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Liverpool, NY 13088

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TRCcompanies.com

March 8, 2024

Town of Dryden Planning Board  
93 East Main Street  
Dryden, New York 13053

**Subject: NYSERDA BR Caswell Solar Project  
Off Caswell Road, Town of Dryden, New York  
Draft Sketch Plan**

Dear Planning Board Members,

TRC Engineers, Inc. (TRC) on behalf of New York State Energy Research & Development Authority (NYSERDA) Build Ready (BR) program, is pleased to submit the enclosed draft sketch plan package for review by the Planning Board.

The NYSERDA BR program partners with local communities to identify and advanced under-utilized land for renewable energy programs. NYSERDA takes difficult sites and makes them "build-ready" for private renewable energy developers to ultimately construct and operate. Renewable energy projects not only provide a source of energy that is environmentally sustainable—they make good neighbors by unlocking new revenue, creating local jobs, and transforming previously under-utilized spaces.

NYSERDA is proposing to develop, permit, and auction a 12.5-megawatt (MW) solar array facility and 2.5 MW Battery Energy Storage System (BESS) located along Caswell Road, in the Town of Dryden (Caswell Solar Project or Project). The Project would be located within the former Ithaca North Landfill Site (known locally as the Caswell Road Landfill) located on the east side of Caswell Road and on the south side of Peruville Road in the Town of Dryden, Tompkins County, New York. The proposed interconnection would cross an adjacent private parcel to the north and then east within the right-of-way of Peruville Road to connect to the Peruville substation.

The Project footprint encompasses approximately 51.57 acres of buildable area on the 3 parcels comprising the Ithaca North Landfill, which totals 112.5 acres. The Project's underground electrical interconnection will be located in an easement on a private parcel directly north, and then east along the Peruville Road right-of-way to connect to the Peruville Substation. The majority of the Project site consists of a closed and capped landfill. The private parcel to the north is agricultural land.

Based on TRC's review of the Town of Dryden Zoning Code, the Project will require a site plan review, special use permit (SUP), the below area variances, and a building permit from the Town before construction of the Project can begin.

As part of the Project, NYSERDA will be requesting the following area variances (official variance requests will be submitted at a later date).

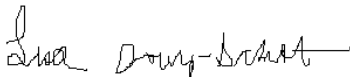
- §270-13.12 requires 50-foot front, rear, and side yard setback, except the setback is reduced to 10 feet (one foot for all fences) along the portion of any lot line where another ground-mounted large-scale solar energy system: is located across the line; and is no more than 50 feet from the lot line.
  - As shown on the draft conceptual site plan, the Project proposes to have PV panels in the 10-foot setback. The Project is avoiding impacts to wetlands as much as possible and for the Project to be commercially viable and meet the required output, panels must be placed in this setback area.

- §270.3.2 defines fences over six feet in height as structures
  - As required by NY State Electrical Code seven-foot fencing is required around some electrical components including the BESS. NYSERDA will be requesting a variance to not treat the fencing as a structure.
- §270-9.10(B) states that multifamily or nonresidential uses abutting or directly across a Highway from any residential property in a CV, H, NR, RA, RR or TND0 District, shall have a Buffer Strip along or facing any common property lines.
  - The southeast portion of the Project abuts a parcel zoned RR. This parcel is currently undeveloped woodland with agricultural fields and no residence visible via google earth imagery. Given there is no residence and there is undeveloped woodland between the Project and this parcel that will remain after Project construction, a variance will be requested.
- §270-13.12(F)(2) states ground-mounted large-scale energy systems shall not be located within prime farmland soils unless otherwise approved by the Town Board
  - The Project does overlap with prime farmland soils however these soils are located within a closed and capped landfill which has not been used as farmland within the last 40 years based on Google Earth Imagery. Therefore, NYSERDA will be requesting that the Town Board waive this requirement.

Enclosed please find a topographic map set, draft conceptual site plan, conceptual stormwater management plan, and approval from the owners.

We look forward to working with the Planning Board in review of this NYSERDA BR Project. If you have any questions, please feel free to contact me at [ldowningschmidt@trccompanies.co](mailto:ldowningschmidt@trccompanies.co) or 315.430.9190.

