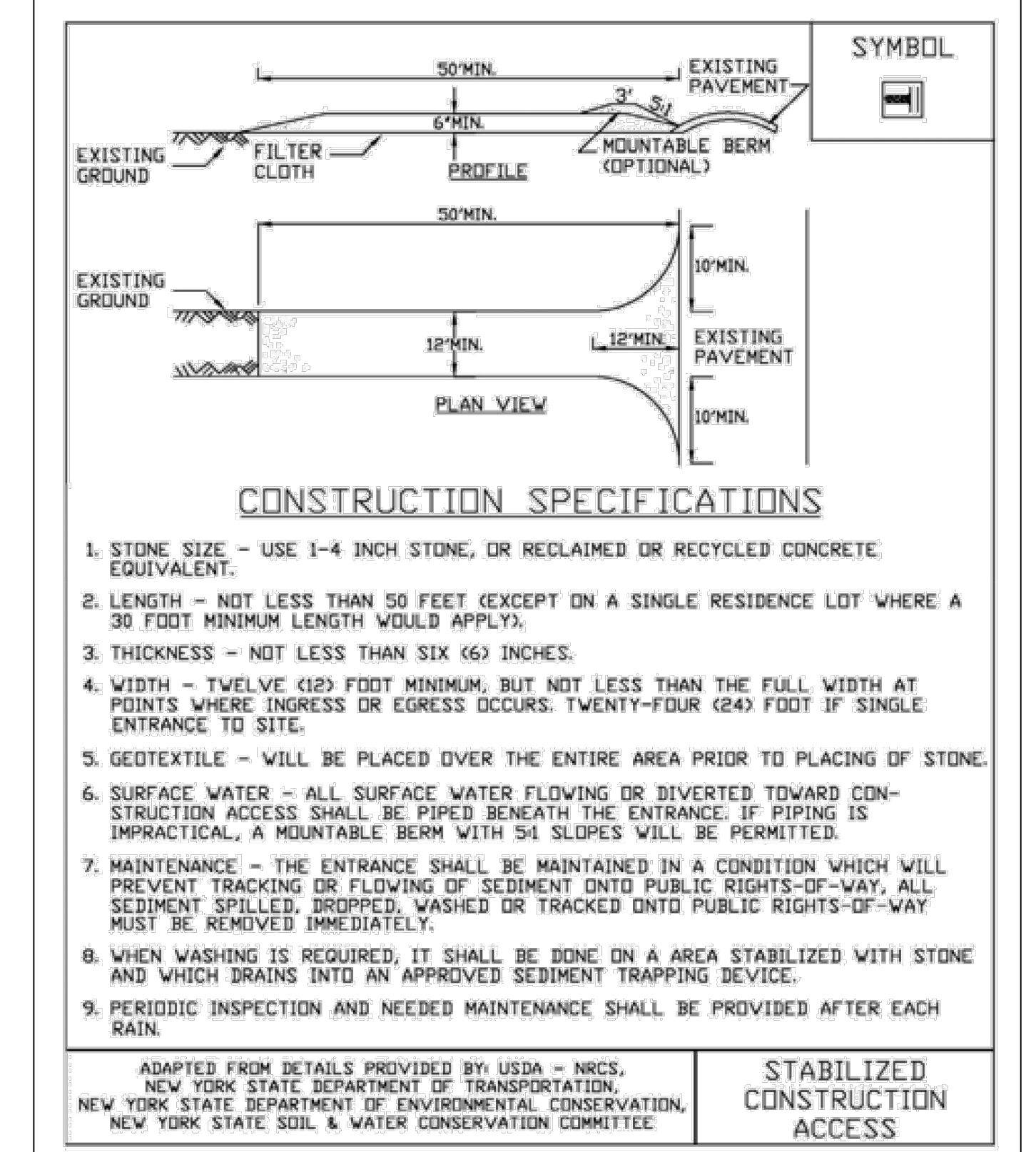
CONSTRUCTION SPECIFICATIONS

1. THE CONCRETE BASE SHALL BE POURED IN SUCH A MANNER TO INSURE THAT THE CONCRETE FILLS THE BOTTOM OF THE RISER TO THE INVERT OF THE OUTLET PIPE TO PREVENT THE RISER FROM BREAKING AWAY FROM THE BASE.
2. WITH ALUMINUM OR ALUMINIZED PIPE, THE EMBEDDED SECTION MUST BE PAINTED WITH CHROMATE OR EQUIVALENT.
3. RISER BASE MAY BE SIZED AS COMPUTED USING FLOATATION WITH A FACTOR OF SAFETY OF 1.2.

RISER BASE DETAIL

SEDIMENT BASIN

NOT TO SCALE



STABILIZED CONSTRUCTION ACCESS

NOT TO SCALE

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

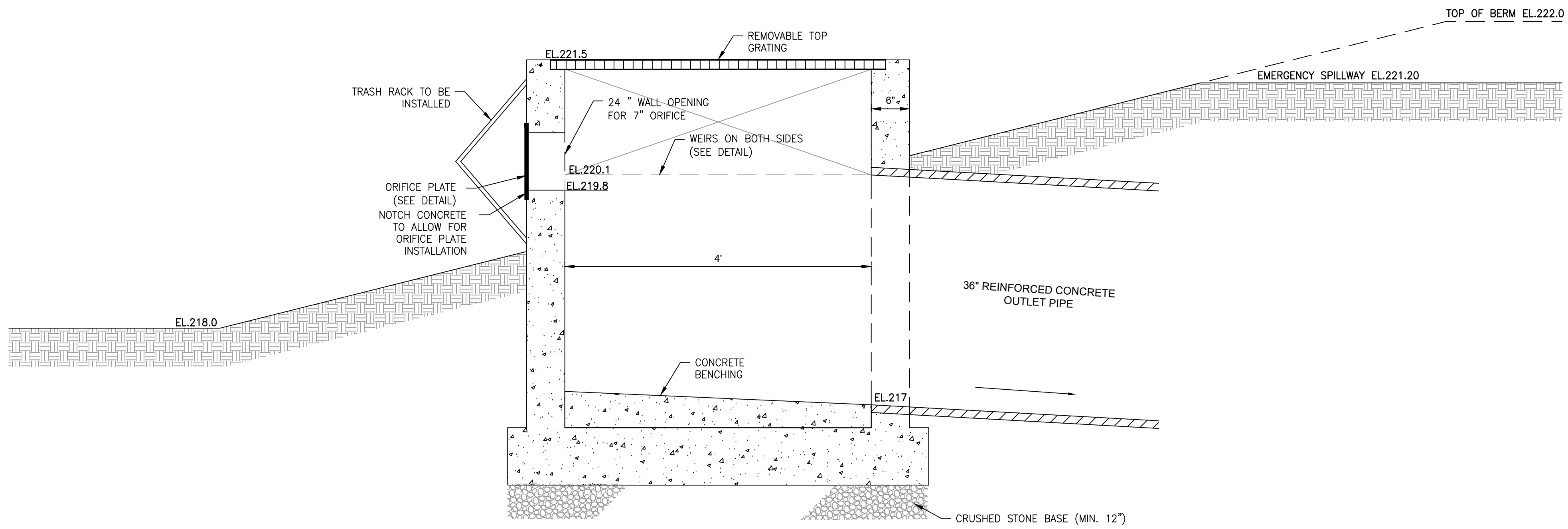
ADAPTED FROM DETAILS PROVIDED BY USIA - NCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

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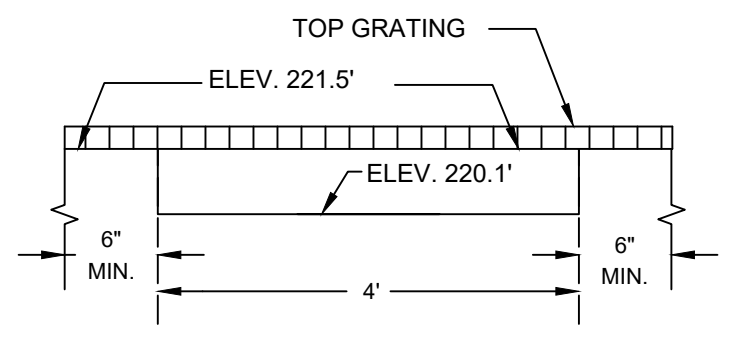
REV. NO.	DATE	DESCRIPTION	DWN	CHK	RWVD	APP
D	06/30/25	60% SUBMITTAL - ISSUED FOR REVIEW	RS	JKR	DH	JKR
C	03/14/25	30% SUBMITTAL - ISSUED FOR REVIEW	ICS	RAKQ	SAP	JR
B	09/27/24	30% RESUBMITTAL - ISSUED FOR REVIEW	ICS	MB	NA	KF
A	08/09/24	30% SUBMITTAL - ISSUED FOR REVIEW	ICS	MB	NA	KF

DRAWN:		ST. LAWRENCE-FDR POWER PROJECT	
CHECKED:		MASSENA, NEW YORK	
REVIEWED:		(1008A) REYNOLDS SUBSTATION	
APPROVED:		CIVIL	
DATE:		SESS DETAILS	
06/30/25		SCALE: NONE	
NEW YORK STATE OF OPPORTUNITY		NY Power Authority	
DWG NO. 3205441		1008A-N-6N08	
SHEET NO.		REV D	

