

BATTERY ENERGY STORAGE SYSTEM

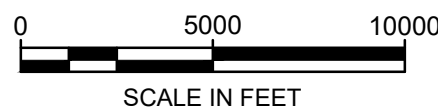
TOWN OF BURNS, NEW YORK

AUGUST 2025



SOURCE: BING MAPS 2025

LOCATION MAP

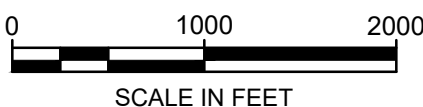


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SOURCE: BING MAPS 2025

VICINITY MAP



NEW YORK 811
CALL BEFORE YOU DIG
DIAL 811
UTILITIES PROTECTION CENTER
SERVICE AND SAFE WORK SITE

NOTE: CONSTRUCTION MUST
COORDINATE WITH UTILITY
PROVIDERS TO MAINTAIN UTILITY
SERVICE AND A SAFE WORK SITE

B&B Engineers & Geologists
of new york, p.c.
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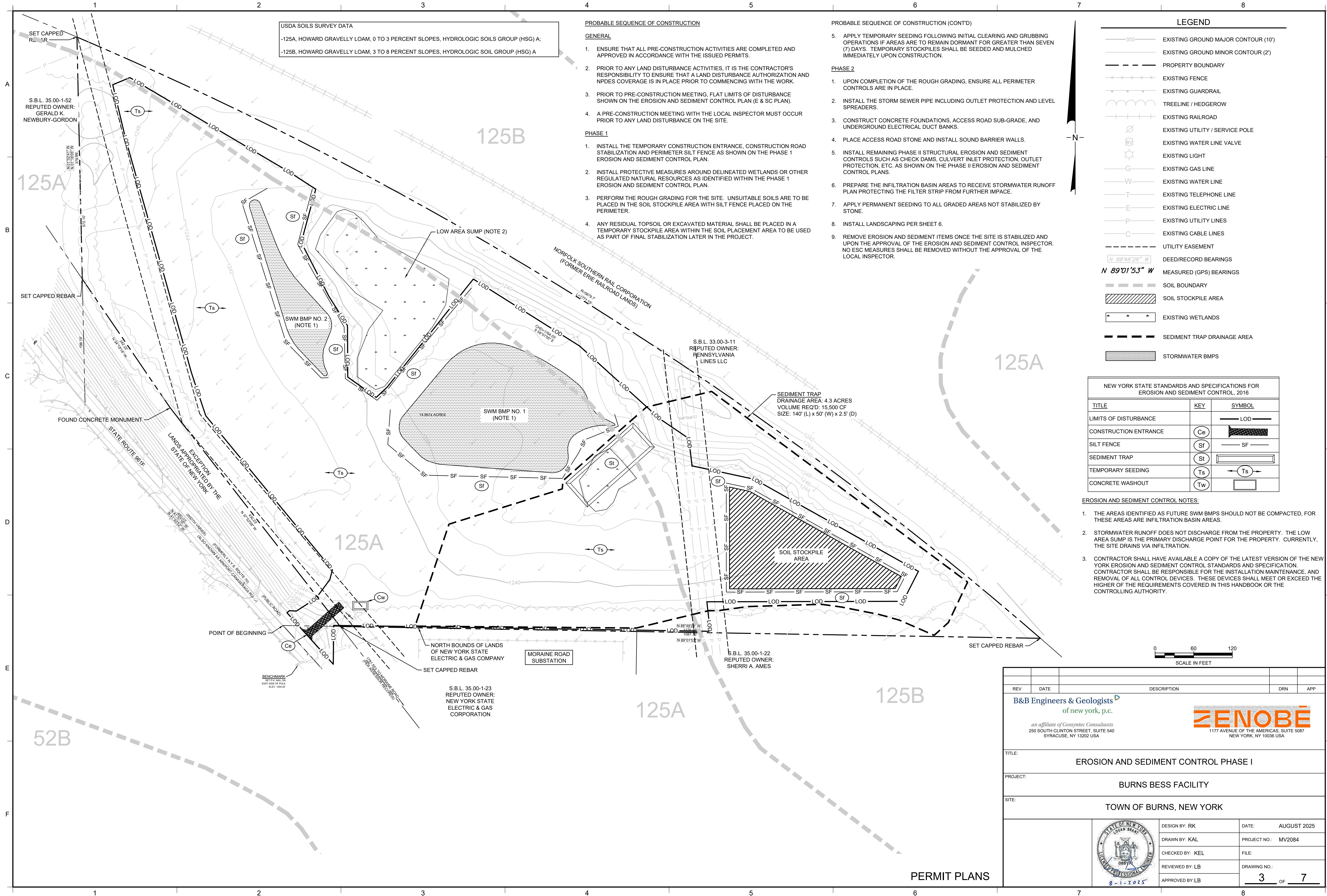
PREPARED BY:
B&B ENGINEERS & GEOLOGISTS
OF NEW YORK, PC
250 SOUTH CLINTON STREET, SUITE 540
SYRACUSE, NEW YORK 13202 USA
TELEPHONE: (315) 325-3180