Sincerely,



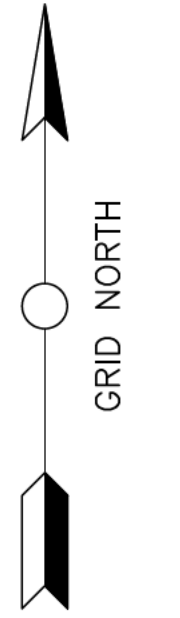
Lisa Downing-Schmidt  
TRC, Project Manager

cc: Brian Gyory, NYSERDA  
Steven Meersma, TRC  
Laura Lefebvre, TRC  
Erin Bergquist, TRC

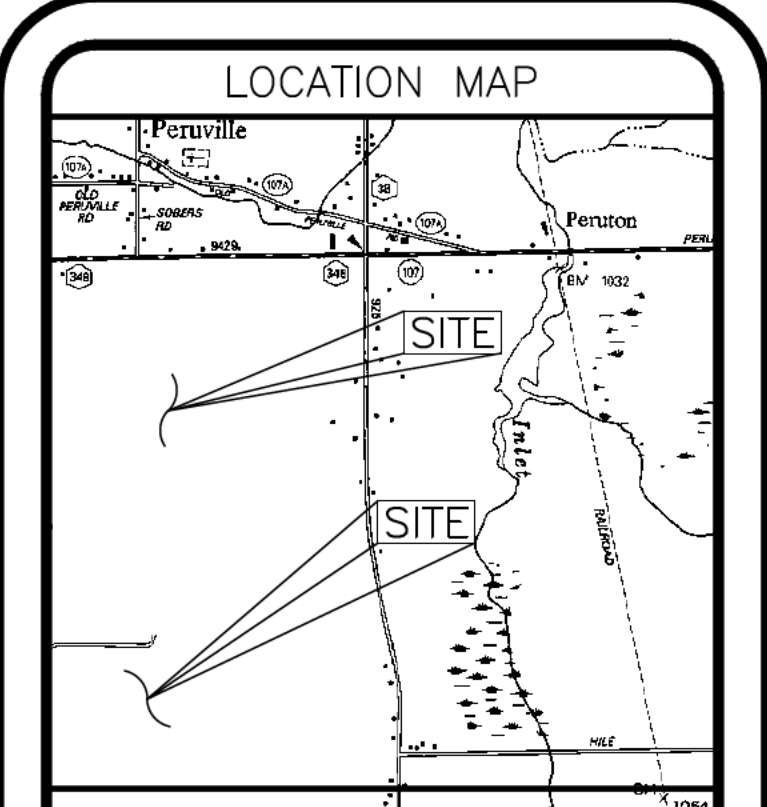
Attachments:

- Attachment A. Topographic Map Set
- Attachment B. Draft Conceptual Site Plan
- Attachment C. Ground Disturbance Form
- Attachment D. Conceptual Stormwater Management Plan
- Attachment E. Owner Authorization

**Attachment A  
Topographic Map Set**



- MAP REFERENCES:**
- MAP OF SURVEY SHOWING LANDS, BY E.D. CRUMB, DATED AUGUST, 1959.
  - MAP SHOWING LANDS OF ROSALIE WOOD, BY JON D. HAIGHT, P.L.S., DATED JUNE 22, 1981.
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  - MAP SHOWING LANDS OF W. MERLE & LOIS M. PLOSS, BY MILTON A. GREENE, P.L.S., DATED NOVEMBER 28, 1988.
  - MAP OF THE PERUVILLE RELOCATION, COUNTY ROAD NO. 107, SHOWING PROPERTY TO BE ACQUIRED, M6P14, M5P12 AND M5P11, BY N.Y.S. DEPT. OF PUBLIC WORKS, DATED 1991.
  - PLOT AND A CAD FILE SHOWING THE HIGHWAY BOUNDARY AT THE INTERSECTION OF N.Y.S. ROUTE NO. 34B AND N.Y.S. ROUTE NO. 38, PROVIDED BY THE N.Y.S. DEPT. OF TRANS., FOR A N.Y.S.E.R.D.A. PROJECT.