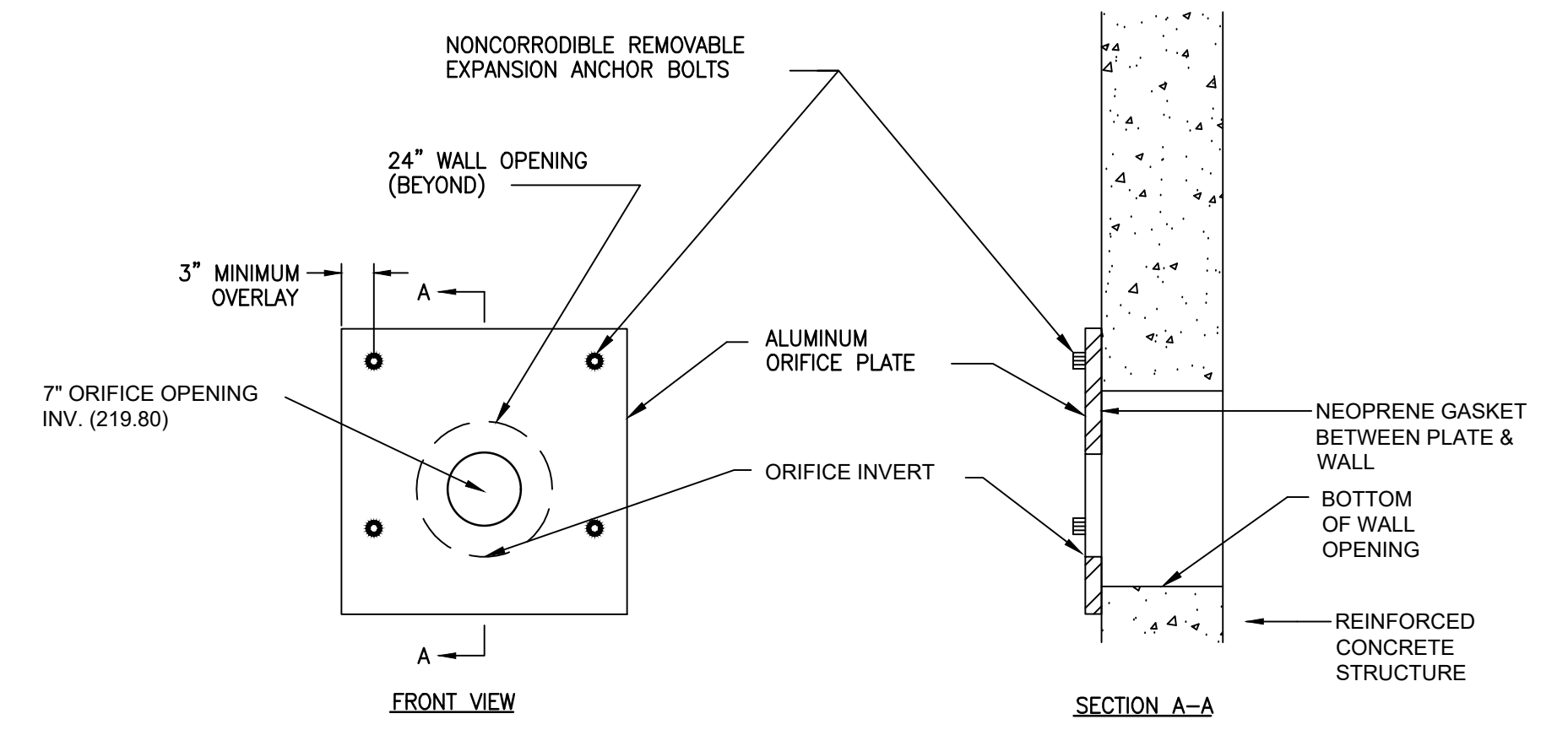
THIS IS A COMPUTER AIDED DESIGN DRAWING. A RECORD OF THE REVISIONS TO THIS DRAWING WILL BE MAINTAINED IN THE REVISIONS LOG. SEE THE REVISIONS LOG FOR A LIST OF ALL REVISIONS. THIS DRAWING HAS BEEN APPROVED BY THE NEW YORK STATE PROFESSIONAL ENGINEERING BOARD. ANY CHANGES TO THIS DRAWING MUST BE MADE IN ACCORDANCE WITH THE NEW YORK STATE PROFESSIONAL ENGINEERING BOARD. ANY CHANGES TO THIS DRAWING MUST BE MADE IN ACCORDANCE WITH THE NEW YORK STATE PROFESSIONAL ENGINEERING BOARD.



PRECAST OUTLET STRUCTURE DETAIL

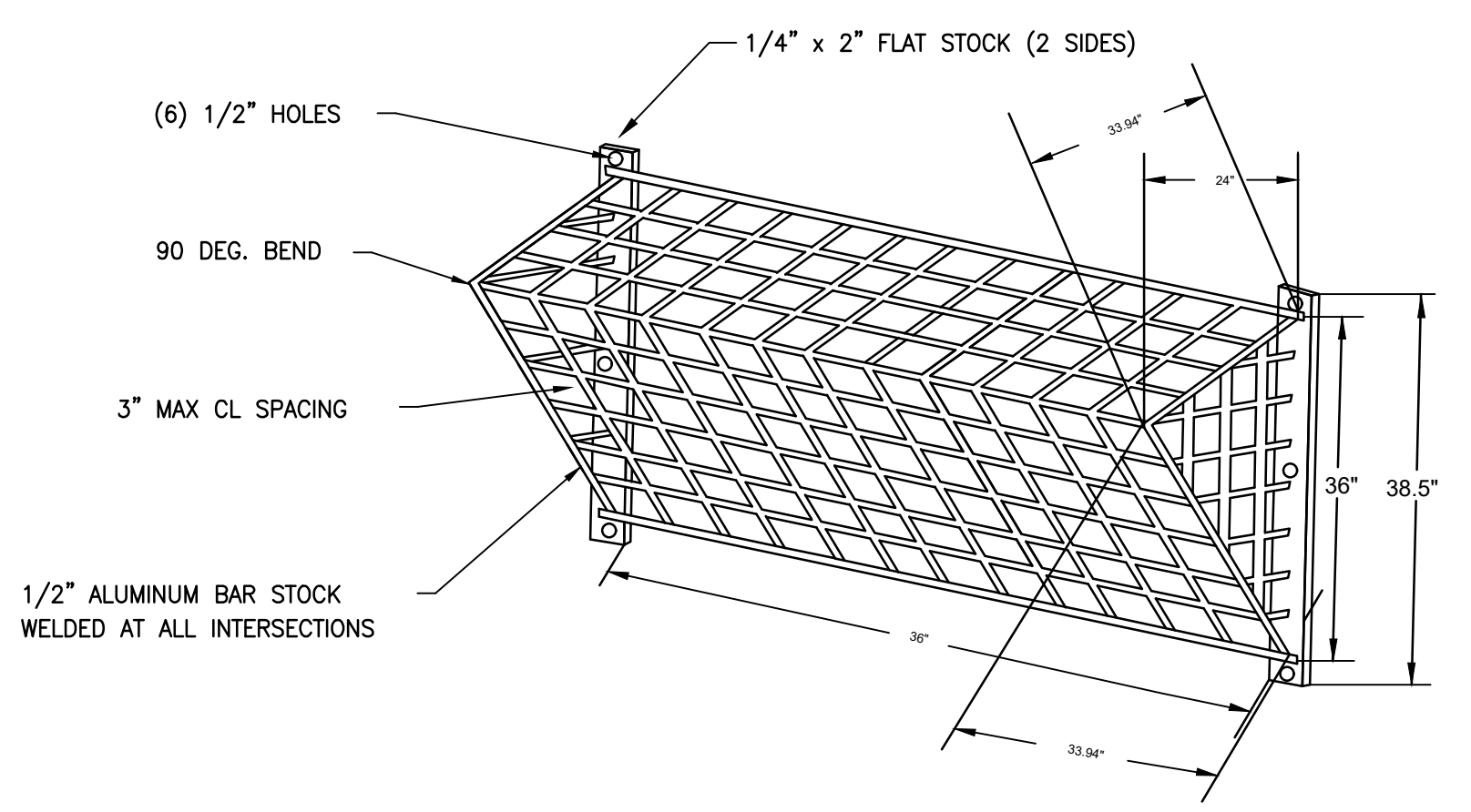


WEIR DETAIL



ORIFICE PLATE DETAIL

NOTE: REFER TO GRADING/DRAINAGE PLAN FOR PIPE/FLARED END SECTION SIZING.