PERMIT PLANS



PREPARED FOR:
ZENOBÉ BURNS LLC
1177 AVENUE OF THE AMERICAS, SUITE 5087
NEW YORK, NY 10036 USA

REV	DATE	DESCRIPTION	DRN	APP
B&B Engineers & Geologists of new york, p.c. an affiliate of Geosyntec Consultants 250 SOUTH CLINTON STREET, SUITE 540 SYRACUSE, NY 13202 USA				
ZENOBE 1177 AVENUE OF THE AMERICAS, SUITE 5087 NEW YORK, NY 10036 USA				
TITLE: COVER SHEET				
PROJECT: BURNS BESS FACILITY				
SITE: TOWN OF BURNS, NEW YORK				
DESIGN BY: RK		DATE: AUGUST 2025		
DRAWN BY: KAL		PROJECT NO.: MV2084		
CHECKED BY: KEL		FILE:		
REVIEWED BY: LB		DRAWING NO.: 1 OF 7		
APPROVED BY: LB				



USDA SOILS SURVEY DATA
-125A, HOWARD GRAVELLY LOAM, 0 TO 3 PERCENT SLOPES, HYDROLOGIC SOILS GROUP (HSG) A;
-125B, HOWARD GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC SOIL GROUP (HSG) A

PROBABLE SEQUENCE OF CONSTRUCTION

GENERAL

1. ENSURE THAT ALL PRE-CONSTRUCTION ACTIVITIES ARE COMPLETED AND APPROVED IN ACCORDANCE WITH THE ISSUED PERMITS.
2. PRIOR TO ANY LAND DISTURBANCE ACTIVITIES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT A LAND DISTURBANCE AUTHORIZATION AND NPDES COVERAGE IS IN PLACE PRIOR TO COMMENCING WITH THE WORK.
3. PRIOR TO PRE-CONSTRUCTION MEETING, FLAT LIMITS OF DISTURBANCE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN (E & SC PLAN).
4. A PRE-CONSTRUCTION MEETING WITH THE LOCAL INSPECTOR MUST OCCUR PRIOR TO ANY LAND DISTURBANCE ON THE SITE.

PHASE 1

1. INSTALL THE TEMPORARY CONSTRUCTION ENTRANCE, CONSTRUCTION ROAD STABILIZATION AND PERIMETER SILT FENCE AS SHOWN ON THE PHASE 1 EROSION AND SEDIMENT CONTROL PLAN.
2. INSTALL PROTECTIVE MEASURES AROUND DELINEATED WETLANDS OR OTHER REGULATED NATURAL RESOURCES AS IDENTIFIED WITHIN THE PHASE 1 EROSION AND SEDIMENT CONTROL PLAN.
3. PERFORM THE ROUGH GRADING FOR THE SITE. UNSUITABLE SOILS ARE TO BE PLACED IN THE SOIL STOCKPILE AREA WITH SILT FENCE PLACED ON THE PERIMETER.
4. ANY RESIDUAL TOPSOIL OR EXCAVATED MATERIAL SHALL BE PLACED IN A TEMPORARY STOCKPILE AREA WITHIN THE SOIL PLACEMENT AREA TO BE USED AS PART OF FINAL STABILIZATION LATER IN THE PROJECT.