**GENERAL NOTES**

- INFORMATION IN PARENTHESIS IS OF RECORD AND NOTED.
- UNDERGROUND UTILITIES WERE NOT LOCATED, EXCEPT AS NOTED.
- TAX MAP NOS. 23-1-18.1, 18.1, 20.5 & 22.3, OF THE TOWN OF DRYDEN.
- SUBJECT TO ANY AND ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS, IF ANY, OF RECORD.
- SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE MAY DISCLOSE OR LIMIT TO THE RECORD DOCUMENTS REFLECTED HEREON. THIS SURVEY MAP WAS COMPILED FROM A CERTIFICATE OF RECORD OF TITLE ISSUED BY TOMPKINS COUNTY INSURANCE COMPANY FOR PROPERTY LOCATED ALONG CASWELL ROAD & N.Y.S. ROUTE 34B, TOMPKINS COUNTY, N.Y., TITLE NO. 71248741, WITH A DATE OF CREATION OF OCTOBER 19, 2003.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINE TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE PURPOSE OF POSITIONING THEM RELATIVE TO THE PROPERTY LINE AND/OR COMPLIANCE WITH ZONING, AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR GUARANTEE THE LOCATION OF FENCES OR OTHER IMPROVEMENTS TO THE LAND UNLESS OTHERWISE NOTED. MEASUREMENTS ARE FROM THE EXTERIOR SIDING OF THE BUILDINGS, AND NOT FROM THE ROOF OVERHANGS.
- TOPOGRAPHY SHOWN ON THIS MAP SET WAS DONE BY AN ACTUAL GROUND SURVEY. THE GROUND SURVEY WAS DONE USING A BASE & ROVER TRIPOD SYSTEM, AND ALSO USING A CONVENTIONAL "BOX" STATION. THE CONTOURS COMPILED ARE AT A 1 FOOT INTERVAL, AND THE ELEVATION DATUM IS NAVD83.
- THE RIGHT-OF-WAY FOR CASWELL ROAD IS TO BE 48 FEET IN WIDTH, AND DETERMINED FROM THE 4' OF EXISTING ROAD AND ALSO MAP REFERENCE NO. 2. AN MAP REFERENCE TO AN ADJACENT TITLE CASWELL ROAD & N.Y.S. ROUTE 34B ARE TOWN AND STATE MAINTAINED & IMPROVED. EXISTING MAP REFERENCE NO. 5 & 6 REFER TO ACQUIRING OF THE HIGHWAYS. DEEDS ARE TO THE E. OF THE ROAD AND HISTORIC THE PARCELS ARE EXCEPTING & RESERVING THE RIGHTS AND USE OF THESE ROADS BY THE PUBLIC.
- SOME NATURAL FEATURES, SUCH AS FIELDS, WOODS, PONDS, OR OTHER THAT ARE NOTED ON THIS PLAN WERE DETERMINED FROM N.Y.S. GIS ORTHOREGISTRY PROGRAM. A MAJORITY OF FEATURES AS NOTED ARE SHOWN FROM THE CONTOURS ON THIS PLAN, WHICH WERE COMPILED FROM AN ACTUAL GROUND TOPOGRAPHY SURVEY.

No.	Revision/Issue	Date
1	UPDATE SOUTH TOPOGRAPHY, ALSO ADD & CLARIFY NOTES.	1/19/24

Prepared by  
**CORNER POST LAND SURVEYING, PLLC**  
 364 Spraguestown Road  
 Greenwich, New York 12834  
 Tel./Fax No. 518-692-2435  
 Website: www.CornerPostLandSurveying.com

**ALTA/NSPS LAND TITLE SURVEY**  
 PREPARED FOR  
**N.Y.S. ENERGY RESEARCH & DEVELOPMENT AUTHORITY**  
 Situate in the Town of Dryden, in Tompkins County, New York

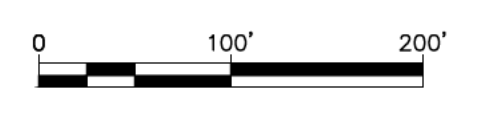
Job No.	2023-023	Sheet	1
Date	NOV. 14, 2023		
Scale	1" = 100'		

\* ALL SURVEY DETAILS & TEXT NOTED IN THIS COLOR ARE RELATED TO THE TITLE EXCEPTIONS LISTED ON SCHEDULE B, SECTION II LIST, SEE SHEET 2 & 3.