ALUMINUM TRASH RACK DETAIL

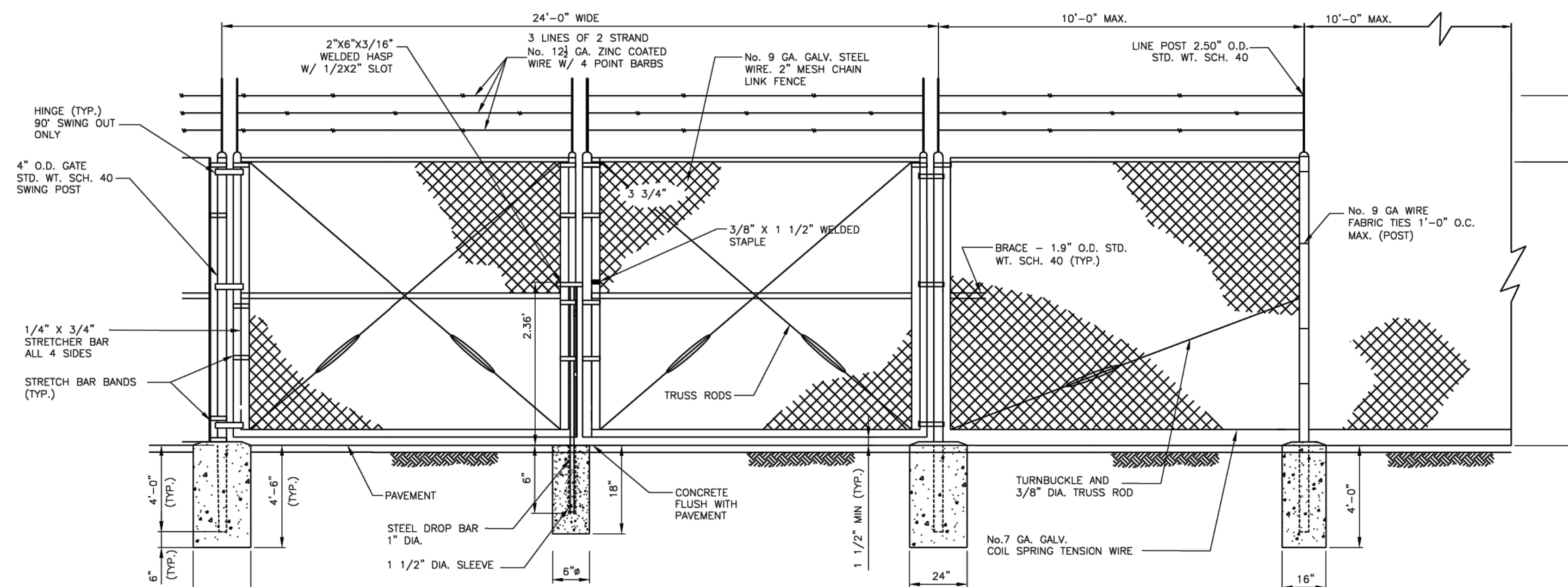
- ALUMINUM TOP GRATING/ TRASH RACK NOTES:
1. ALL MATERIALS TO BE ALUMINUM 6061-T6 ALLOY
 2. WEIR RACK TO BE FASTENED WITH 3/8" SS WEDGE ANCHORS.
 3. PROVIDE 1" VERTICAL SEPERATION BETWEEN HORIZONTAL BARS FROM BOTTOM TRASH RACK TO INVERT OF 6" ORIFICE.
 4. PARALLEL BARS ABOVE INVERT 6" ORIFICE, MUST BE SPREAD NO GREATER THAN 2"
 5. TRASH RACK AND TOP GRATE MUST WITHSTAND PERPENDICULAR LIVE LOAD OF 300 LBS/SF.
 6. TOP GRATING SPACING 2" MAX. ACROSS SMALLEST DIMENSION

THIS DRAWING IS A CONTROLLED COPY OF AN ORIGINAL NYPA DRAWING: 1008A-N-6N09 Rev. REVISED FOR MODIFICATION: Q979 - COINMINT - REYNOLDS SUBSTATION (CPR 2074) MRM No.: 3205441 INFORMATION SHOWN COLORED FOR THE DRAWING LEADING PERTAINING TO THIS MODIFICATION. ALL OTHER INFORMATION REFLECTS THE CURRENT CONDITION OF THE ORIGINAL DRAWING ON FILE AND IS CONSIDERED BACKGROUND ONLY. THE ORIGINAL DRAWING WILL BE REVISED UPON INSTALLATION AND VERIFICATION OF THE MODIFICATION.

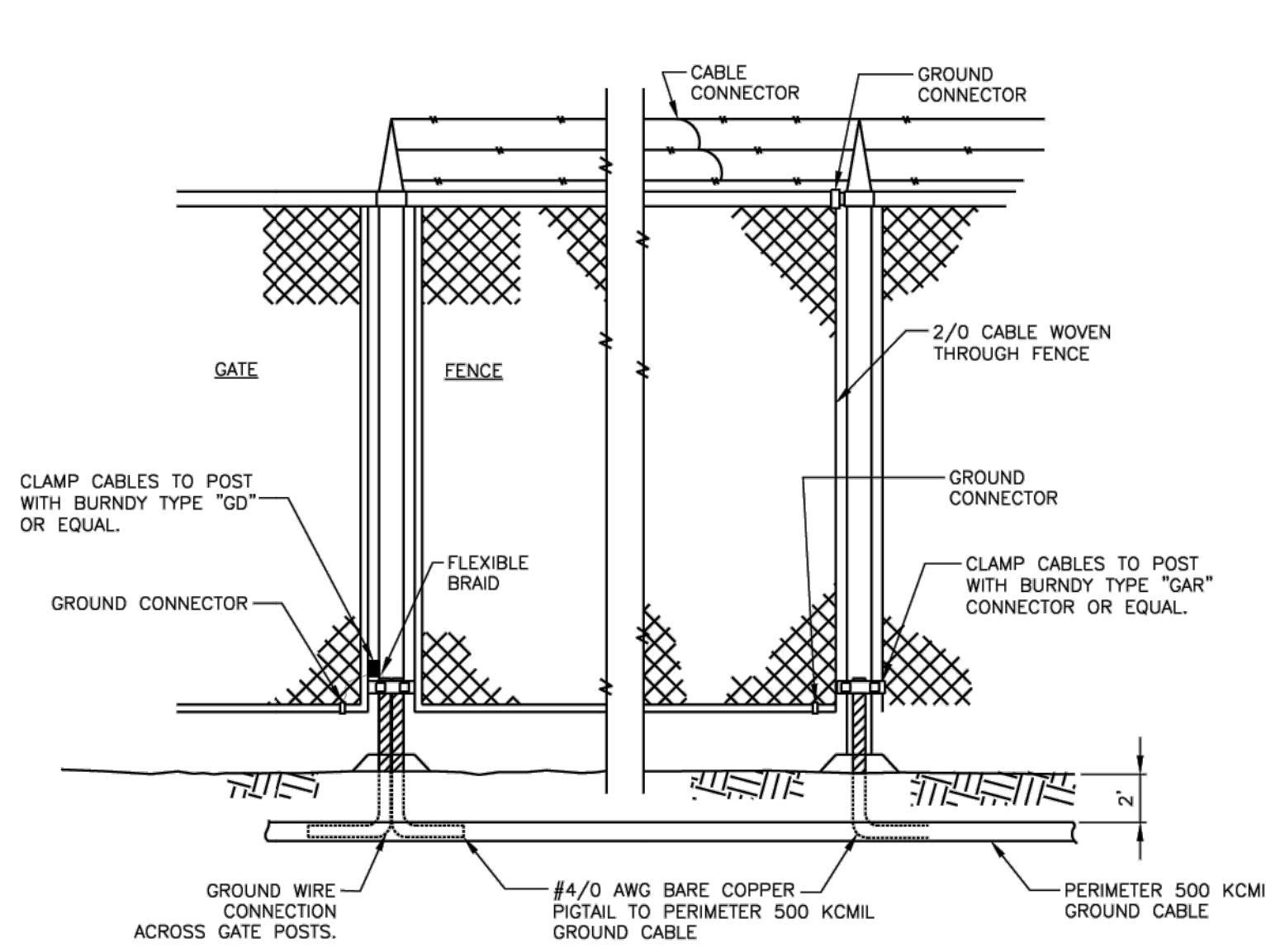
REV	NO.	DATE	DESCRIPTION	DWN	CHK	REV	APP
A	06/30/29	60% SUBMITTAL - ISSUED FOR REVIEW		RS	JKR	DH	JKR
DRAWN: I. SANCHEZ							
CHECKED: M. BYRUM							
REVIEWED: N. ATTA							
APPROVED: K. FAUST							
DATE: 08/09/24							
ST. LAWRENCE-FDR POWER PROJECT MASSENA, NEW YORK (1008A) REYNOLDS SUBSTATION				CIVIL OUTFALL DETAILS			
NEW YORK STATE OF OPPORTUNITY		NY Power Authority		SCALE: NONE		REV A	
		DWG NO. 3205441 1008A-N-6N09		SHEET NO.			

THIS IS A COMPUTER AIDED DESIGN DRAWING. A RECORD OF THE REVISIONS OF THIS DRAWING AND APPROVAL SIGNATURES, IS KEPT IN THE FILES OF THE NEW YORK STATE POWER AUTHORITY.