PROBABLE SEQUENCE OF CONSTRUCTION (CONTD)

5. APPLY TEMPORARY SEEDING FOLLOWING INITIAL CLEARING AND GRUBBING OPERATIONS IF AREAS ARE TO REMAIN DORMANT FOR GREATER THAN SEVEN (7) DAYS. TEMPORARY STOCKPILES SHALL BE SEEDDED AND MULCHED IMMEDIATELY UPON CONSTRUCTION.

PHASE 2

1. UPON COMPLETION OF THE ROUGH GRADING, ENSURE ALL PERIMETER CONTROLS ARE IN PLACE.
2. INSTALL THE STORM SEWER PIPE INCLUDING OUTLET PROTECTION AND LEVEL SPREADERS.
3. CONSTRUCT CONCRETE FOUNDATIONS, ACCESS ROAD SUB-GRADE, AND UNDERGROUND ELECTRICAL DUCT BANKS.
4. PLACE ACCESS ROAD STONE AND INSTALL SOUND BARRIER WALLS.
5. INSTALL REMAINING PHASE II STRUCTURAL EROSION AND SEDIMENT CONTROLS SUCH AS CHECK DAMS, CULVERT INLET PROTECTION, OUTLET PROTECTION, ETC. AS SHOWN ON THE PHASE II EROSION AND SEDIMENT CONTROL PLANS.
6. PREPARE THE INFILTRATION BASIN AREAS TO RECEIVE STORMWATER RUNOFF PLAN PROTECTING THE FILTER STRIP FROM FURTHER IMPACT.
7. APPLY PERMANENT SEEDING TO ALL GRADED AREAS NOT STABILIZED BY STONE.
8. INSTALL LANDSCAPING PER SHEET 6.
9. REMOVE EROSION AND SEDIMENT ITEMS ONCE THE SITE IS STABILIZED AND UPON THE APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR. NO ESC MEASURES SHALL BE REMOVED WITHOUT THE APPROVAL OF THE LOCAL INSPECTOR.

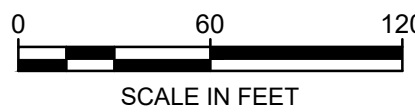
LEGEND

355
EXISTING GROUND MAJOR CONTOUR (10')
EXISTING GROUND MINOR CONTOUR (2')
PROPERTY BOUNDARY
EXISTING FENCE
EXISTING GUARDRAIL
TREELINE / HEDGEROW
EXISTING RAILROAD
EXISTING UTILITY / SERVICE POLE
EXISTING WATER LINE VALVE
EXISTING LIGHT
EXISTING GAS LINE
EXISTING WATER LINE
EXISTING TELEPHONE LINE
EXISTING ELECTRIC LINE
EXISTING UTILITY LINES
EXISTING CABLE LINES
UTILITY EASEMENT
DEED/RECORD BEARINGS
MEASURED (GPS) BEARINGS
SOIL BOUNDARY
SOIL STOCKPILE AREA
EXISTING WETLANDS
SEDIMENT TRAP DRAINAGE AREA
STORMWATER BMPS

NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, 2016		
TITLE	KEY	SYMBOL
LIMITS OF DISTURBANCE		LOD
CONSTRUCTION ENTRANCE	Ce	
SILT FENCE	Sf	SF
SEDIMENT TRAP	St	
TEMPORARY SEEDING	Ts	Ts
CONCRETE WASHOUT	Tw	