Street Address: 557 CASWELL RD. & 1305 PERUVILLE RD. (N.Y.S. ROUTE NO. 34B)



TO N.Y.S. ENERGY RESEARCH & DEVELOPMENT AUTHORITY, AND ON THEIR BEHALF TO STEWART TITLE INSURANCE COMPANY:  
 THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED & ADOPTED BY ALTA & NSPS, AND INCLUDES ITEMS NO. 2-4, 5, 6, 11, 12, 13, 14 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2024.  
 Matthew C. Van Doren  
 MATTHEW C. VAN DOREN, P.L.S., REG. NO. 050940  
 Only copies of this map bearing my signature shall be considered true and valid.



- DEED REFERENCES:**
- BOOK 492 OF DEEDS AT PAGE 154, DATED APRIL 29, 1971, LEO & FRANCES GANGL TO COUNTY OF TOMPKINS.
  - BOOK 650 OF DEEDS AT PAGE 354, DATED JUNE 21, 1989, ROGER W. GLEASON TO COUNTY OF TOMPKINS.
  - BOOK 488 OF DEEDS AT PAGE 268, DATED JULY 17, 1978, FRANCES GANGL TO COUNTY OF TOMPKINS.
  - INSTRUMENT DOC. NO. 2014-12721, DATED OCT. 9, 2014, ROBERT I. & DEBORAH L. NEWMAN TO CRESCENT CREST DAIRY, LLC.

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THE CERTIFICATION OF THIS MAP AND SURVEY ARE NOT VALID UNLESS THIS PRINT IS SIGNED BY AND BEARS THE SURVEYOR'S IMPRESSION SEAL.  
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- LEGEND:**
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  - UTILITY POLE
  - ⊕ UTILITY RISER/BOX
  - ⊙ CONIFEROUS TREE WITH FENCE
  - ⊙ DECIDUOUS TREE WITH FENCE
  - OVERHEAD WIRES
  - STONE WALL
  - WIRE FENCE LINE
  - SIGN POLE
  - ⊙ WELL
  - ⊕ WATER VALVE
  - ⊕ WATER SHUT OFF
  - ⊕ FIRE HYDRANT
  - ⊕ GAS VALVE
  - ⊕ CATCH BASIN
  - ⊕ SEWER MANHOLE
  - ⊕ DRAINAGE MANHOLE
  - ⊕ TEST PIT
  - CHAIN LINK FENCE LINE
  - WOOD FENCE LINE
  - EDGE OF WOODS
  - GUIDE RAIL (ROAD)

2023-023.cwg

12/29/2023

2023-023.cwg

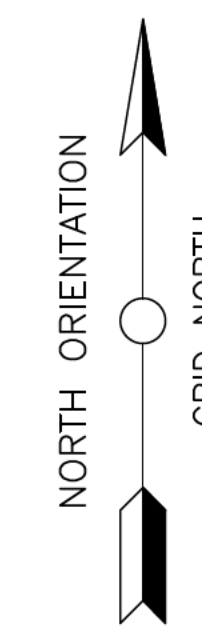
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ITEMS PERTAINING TO SCHEDULE B, SECTION II:

- SCHEDULE B ITEMS 1 TO 9 ARE NOT SURVEY MATTERS.
- SCHEDULE B ITEM 10 / SEE GENERAL NOTE NO. 8.
- 11 - BOOK 432 OF DEEDS AT PAGE 812, GENERAL UTILITY CO. RIGHTS FOR POLES & LINES NEAR THE HIGHWAY AREA.
- 12 - BOOK 215 OF DEEDS AT PAGE 182, GENERAL RIGHTS TO N.Y.S.E. & GAS CORP. FOR POLES NEAR THE HIGHWAY AREA.
- 13 - BOOK 354 OF DEEDS AT PAGE 441, A 50' WIDE EASEMENT TO N.Y.S.E. & GAS CORP. FOR POLE LINE WITH ACCESS RIGHTS.
- 14 - BOOK 594 OF DEEDS AT PAGE 1129, RIGHTS ON PARCEL FOR OIL & GAS (WELLS) WITH ACCESS, TO MAINTAIN & PUMP RIGHTS, TO OIL OIL & GAS, NO FIELD EVIDENCE OBSERVED OF RIGHTS.
- 15 - BOOK 354 OF DEEDS AT PAGE 444, A 50' WIDE EASEMENT TO N.Y.S.E. & GAS CORP. FOR POLE LINE WITH ACCESS RIGHTS.
- 16 - BOOK 489 OF DEEDS AT PAGE 533, GENERAL RIGHTS TO N.Y. TELE. CO., FOR POLES OR LINES RUNNING ALONG THE HIGHWAY.
- 17 - BOOK 573 OF DEEDS AT PAGE 312, GENERAL RIGHTS TO N.Y.S.E. & GAS CORP. FOR POLES NEAR & CROSSING THE HIGHWAY.
- 18 - INSTRUMENT DOC. NO. 485787-007, 20' WIDE EASEMENT TO N.Y.S.E. & GAS CORP. FOR POLE LINE WITH ACCESS RIGHTS - SERVICE.
- 19 - INSTRUMENT DOC. NO. 2014-12721, ACCESS RIGHTS ALONG DRIVE & PARCEL RESTRICTIONS ON THE PARCEL, WITH R. & D. NEWMAN.
- 20 - INSTRUMENT DOC. NO. 2014-12722, RIGHTS TO ACQUIRE PARCEL, RETAINED BY R. & D. NEWMAN.
- SCHEDULE B ITEMS 21 & 22 APPEAR TO BE NORTH OF ROUTE 348 AND/OR ON OTHER PARCEL(S).
- 23 - BOOK 415 OF DEEDS AT PAGE 315, A GAS PIPE LINE ALONG THE NORTH SIDE OF THE HIGHWAY, NO FIELD EVIDENCE OBSERVED OF LINE, MAP REFERENCE NO. 5 SHOWS THE ESTIMATED LINE IN 1951.
- SCHEDULE B ITEMS 24 TO 33 APPEAR TO BE NORTH OF ROUTE 348 AND/OR ON OTHER PARCEL(S).
- SCHEDULE B ITEM 34 APPEAR TO BE EAST OF ROUTE 38 AND ON OTHER PARCEL(S). A 1931 MAP SHOWS L.I.W.R. LINE EAST.
- 35 - BOOK 386 OF DEEDS AT PAGE 352, GENERAL RIGHTS TO N.Y.S.E. & GAS CORP. FOR POLES NEAR THE HIGHWAY AREA.
- 36 - BOOK 390 OF DEEDS AT PAGE 423, GENERAL RIGHTS TO N.Y. TELE. CO., FOR POLES OR LINES RUNNING ALONG THE ROAD.
- 37 - BOOK 485 OF DEEDS AT PAGE 584, 20' WIDE EASEMENT TO N.Y.S.E. & GAS CORP. FOR POLE LINE WITH ACCESS RIGHTS - SERVICE.
- 38 - BOOK 286 OF DEEDS AT PAGE 254, GENERAL RIGHTS TO N.Y.S.E. & GAS CORP., FOR POLES NEAR THE HIGHWAY AREA.
- 39 - BOOK 286 OF DEEDS AT PAGE 246, GENERAL RIGHTS TO N.Y.S.E. & GAS CORP. FOR POLES NEAR THE HIGHWAY AREA.
- 40 - BOOK 493 OF DEEDS AT PAGE 988, GENERAL RIGHTS TO N.Y.S.E. & GAS CORP., FOR POLE LINE WITH ACCESS RIGHTS - SERVICE.
- 41 - BOOK 489 OF DEEDS AT PAGE 597, GENERAL RIGHTS TO N.Y. TELE. CO., FOR POLES OR LINES RUNNING ALONG THE ROAD.

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- EDGE OF WOODS
- GUIDE RAIL (ROAD)
- OVERHEAD WIRES
- STONE WALL
- WIRE FENCE LINE
- SIGN POLE

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164 Squaticone Road  
Greenwich, New York 12834

MATCH LINE SEE SHEET 3

TOTAL PARCEL AREA = 48.26 ± Ac.