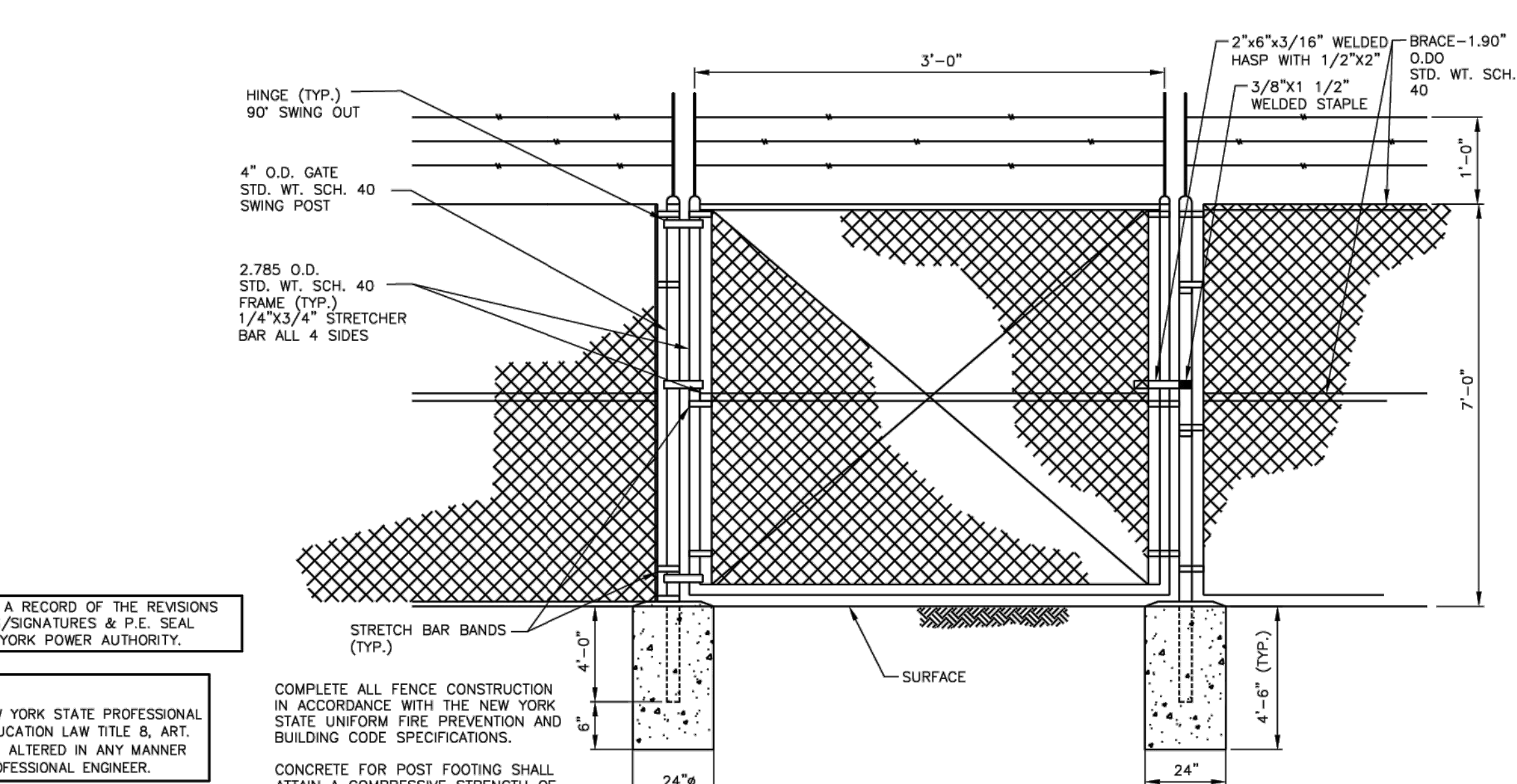
WARNING: THIS DRAWING HAS BEEN REVISED BY THE NEW YORK STATE PROFESSIONAL ENGINEERS IN ACCORDANCE WITH THE NEW YORK STATE PROFESSIONAL ENGINEERS ACT. ANY CHANGES TO THIS DRAWING WILL BE MADE IN ACCORDANCE WITH THE NEW YORK STATE PROFESSIONAL ENGINEERS ACT.



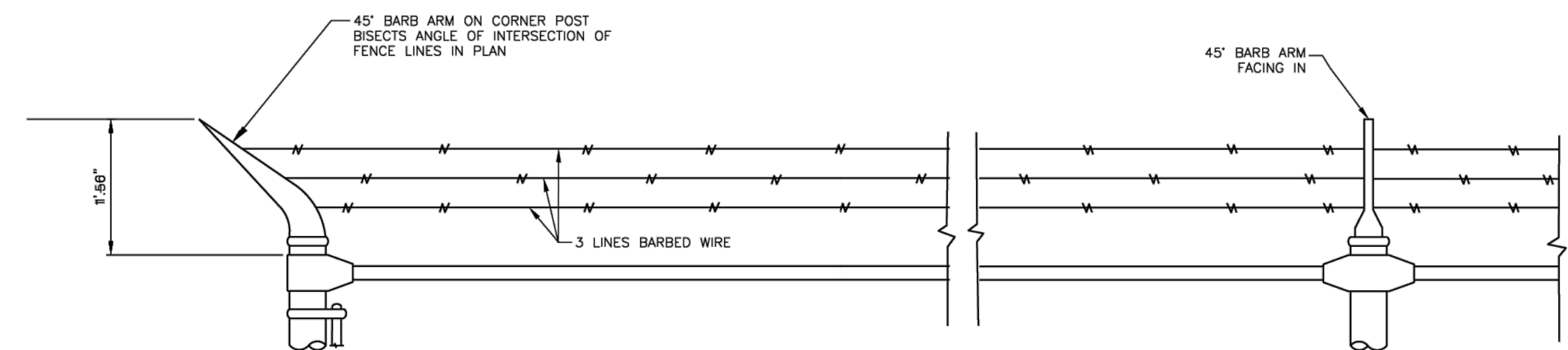
SWING GATE DETAILS
SCALE: N.T.S.



FENCE GROUNDING DETAILS
SCALE: N.T.S.



MAN GATE DETAILS
SCALE: N.T.S.



DETAIL - BARBED WIRE TOP
SCALE: N.T.S.

- FENCE GROUNDING NOTES:**
- ALL PERIMETER GROUND COPPER CABLE SHALL BE 1/C 500 KCMIL STRANDED BARE COPPER.
 - CONNECTIONS TO PERIMETER FENCING SHALL BE MADE APPROXIMATELY EVERY 100'.
 - PERIMETER GROUND CABLE SHALL NOT BE MORE THAN 3'-0" AWAY FROM THE EXTERIOR OF THE FENCE IN AREAS WHERE THE FENCE IS LOCATED ON THE PROPERTY LINE.
 - ALL GROUND RODS ARE 10'-0" LONG, 5/8 DIA. COPPER CLAD STEEL.
 - ALL GROUND CABLE FOR BARB WIRE SHALL BE STRANDED BARE COPPER EXCEPT AS NOTED.
 - UNLESS NOTED ON GROUND CABLES SHALL BE BURIED 24" BELOW FINISHED GRADE.
 - FENCE SHALL BE GROUNDED AT 100 FOOT INTERVALS.
 - #4/0 AWG FENCE PIGTAILS SHALL BE CADWELDED TO THE 500 KCMIL PERIMETER GROUND CABLE AND CONNECTED TO FENCE.
 - GROUND RODS SHALL BE CADWELDED TO THE PERIMETER 500 KCMIL GROUND CABLE AT 150 FOOT INTERVALS.

THIS IS A COMPUTER AIDED DESIGN DRAWING. A RECORD OF THE REVISIONS OF THIS DOCUMENT WITH APPROVAL INITIALS/SIGNATURES & P.E. SEAL IS MAINTAINED IN THE FILES OF THE NEW YORK POWER AUTHORITY.

WARNING
THIS DRAWING HAS BEEN APPROVED BY A NEW YORK STATE PROFESSIONAL ENGINEER IN ACCORDANCE WITH NEW YORK EDUCATION LAW TITLE 8, ART. 145, PARA 7209; IT MUST NOT BE REVISED OR ALTERED IN ANY MANNER UNLESS AUTHORIZED BY A NYS LICENSED PROFESSIONAL ENGINEER.

COMPLETE ALL FENCE CONSTRUCTION IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE SPECIFICATIONS.
CONCRETE FOR POST FOOTING SHALL ATTAIN A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