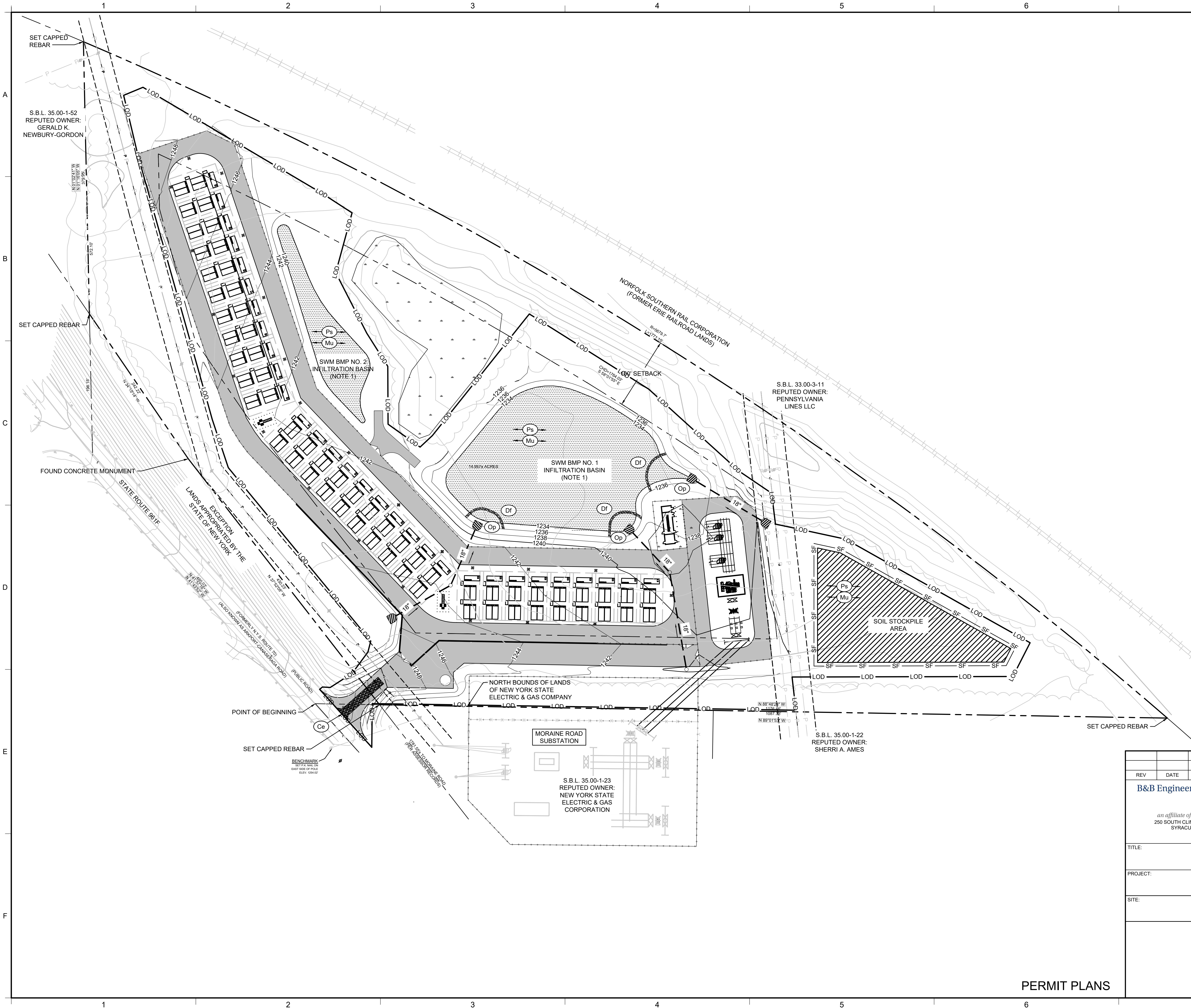
EROSION AND SEDIMENT CONTROL NOTES:

1. THE AREAS IDENTIFIED AS FUTURE SWM BMPS SHOULD NOT BE COMPACTED, FOR THESE AREAS ARE INFILTRATION BASIN AREAS.
2. STORMWATER RUNOFF DOES NOT DISCHARGE FROM THE PROPERTY. THE LOW AREA SUMP IS THE PRIMARY DISCHARGE POINT FOR THE PROPERTY. CURRENTLY, THE SITE DRAINS VIA INFILTRATION.
3. CONTRACTOR SHALL HAVE AVAILABLE A COPY OF THE LATEST VERSION OF THE NEW YORK EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION MAINTENANCE, AND REMOVAL OF ALL CONTROL DEVICES. THESE DEVICES SHALL MEET OR EXCEED THE HIGHER OF THE REQUIREMENTS COVERED IN THIS HANDBOOK OR THE CONTROLLING AUTHORITY.