T.M. No. 23-1-4.1

SEE SCHEDULE B LIST

LANDS NOW OR FORMERLY OF  
"MILLER" IRREVOCABLE TRUST  
INSTRUMENT DOC. NO. 2013-05748  
T.M. No. 23-1-5.1

LANDS NOW OR FORMERLY OF  
CRESCENT CREST DAIRY, LLC  
INSTRUMENT DOC. NO. 2014-12721  
T.M. No. 23-1-4.1  
(MAP REFERENCE NO. 3)

LANDS NOW OR FORMERLY OF  
ROBERT T. AND  
DEBORAH L. NEWMAN  
INSTRUMENT DOC. NO. 457289-008  
T.M. No. 23-1-3.2

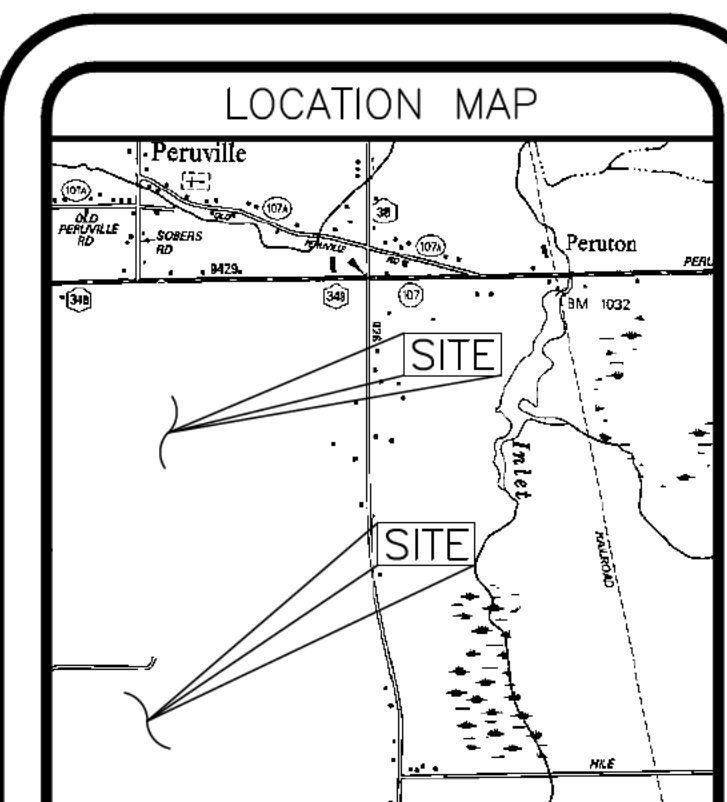
LANDS NOW OR FORMERLY OF  
RODNEY QUARELLA  
INSTRUMENT DOC. NO. 2015-00737  
T.M. No. 23-1-18.4

LANDS NOW OR FORMERLY OF  
COUNTY OF TOMPKINS  
BOOK 492 OF DEEDS AT PAGE 154  
T.M. No. 23-1-18.1  
(MAP REFERENCE NO. 1)

LANDS NOW OR FORMERLY OF  
ROGER & JEANNETTE STEDJE  
BOOK CD2504 OF DEEDS AT PAGE 6359  
T.M. No. 23-1-19.2

LANDS NOW OR FORMERLY OF  
"MILLER" IRREVOCABLE TRUST  
INSTRUMENT DOC. NO. 2013-05748  
T.M. No. 23-1-5.1

\* ALL SURVEY DETAILS & TEXT NOTED IN THIS COLOR ALSO ADD & CLARIFY NOTES ON SCHEDULE B, SECTION II LIST.



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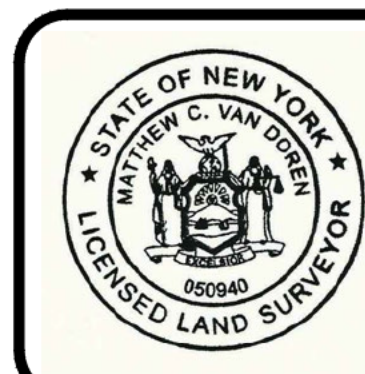
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Tel./Fax No. 518-692-2435  
Website: www.CornerPostLandSurveying.com

ALTA/NSPS LAND TITLE SURVEY  
PREPARED FOR  
**N.Y.S. ENERGY RESEARCH & DEVELOPMENT AUTHORITY**  
Situate in the Town of Dryden, in Tompkins County, New York

Job No.	2023-023	Sheet	2
Date	NOV. 14, 2023		
Scale	1" = 100'		

Street Address: 557 CASWELL RD. & 1305 PERUVILLE RD. (N.Y.S. ROUTE NO. 348)