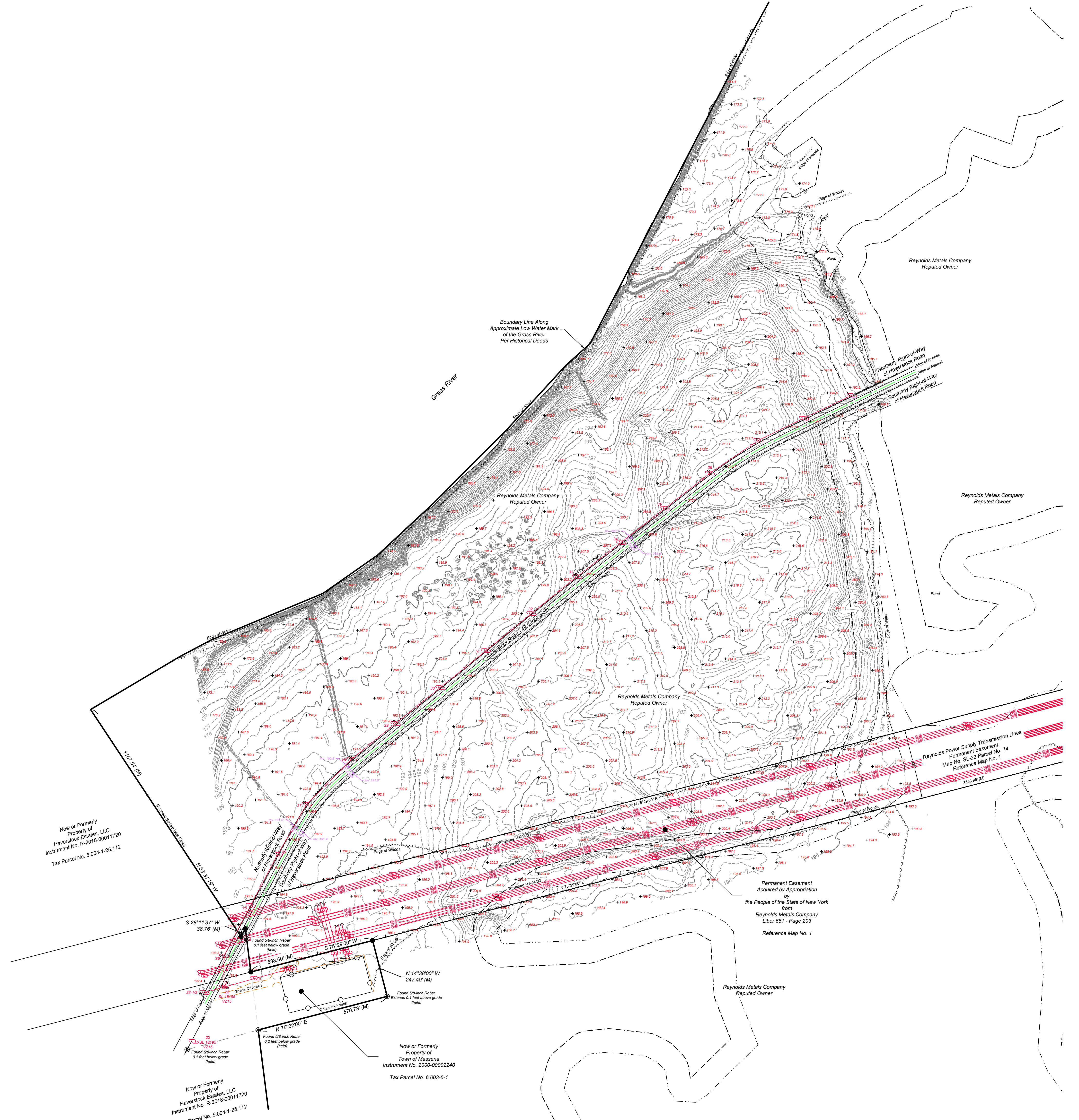
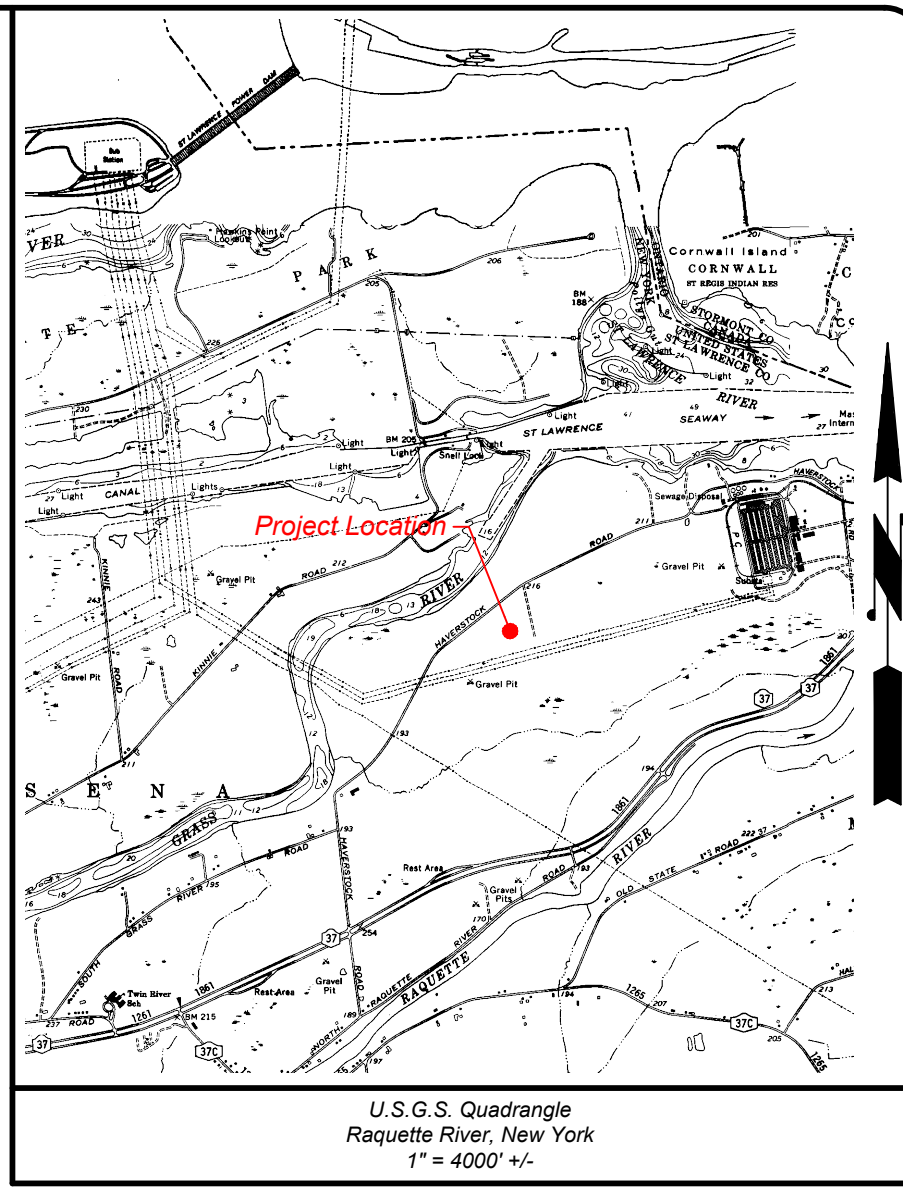
THIS DRAWING IS A CONTROLLED COPY OF AN ORIGINAL NYPA DRAWING: 1008A-N-85N02 Rev. REVISED FOR MODIFICATION: 0979 - COINMINT - REYNOLDS SUBSTATION (CPR 2074) MRM No.: 3205441
INFORMATION SHOWN COLORED PER THE DRAWING LEGEND PERTAINING TO THIS MODIFICATION. ALL OTHER INFORMATION REFLECTS THE CURRENT CONDITION OF THE ORIGINAL DRAWING ON FILE AND IS CONSIDERED BACKGROUND ONLY.
THE ORIGINAL DRAWING WILL BE REVISED UPON INSTALLATION AND VERIFICATION OF THE MODIFICATION.

REV	DATE	DESCRIPTION	DWN	CHK	RWD	APP
A	06/30/25	60% SUBMITTAL - ISSUED FOR REVIEW	RS	JKR	DH	JKR
DRAWN: R.SINHA						
CHECKED: J.RUSCHKE						
REVIEWED: D.HONOSHOWSKY						
APPROVED: J.RUSCHKE						
DATE: 06/30/25						
ST. LAWRENCE-FDR POWER PROJECT MASSENA, NEW YORK (1008A) REYNOLDS SUBSTATION						
CIVIL FENCE DETAILS						
SCALE: NONE		DWG. NO. 3205441		1008A-N-85N02		REV A
SHEET NO.						

THIS IS A COMPUTER AIDED DESIGN DRAWING. A RECORD OF THE REVISIONS OF THIS DOCUMENT WITH APPROVAL INITIALS/SIGNATURES & P.E. SEAL IS MAINTAINED IN THE FILES OF THE NEW YORK POWER AUTHORITY.

WARNING
THIS DRAWING HAS BEEN APPROVED BY A NEW YORK STATE PROFESSIONAL ENGINEER IN ACCORDANCE WITH NEW YORK EDUCATION LAW TITLE 8, ART. 145, PARA 7209; IT MUST NOT BE REVISED OR ALTERED IN ANY MANNER UNLESS AUTHORIZED BY A NYS LICENSED PROFESSIONAL ENGINEER.

EXHIBIT C



Legend:

- Boundary Line
- - - - - Adjoiner Line
- Centerline of Road
- - - - - Interior Deed Line
- - - - - Contour Major
- - - - - Contour Minor
- - - - - Edge of Gravel
- Chain Link Fence
- Barbed Wire Fence
- Stormwater Line
- Edge of Woods
- Edge of Water
- Overhead Utilities
- Overhead Electric
- 2025 Wetland Delineation
- Wetland Buffer
- State Regulated Wetland
- + 211.5 Spot Elevation
- Utility Pole
- Guy Wire

General Notes:

- This survey is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (East Zone), and vertically to the North American Vertical Datum of 1988 (NAVD88).
- North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (East Zone).
- The reference horizontal and vertical control station is a brass disc in concrete distinguished as RMC-9. Elevation 224.99 feet.
- The boundary and utility information is based on an instrument survey completed on December 19, 2025.
- The topographic information shown hereon is based on low altitude aerial LIDAR data and colored digital aerial photography acquired on November 19, 2025.
- The topography shown hereon is derived from LIDAR data. The accuracy of the topographic data meets or exceeds the 10-cm Vertical Accuracy Class as defined by the American Society of Photogrammetry and Remote Sensing (ASPRS), which is suitable for generating contours at one-foot intervals. The contours are shown at one-foot intervals.
- Contours and elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88).
- Location of spot elevation is indicated by the tick "—" mark located adjacent to the elevation.
- The subsurface utilities shown hereon are of Quality Level "C" as defined by the American Society of Civil Engineers (ASCE) in the "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data". The subsurface utilities shown hereon are based on physical evidence located during the field survey and existing utility drawings. The surveyor further does not warrant or certify that the subsurface utilities are in the exact location indicated although he does certify that they are depicted as accurately as possible from the information available. This surveyor has not physically located the subsurface utilities.
- The location of subsurface improvements or encroachments are not always known and often must be estimated. If any subsurface improvements or encroachments exist or are shown, the improvements or encroachments are not certified to by the undersigned surveyor.
- This survey was completed without the benefit of an abstract of title.
- The surveyed premises may be affected by encumbrances that are unknown to the undersigned surveyor. The users of this survey map should verify the title with competent title examiners.
- The surveyed parcel is subject to all covenants, easements, and restrictions of record, if any.
- The location of wetlands and wetland buffers were provided by CAS Engineers.