REV	DATE	DESCRIPTION	DRN	APP
B&B Engineers & Geologists of new york, p.c. <small>an affiliate of Geosyntec Consultants 250 SOUTH CLINTON STREET, SUITE 540 SYRACUSE, NY 13202 USA</small>				
ZENOBÉ <small>1177 AVENUE OF THE AMERICAS, SUITE 5087 NEW YORK, NY 10036 USA</small>				
TITLE: EROSION AND SEDIMENT CONTROL PHASE I				
PROJECT: BURNS BESS FACILITY				
SITE: TOWN OF BURNS, NEW YORK				
		DESIGN BY: RK DRAWN BY: KAL CHECKED BY: KEL REVIEWED BY: LB APPROVED BY: LB	DATE: AUGUST 2025 PROJECT NO.: MV2084 FILE: DRAWING NO.: 3 OF 7	

PERMIT PLANS



LEGEND

355

EXISTING GROUND MAJOR CONTOUR (10')

EXISTING GROUND MINOR CONTOUR (2')

PROPERTY BOUNDARY

EXISTING FENCE

EXISTING GUARDRAIL

TREELINE / HEDGEROW

EXISTING RAILROAD

EXISTING UTILITY/SERVICE POLE

EXISTING WATER LINE VALVE

EXISTING LIGHT

EXISTING GAS LINE

EXISTING WATER LINE

EXISTING TELEPHONE LINE

EXISTING ELECTRIC LINE

EXISTING UTILITY LINES

EXISTING CABLE LINES

UTILITY EASEMENT

DEED/RECORD BEARINGS

MEASURED (GPS) BEARINGS

PROPOSED GRADING MAJOR CONTOURS (5')

PROPOSED GRADING MINOR CONTOURS (2')

EXISTING WETLANDS

EQUIPMENT ACCESS ROAD

SOIL STOCKPILE AREA

STORMWATER BMPs

8

7

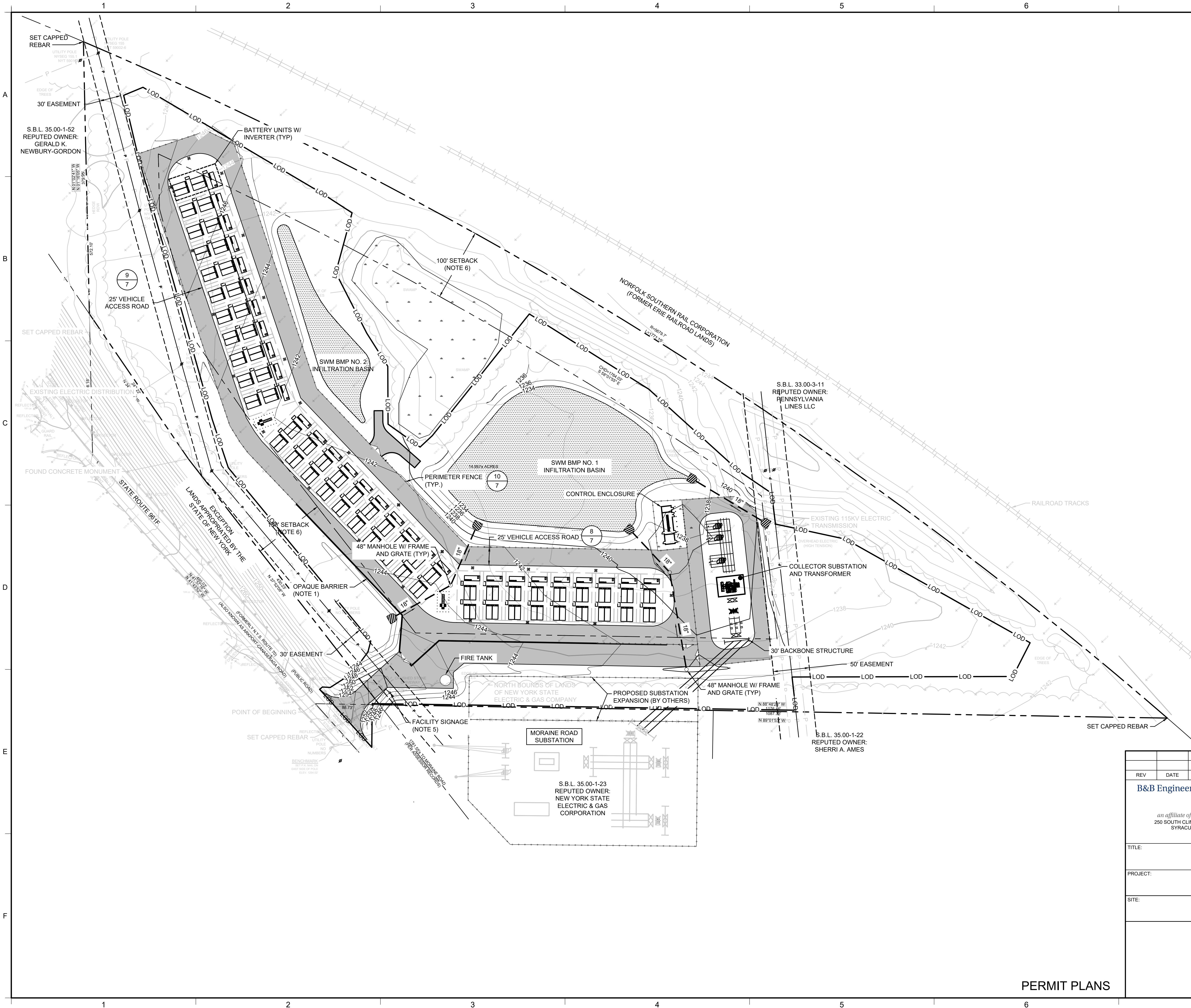
NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, 2016		
TITLE	KEY	SYMBOL
LIMITS OF DISTURBANCE		— LOD —
CONSTRUCTION ENTRANCE	Ce	
SILT FENCE	Sf	— Sf —
PERMANENT SEEDING	Ps	← Ps →
MULCHING	Mu	← Mu →
FLOW DIFFUSER	Df	
ROCK OUTLET PROTECTION	Op	