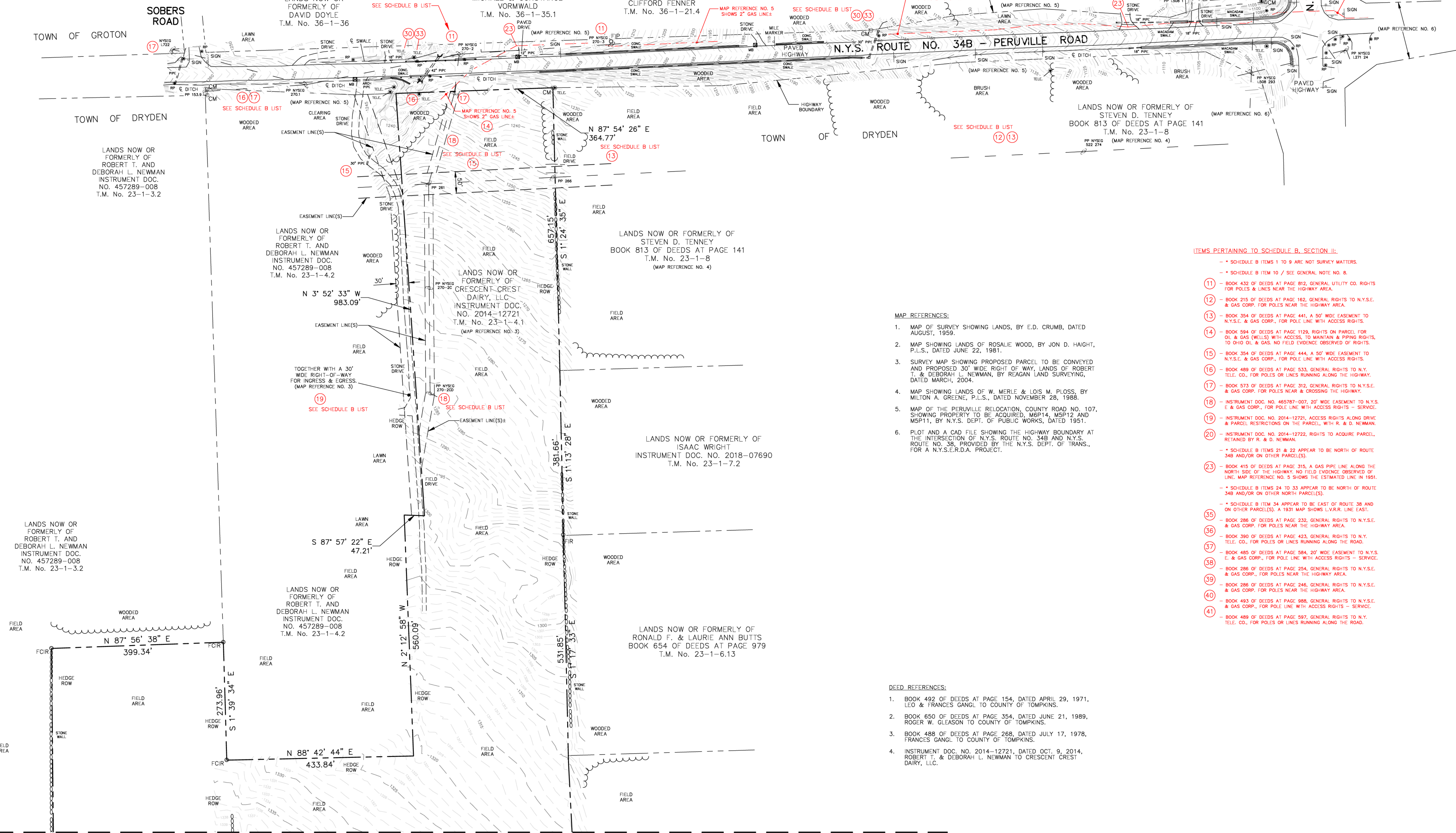
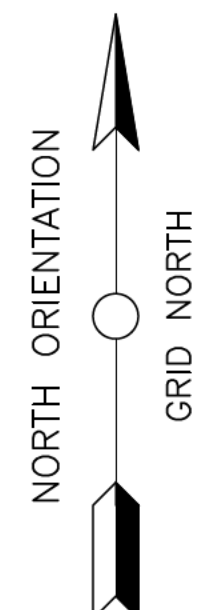
TO N.Y.S. ENERGY RESEARCH & DEVELOPMENT AUTHORITY, AND ON THEIR BEHALF TO STEWART TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED & ADOPTED BY ALTA & NSPS, AND INCLUDES FORM NO. 2-A (5/8/16), 1.15 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2024.