Reference Maps:

- Permanent Easement for a Power Transmission Line acquired by appropriation by the People of the State of New York, acting by and through Power Authority of the State of New York from Reynolds Metals Company, known as Map No. SL-22, Parcel Nos. 73 and 74 and recorded in the St. Lawrence County Clerk's Office on October 5, 1959 in Liber 661 of Deeds at Page 203.
- Permanent Easement for a Power Transmission Line acquired by the Power Authority of the State of New York from Reynolds Metals Company, known as Map No. SMA-10, Parcel No. 10 and recorded in the St. Lawrence County Clerk's Office on June 15, 2013 in Instrument No. R-2013-0009003.

Now or Formerly Property of Haverstock Estates, LLC Instrument No. R-2018-00011720 Tax Parcel No. 5.004-1-25-112

Now or Formerly Property of Haverstock Estates, LLC Instrument No. R-2018-00011720 Tax Parcel No. 5.004-1-25-112

Now or Formerly Property of Town of Massena Instrument No. 2000-0002240 Tax Parcel No. 6.003-5-1

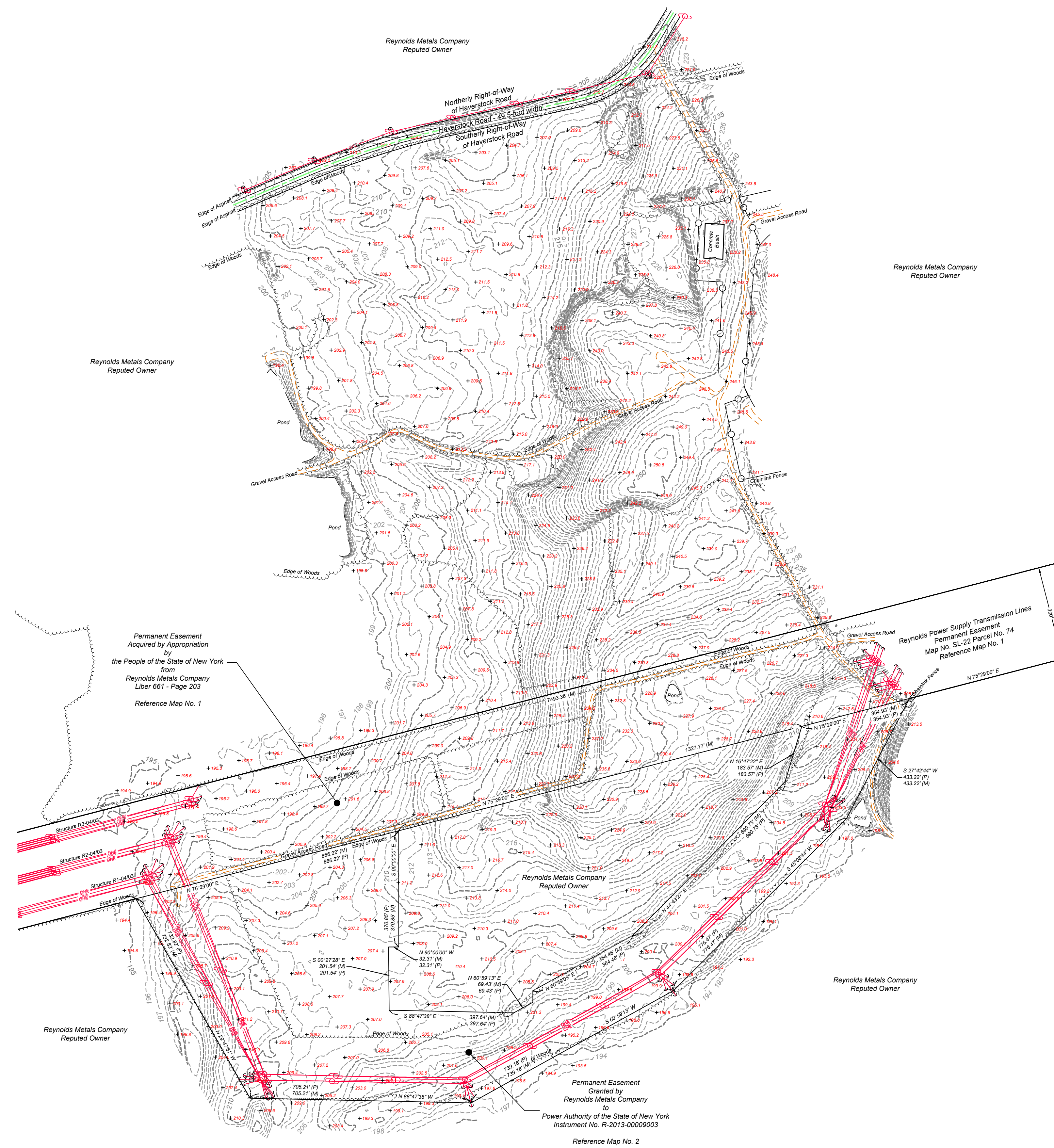
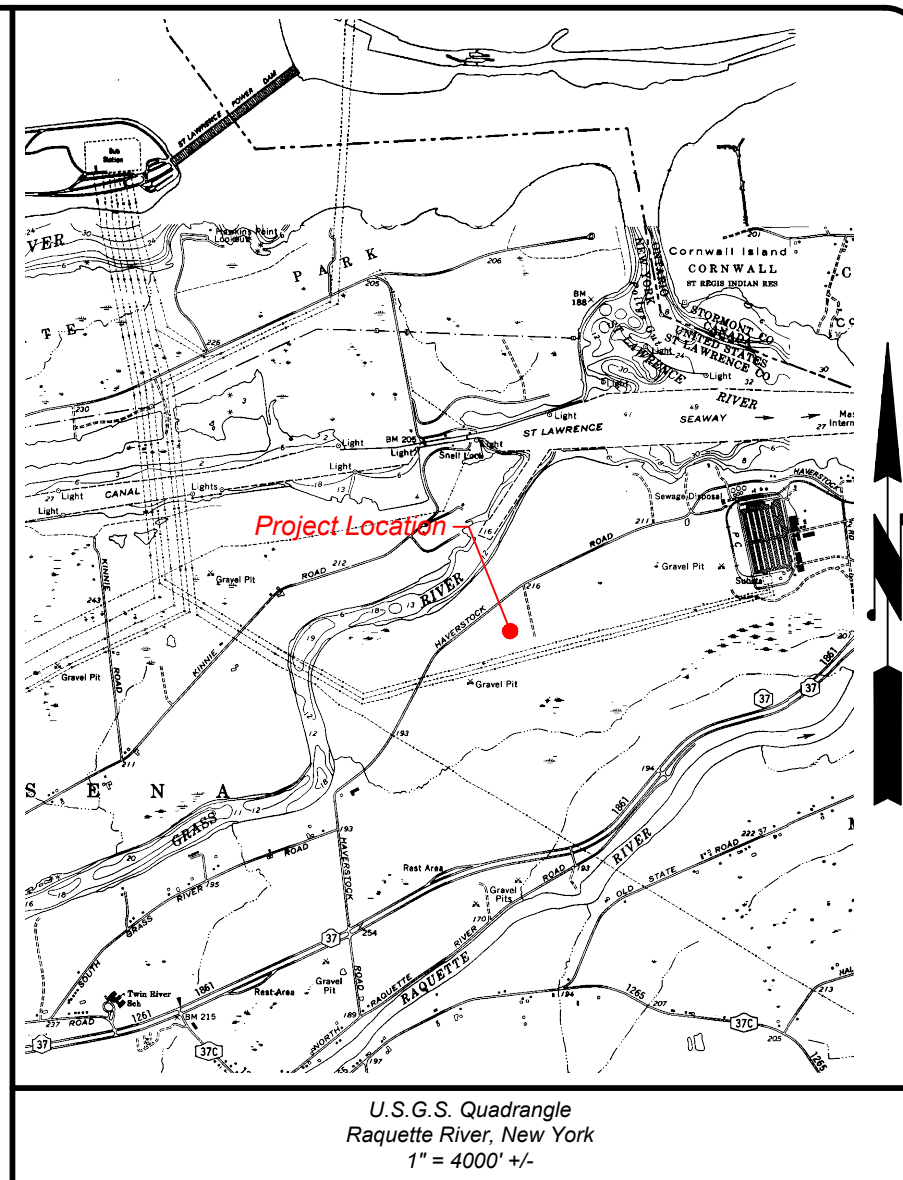
Permanent Easement Acquired by Appropriation by the People of the State of New York from Reynolds Metals Company Liber 661 - Page 203 Reference Map No. 1

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 2209, Subdivision 2 of the New York State Education Law.
Only copies from the original of this survey marked with an original of the surveyor's inked seal or his embossed seal shall be considered to be valid and true copies.