EROSION AND SEDIMENT CONTROL NOTES:

- THE AREAS IDENTIFIED AS FUTURE SWM BMPs SHOULD NOT BE COMPACTED, FOR THESE AREAS ARE INFILTRATION BASIN AREAS.
- STORMWATER RUNOFF DOES NOT DISCHARGE FROM THE PROPERTY. THE LOW AREA SUMP IS THE PRIMARY DISCHARGE POINT FOR THE PROPERTY. CURRENTLY, THE SITE DRAINS VIA INFILTRATION.
- CONTRACTOR SHALL HAVE AVAILABLE A COPY OF THE LATEST VERSION OF THE NEW YORK EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION MAINTENANCE, AND REMOVAL OF ALL CONTROL DEVICES. THESE DEVICES SHALL MEET OR EXCEED THE HIGHER OF THE REQUIREMENTS COVERED IN THIS HANDBOOK OR THE CONTROLLING AUTHORITY.

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<div><div><div>B&B Engineers & Geologists of new york, p.c. <small>an affiliate of Geosyntec Consultants 250 SOUTH CLINTON STREET, SUITE 540 SYRACUSE, NY 13202 USA</small></div><div><div>ZENOBE</div><div><small>1177 AVENUE OF THE AMERICAS, SUITE 5087 NEW YORK, NY 10036 USA</small></div></div></div></div>				
TITLE: EROSION AND SEDIMENT CONTROL PHASE II				
PROJECT: BURNS BESS FACILITY				
SITE: TOWN OF BURNS, NEW YORK				
<div><div><div>STATE OF NEW YORK LOGAN BRANT 08874 PROFESSIONAL ENGINEER 8-1-2025</div></div></div>		DESIGN BY: RK DRAWN BY: KAL CHECKED BY: KEL REVIEWED BY: LB APPROVED BY: LB	DATE: AUGUST 2025 PROJECT NO.: MV2084 FILE: DRAWING NO.: 4 OF 7	

PERMIT PLANS



LEGEND

355

EXISTING GROUND MAJOR CONTOUR (10')

EXISTING GROUND MINOR CONTOUR (2')

PROPERTY BOUNDARY

EXISTING SITE ACCESS ROAD

EXISTING FENCE

EXISTING GUARDRAIL

TREELINE / HEDGEROW

EXISTING RAILROAD

EXISTING POWER UTILITY

310

PROPOSED GRADING MAJOR CONTOURS (5')

312

PROPOSED GRADING MINOR CONTOURS (2')

UTILITY EASEMENT

LOD

LIMITS OF DISTURBANCE

PROPOSED PERIMETER FENCE

100' SETBACK

PROPOSED STORM SEWER

EXISTING WETLANDS

PROPOSED STRUCTURE/EQUIPMENT

EQUIPMENT ACCESS ROAD

STORMWATER BMPs

PROPOSED FULL CUT-OFF LIGHTING

- NOTES:
1.

THE OPAQUE BARRIER SERVES TWO (2) PURPOSES AS BEING A PHYSICAL VISUAL SCREEN FOR VIEWSHEDS INTO THE SITE FROM THE ROAD AT THE SITE ENTRANCE, IN ADDITION TO NOISE ATTENUATION IN ACCORDANCE WITH THE NOISE ANALYSIS PERFORMED BY B & B ENGINEERS AND GEOLOGISTS, DATED 05 MAY 2025.
2.

THIS PROJECT SHALL COMPLY WITH THE NEW YORK STATE SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY, GP-0-25-001, SPECIFICALLY, THE PART II WATER QUALITY-BASED EFFLUENT LIMITATIONS FOR WATER QUALITY, CHANNEL PROTECTION, OVERBANK FLOOD CONTROL, AND EXTREME FLOOD CONTROL. COMPLIANCE HAS BEEN CONCEPTUALLY ACHIEVED THROUGH THE IMPLEMENTATION OF INFILTRATION BASINS NO. 1 AND NO. 2.
3.

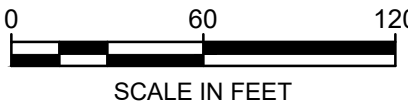
THIS SITE DOES NOT HAVE AN ESTABLISHED OUTFALL AND PRIMARILY DEPENDS UPON INFILTRATION TO MANAGE STORMWATER. IN-SITU SOILS INFILTRATION TESTING SHALL BE PERFORMED PRIOR TO CONSTRUCTING THE INFILTRATION BASINS. THE DESIGN HEREIN ASSUMES THE MINIMUM 0.5 INCHES PER HOUR OF SOIL INFILTRATION.
4.

THIS SITE PLAN HAS BEEN PREPARED IN SUPPORT OF A SPECIAL USE PERMIT IN ACCORDANCE WITH LOCAL LAW NO. 1 FOR REGULATING BATTERY ENERGY STORAGE SYSTEMS.
5.

A SIGN SHALL BE PLACED GENERALLY AT THE ENTRANCE OF THE FACILITY PER LOCAL LAW NO. 1 OF 2020 §7.D.2 COMPLIANT WITH ANSI Z535, IN ADDITION TO, THE LATEST EDITION OF THE NEW YORK STATE FIRE CODE §1207.4.8 - SIGNAGE.
6.

THE BESS FACILITY IS DEEMED A REMOTE FACILITY AS IT ADHERES TO THE REQUIREMENTS OF SECTION 1207.8.1 OF THE 2020 FIRE CODE OF NEW YORK STATE INCLUDING THE 100-FT SETBACK FROM PROPERTY LINES TO THE BATTERY UNITS NOT INCLUDING INVERTERS.
7.

ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK DEPARTMENT OF TRANSPORTATION STANDARDS.



REV

DATE

DESCRIPTION

DRN

APP

B&B Engineers & Geologists

of new york, p.c.

an affiliate of Geosyntec Consultants

250 SOUTH CLINTON STREET, SUITE 540

SYRACUSE, NY 13202 USA

ZENOBE

1177 AVENUE OF THE AMERICAS, SUITE 5087

NEW YORK, NY 10036 USA

TITLE:

SITE & GRADING PLAN

PROJECT:

BURNS BESS FACILITY

SITE:

TOWN OF BURNS, NEW YORK

STATE OF NEW YORK

LOGAN BRANT

08874

PROFESSIONAL ENGINEER

8-1-2025

DESIGN BY: RK

DATE: AUGUST 2025

DRAWN BY: KAL

PROJECT NO.: MV2084

CHECKED BY: KEL

FILE:

REVIEWED BY: LB

DRAWING NO.: 5 OF 7

APPROVED BY: LB

PERMIT PLANS