DATE	02/03/2026	PROJECT NUMBER	5042-11-25
DRAWN	R.H.K.	DATE	02/03/2026
CHECKED		P.O. Box 483	8478 River Road
SCALE	1" = 200'	6411 US Highway 11	Marcy, New York 13403
DATE	02/03/2026	Genesee, New York 14457	T 315386-0776
		F 315386-0776	F 315386-1012
		www.ThewAssociates.com	

Map Showing Boundary, Topographic, and Utility Survey of a Portion of Former Alcoa East Plant Sheet 1 of 2
Town of Massena
County of St. Lawrence
State of New York

Thew Associates LAND SURVEYORS
www.ThewAssociates.com



	Boundary Line
	Adjoiner Line
	Centerline of Road
	Interior Deed Line
	Contour Major
	Contour Minor
	Edge of Gravel
	Chain Link Fence
	Barbed Wire Fence
	Stormwater Line
	Edge of Woods
	Edge of Water
	Overhead Utilities
	Overhead Electric
	2025 Wetland Delineation
	Wetland Buffer
	State Regulated Wetland
	Spot Elevation
	Utility Pole
	Guy Wire

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- The location of wetlands and wetland buffers were provided by C&S Engineers.

Reference Maps:

- Permanent Easement for a Power Transmission Line acquired by appropriation by the People of the State of New York acting by and through Power Authority of the State of New York from Reynolds Metals Company, known as Map No. 32-22, Parcel Nos. 73 and 74 and recorded in the St. Lawrence County Clerk's Office on October 5, 1959 in Liber 661 of Deeds at Page 203.
- Permanent Easement for a Power Transmission Line acquired by the Power Authority of the State of New York from Reynolds Metals Company, known as Map No. 33A-10, Parcel No. 10 and recorded in the St. Lawrence County Clerk's Office on June 12, 2013 in Instrument No. R-2013-00009003.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 2209, Subdivision 2 of the New York State Education Law.
 Only copies from the original of this survey marked with an original of the surveyor's inked seal or his embossed seal shall be considered to be valid and true copies.

DRAWN: R.H.K. CHECKED: SCALE: 1" = 200' DATE: 02/03/2026	Map Showing Boundary, Topographic, and Utility Survey of a Portion of Former Alcoa East Plant Sheet 2 of 2 Town of Massena County of St. Lawrence State of New York	
	PROJECT NUMBER: 5042-11-25	
	P.O. Box 483 6411 US Highway 11 Canton, New York 13617 F: 315-936-0776 F: 315-936-1072 Thew Associates LAND SURVEYORS www.ThewAssociates.com	
	8478 River Road Monticello, New York 13803 F: 315-533-2728 F: 315-533-1867	

EXHIBIT D



EXHIBIT E

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Massena Development LLC		
Project Location (describe, and attach a general location map): 182, 194 CR-45 in Massena, St. Lawrence County, NY 13662		
Brief Description of Proposed Action (include purpose or need): Massena Development LLC (“Massena Development”), an affiliate of North Country Data Center LLC and subsidiary of New York Digital Investment Group LLC (“NYDIG”) are proposing construction and development of an approximately 635 MW data center campus (“Project”) located on a portion of a 1,375-acre site located at 182 and 194 County Route 45 (SBL: 6.003- 1-1.111) (“Site”) in the Town of Massena (“Town”), St. Lawrence County (“County”), New York that is owned by Reynolds Metals Company, LLC (“Alcoa”). The Project will include the construction of three new data center facilities on approximately 865 acres of land, as well as the construction of new water lines, sanitary sewer systems, stormwater systems and drainage, internal roadway systems, parking, and other on-site improvements that will be run on 95% hydroelectric power from the New York State Power Authority (“NYPA”) Moses-Saunders hydroelectric dam. Applicant is also proposing to subdivide the 1,375-acre Site into what will ultimately be four (4) lots (“Proposed Subdivision”). The Proposed Subdivision includes the creation of three new lots totaling approximately 865-acres for the layout of the three new data center facilities (the “Project Lots”), with Alcoa retaining approximately 510-acre portion that includes the former Reynolds aluminum smelter plant and associated infrastructure (the “Alcoa Lot”).		
Name of Applicant/Sponsor: Massena Development LLC; Attn.: Raul Carvalho	Telephone: 212-970-8235	E-Mail: raul.carvalho@nydig.com
Address: New Vanderbilt Avenue, 65th Floor		
City/PO: New York	State: NY	Zip Code: 10017
Project Contact (if not same as sponsor; give name and title/role): Bryan A. Bayer, PWS, CE	Telephone: 315-455-2000	E-Mail: bbayer@cscos.com
Address: 499 Col. Eileen Collins Boulevard		
City/PO: Syracuse	State: NY	Zip Code: 13212
Property Owner (if not same as sponsor): Reynolds Metal Company	Telephone:	E-Mail:
Address: 201 Isabella Street		
City/PO: Pittsburgh	State: PA	Zip Code: 15212

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Special Use Permit/Site Plan Approval, Subdivision	TBD
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Building Permit - Code Office	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	St. Lawrence County Pilot, 239M Review	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SWPPP NOI, NYSHPO, NYPA, NYSDOT, ESD Funding, DOS, State Air Permit, DEC Wetland JD	TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE Jurisdictional Determination	TBD
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

NOTE: The site is not within a local or regional special planning district; however, the site is approximately 3,800 feet west of a BOA. The latter BOA is noted in the Massena Brownfield Opportunity Area Revitalization Plan.

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

St. Lawrence County Agricultural Development Plan

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

I - Industrial

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Massena Central School District

b. What police or other public protection forces serve the project site?
Massena Police Department

c. Which fire protection and emergency medical services serve the project site?
Massena Fire Department; Massena Hospital

d. What parks serve the project site?
Amvets Campground; Brasher/Bombay State Forests

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? _____ 865 acres
b. Total acreage to be physically disturbed? _____ 124.68 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 865 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Industrial

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____ 4 _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ 109 _____ Maximum _____ 510 _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ 36 months

ii. If Yes:

- Total number of phases anticipated _____ 3 _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Three buildings will be constructed. Each building will be a phase, but phases will overlap. Building 1 construction will begin first. Building 2 will begin construction before Building 1 is finished, and Building 3 construction will start before Building 2 is finished. Total construction for 3 phases is 36 months.

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 4

ii. Dimensions (in feet) of largest proposed structure: 40 feet height; 238 feet width; and 2,224 ft length

iii. Approximate extent of building space to be heated or cooled: 1,454,516 total square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Stormwater Management

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify:
Surface runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A

iv. Approximate size of the proposed impoundment. Volume: 2.2 million gallons; surface area: 4.9 acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): The limits of disturbance encroaches 0.87 acre of four wetlands. The latter wetlands are not state regulated, and it is our opinion that these wetlands are also non-jurisdictional at the federal level. Wetland review by the agencies is underway.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: The limits of disturbance encroaches 0.87 acre of four wetlands. The latter wetlands are not state regulated, and it is our opinion that these wetlands are also non-jurisdictional at the federal level. Wetland review by the agencies is underway. General construction activities include clearing, grading, utility installation, and development of structures and associated paved roads and parking lots.

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

The impacted features are non-jurisdictional; therefore, no reclamation/mitigation is proposed.

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: 800 GPM Domestic gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

Proposed cooling water will be pumped from St. Lawrence River and the proposed potable water will be from the existing water treatment building at Alcoa

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: N/A gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: 800 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary sewer and industrial cooling water. The evaporative cooling system operates seasonally, typically from April through October, with little to no water use from November through March.

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

The project includes on-site septic. Plan for domestic waste is to provide septic leach fields on site. Plan for industrial waste is to discharge cooling water to the St. Lawrence through existing stilling basins owned and operated by Alcoa.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

An evaporated cooling system will be used to cool the building during warm months. This method will capture and evaporate water to cool air however; there will be some water that runs through the system which is noted as the 1.1 MGD at peak during operational months (April through October).

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 88.39 acres (impervious surface)

_____ Square feet or 865 acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

None _____

- If to surface waters, identify receiving water bodies or wetlands: _____
Stormwater will be directed to on-site stormwater management facility/structures.

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

None _____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

None _____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

316 "Cat 3516c Tier IV" diesel generators for redundant power supply; 1 natural gas boiler/furnace with a max. heat input of <9.9 mmBTU in each building.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
635 MW

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Existing NYPA transmission lines

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 AM - 5 PM _____ • Saturday: _____ 7 AM - 5 PM _____ • Sunday: _____ Not applicable _____ • Holidays: _____ Not applicable _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hours _____ • Saturday: _____ 24 hours _____ • Sunday: _____ 24 hours _____ • Holidays: _____ 24 hours _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Ambient noise levels will only be exceeded during the construction period. A noise study was conducted for the proposed project; no adverse noise impacts are anticipated during operation.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Approximately 36.02 acres of tree clearing will occur. The project is bordered by forest to the southwest, and the Grasse River and St. Lawrence River to the north. Minimal adverse impacts from tree clearing are anticipated.

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Proposed lighting will be dark sky compliant.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Approximately 36.02 acres of tree clearing will occur. The project is bordered by forest to the southwest, and the Grasse River and St. Lawrence River to the north. Minimal adverse impacts due to tree clearing are anticipated.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ 5-10 tons per _____ month (unit of time)
 • Operation : _____ 1-2 tons per _____ month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Trash during construction from packaging materials _____

 • Operation: 40 employees; minimal solid waste managed during operation _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Typical rolloff dumpster _____

 • Operation: 40 employees; minimal solid waste managed during operation _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	7.23	95.62	+88.39
• Forested	389.47	353.45	-36.02
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	250.14	199.62	-50.52
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	+/-0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	58.73	58.73	+/-0.00
• Wetlands (freshwater or tidal)	158.45	157.58	-0.87
• Non-vegetated (bare rock, earth or fill)	0.98	0.00	-0.98
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 645009, 645015
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

The project site is not in the NYSDEC Environmental Site Remediation database. The project is adjacent to, and falls outside of, the St. Lawrence-Grasse River; Massena Area site (DEC ID 645015); dredging and capping efforts have been completed. The project is approximately 1,500 feet northwest of the Reynold's Metals Company site (DEC ID 645009); PCB contamination on the north end of site has been remediated.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >6.5 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

HrB-Hogansburg and Grenville, 0-8%	_____	21.0 %
Adjidaumo silty clay, 0-3% slopes	_____	11.8 %
Swanton fine sandy loam	_____	8.8 %

d. What is the average depth to the water table on the project site? Average: _____ 1.46 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ 47.2 % of site
 Poorly Drained _____ 22.8 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 910-451 Classification D
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____
 Name - Pollutants - Uses: Raquette River, Lower, and minor tribs - Fecal Coliforms

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:		
Grey squirrel _____	Woodchuck _____	Red fox _____
Eastern cottontail _____	Canada goose _____	European starling _____
White-tail deer _____	White-footed mouse _____	American crow _____
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____		
ii. Source(s) of description or evaluation: _____		
iii. Extent of community/habitat:		
• Currently: _____ acres		
• Following completion of project as proposed: _____ acres		
• Gain or loss (indicate + or -): _____ acres		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes:		
i. Species and listing (endangered or threatened): _____		
Northern Harrier, Mooneye, Upland Sandpiper		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing: _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, give a brief description of how the proposed action may affect that use: _____		

E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, provide county plus district name/number: STLA002		
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. If Yes: acreage(s) on project site? _____		
ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. CEA name: _____		
ii. Basis for designation: _____		
iii. Designating agency and date: _____		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: i. Identify resource: <u>Amvets Campground; Brasher/Bombay State Forests</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Campground and state forest</u> iii. Distance between project and resource: _____ <5 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Bryan A. Bayer, C&S Engineers, Inc. Date April 2, 2026

Signature  Title Department Manager

E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Raquette River, Lower, and minor tribs - Fecal Coliforms
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Harrier, Mooneye, Upland Sandpiper
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	STLA002
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

EXHIBIT F

DEVELOPER AGREEMENT FORM

NOTICE: The purpose of this Agreement is to provide notice to prospective applicants for permits and or variances from the Town of Massena that the applicant will be responsible for costs incurred by the Town and any and all Boards involved in reviewing the application.

Such costs are those over and above the day-to-day costs associated with application review; e.g., the cost of hiring consultants or other experts to assist in the application review process. Whenever possible the applicant will be provided with an estimate of costs to be incurred and opportunity to choose whether to proceed with the application or withdraw the same.

Should the applicant fail to pay incurred costs there shall be a lien against the applicant's real property and otherwise an obligation subject to collection by legal means.

This signed agreement must be on file with the town code enforcement officer before an applicant will be placed on an agenda before a Town Board (I.E. Planning Board, Zoning Board of Appeals) or be issued a permit by the code enforcement officer.

NAME OF APPLICANT; Massena Development LLC

ADDRESS: One Vanderbilt Avenue, 65th Floor, New York, NY 10017

ADDRESS AND PROPERTY ID OF SUBJECT PROPERTY: 182, 194 County Road 45

APPLICATION MADE OR PERMIT APPLIED FOR: Site Plan and Subdivision Application

Date:

3/30/2026


~~_____~~ Signature
Applicant's

STATE OF NEW YORK New York
COUNTY OF ~~ST. LAWRENCE~~

On the day 30 of March, 20 26, before me personally came Rodney Miller to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that he/she executed the same.


Notary Public

ANASTASIA CHRISTIANE HAYES
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HA0022216
Qualified in Kings County
My Commission Expires 03-13-2028

TOWN OF MASSENA
SITE PLAN APPLICATION/SUBDIVISION APPLICATION
(circle one)

APPLICATION NUMBER _____ DATE _____
APPLICATION FEE: \$50.00 and \$1,465.00

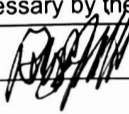
APPLICATION INFORMATION

NAME: Massena Development LLC
ADDRESS: New Vanderbilt Avenue, 65th Floor
New York, NY 10017
PHONE: 212-970-8235 (Raul Carvalho)
EMAIL: raul.carvalho@nydig.com

OWNER INFORMATION (If different than applicant)

NAME: Reynolds Metal Company, LLC
ADDRESS: 201 Isabella Street
Pittsburgh, PA 15212
PHONE: _____
EMAIL: _____

PROJECT INFORMATION

Tax Map Number Section: 6.003 Block: 1 Lot: 1.111
Name of Project Massena Data Center Campus Project
Current Use Industrial
Proposed Use Industrial - AI Data Center
Area of Proposed Structure (s.f.) 1,450,000 sf
Number of New Lots or Units (if applicable) 3 new lots
Estimate Total Project Cost \$5 billion
Demolition Planned See attached letter of intent with exhibits
Completed date TBD
Other Permits required: Building permit, electrical permit, fencing permit, and
any other permits deemed necessary by the Town.
Applicants Signature: 

SITE PLAN ELEMENT LIST

ACCORDING TO ZONING CODE SECTION 207-57 THIS FORM TO BE FILLED OUT WITH APPLICANT AND ATTACHED TO PROPOSED SITE PLAN.

CODE ENFORCEMENT /PLANNING BOARD MEMBER → CHECK BOX IN FRONT OF REQUIRED ELEMENTS AND PROVIDE DIRECTION FOR THE APPLICATION.

LEGAL DESCRIPTION OF THE PROJECT:

- 1. The lot, block and section number of the property, taken from the latest tax map records.
- 2. The name and address of the owner of record.
- 3. The name and address of the person, firm or organization preparing the map.
- 4. The date, North point and written and graphic scale.
- 5. Sufficient description or information to define precisely the boundaries of the property. All distances shall be in feet and tenths of a foot. All angles shall be given to the nearest 10 seconds or closer. The error of closure shall not exceed one in 10,000.
- 6. The locations, names and existing widths of adjacent streets and curblines.
- 7. The locations and owners of all adjoining lands as shown on the latest tax records.
- 8. The locations, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within or adjoining the property.
- 9. A complete outline of existing deed restrictions or covenants applying to the property.
- 10. Existing zoning
- 11. A complete list of the names, addresses, and parcel identification numbers for all adjoining lots.

NATURAL FEATURES OF THE PROPERTY:

- 1. Existing contours at intervals of five feet or less, referred to a datum satisfactory to the Board.
- 2. Approximate boundaries of any area subject to flooding or storm water overflows.
- 3. The location of existing watercourses, marshes, wooded areas, rock outcrops, isolated trees with a diameter of eight inches or more, as measured three feet above the base of the trunk, and other significant existing features.

EXISTING STRUCTURES AND UTILITIES:

- 1. The location of uses and outlines of structures, drawn to scale, on the site and within 100 feet of the plot line.
- 2. Paved areas, sidewalks and vehicular access between the site and public streets.
- 3. Locations, dimensions, grades and flow direction of existing sewers, culverts, water lines as well as other underground and aboveground utilities within and adjacent to the property.
- 4. Other existing development, including fences, landscaping and screening.

PROPOSED DEVELOPMENT:

- 1. The location of proposed building or structural improvements.
- 2. The location and design of all uses not requiring structures, such as off-street parking and loading areas.
- 3. The location, direction, power and time of use for any proposed outdoor lighting or public address systems.
- 4. The location and plans for any outdoor signs.
- 5. The location and arrangement of proposed means of access and egress, including sidewalks, driveways or other paved areas; profiles indicating grading and cross sections showing the width of roadways, location and width of sidewalks and the location and size of water and sewer lines.
- 6. Any proposed grading, screening and other landscaping, including types and locations of proposed street trees.
- 7. The location of all proposed water lines, valves and hydrants and of all sewer lines or alternate means of water supply and sewage disposal and treatment.

- 8. An outline of any proposed deed restrictions or covenants.
- 9. Any contemplated public improvements on or adjoining the property.
- 10. If the site development plan only indicated a first stage, a supplemental plan shall indicate ultimate development.

Any other information deemed by the Planning Board necessary to determine conformity of the site plan with the intent and regulations of this chapter.

EXHIBIT G

Via E-Mail

March 10, 2026

Town of Massena
Town Planning Board
ATTN: Patrick O'Brien, Code Enforcement Officer
60 Main Street, Room 3
Massena, New York 13662

Re: Massena Data Center Campus Project - Letter of Authorization

Dear Mr. O'Brien and Members of the Planning Board:

The Reynolds Metals Company, LLC ("**Reynolds**") is aware that NYDIG ("**Developer**") is proposing to construct and develop an approximately 635 MW data center campus ("**Project**") on a portion of land located at 194 County Route 45 (SBL.: 6.003-1-1.111) in the Town of Massena ("**Town**"), St. Lawrence County, ("**Site**"), owned by Reynolds. Developer and Reynolds are currently in the process of selling and transferring the portion of the Site needed for the development of the Project to Developer.

Reynolds acknowledges that the Developer, and its employee, agents, contractors, including without limitations, its attorneys, Phillips Lytle LLP and its engineers, C&S Companies, will need to file application(s), for approval, authorizations or permits from any and all relevant Town authorities necessary for the development, construction, and improvements on the Site. Reynolds has agreed to cooperate with the Developer in support of this process.

Respectfully,



Robyn L. Gross
Vice President
Reynolds Metals Company, LLC