*Matthew C. Van Doren*  
MATTHEW C. VAN DOREN P.L.S., REG. NO. 050940  
Only copies of this map bearing my signature shall be considered true and valid.



2023-023.cwg

12/29/2023



MATCH LINE SEE SHEET 2

- LEGEND:**
- FIP ○ FOUND IRON PIPE
  - FIR ○ FOUND IRON ROD
  - FCIR ○ FOUND CAPPED IRON ROD
  - SCIR ○ SET CAPPED IRON ROD
  - CM ⊕ FOUND CONCRETE MONUMENT
  - UTILITY POLE
  - UTILITY RISER/BOX
  - CONIFEROUS TREE WITH FENCE
  - DECIDUOUS TREE WITH FENCE
  - WELL
  - WATER VALVE
  - WATER SHUT OFF
  - FIRE HYDRANT
  - GAS VALVE
  - CATCH BASIN
  - SEWER MAN-HOLE
  - DRAINAGE MAN-HOLE
  - TEST PIT
  - CHAIN LINK FENCE LINE
  - WOOD FENCE LINE
  - EDGE OF WOODS
  - GUIDE RAIL (ROAD)
  - OVERHEAD WIRES
  - STONE WALL
  - WIRE FENCE LINE
  - SIGN POLE

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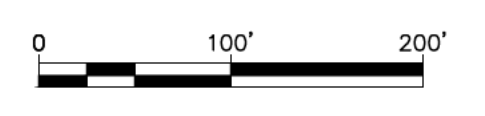
THE CERTIFICATION OF THIS MAP AND SURVEY ARE NOT VALID UNLESS THIS PRINT IS SIGNED BY AND BEAR THE SURVEYOR'S IMPRESSION SEAL. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

CERTIFICATIONS SHOWN ON THIS MAP EXTEND ONLY TO THE PERSONS OR ENTITY FOR WHOM THIS SURVEY WAS PREPARED FOR AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND/OR LENDING INSTITUTION REGISTERED HEREIN. CERTIFICATIONS ARE NOT TRANSFERABLE TO OTHER OWNERS, TITLE COMPANIES, TITLE POLICIES OR LENDING INSTITUTIONS.

ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY WHICH REFERENCES THIS SURVEY MAP AND SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THE SURVEY BY CORNER POST LAND SURVEYING, P.L.L.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.

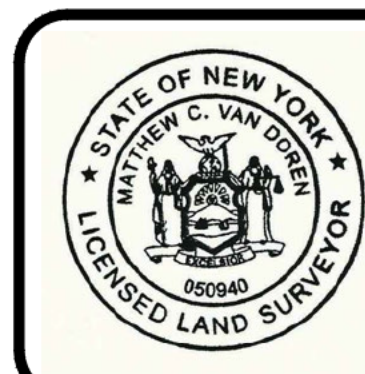
- MAP REFERENCES:**
- MAP OF SURVEY SHOWING LANDS, BY E.D. CRUMB, DATED AUGUST, 1959.
  - MAP SHOWING LANDS OF ROSALIE WOOD, BY JON D. HAIGHT, P.L.S., DATED JUNE 22, 1981.
  - SURVEY MAP SHOWING PROPOSED PARCEL TO BE CONVEYED AND PROPOSED 30' WIDE RIGHT OF WAY LANDS OF ROBERT T. & DEBORAH L. NEWMAN, BY REAGAN LAND SURVEYING, DATED MARCH, 2004.
  - MAP SHOWING LANDS OF W. MERLE & LOIS M. PLOSS, BY MILTON A. GREENE, P.L.S., DATED NOVEMBER 28, 1988.
  - MAP OF THE PERUVILLE RELOCATION, COUNTY ROAD NO. 107, SHOWING PROPERTY TO BE ACQUIRED, MSP14, MSP17 AND MSP11, BY N.Y.S. DEPT. OF PUBLIC WORKS, DATED 1951.
  - PLOT AND A CAD FILE SHOWING THE HIGHWAY BOUNDARY AT THE INTERSECTION OF N.Y.S. ROUTE NO. 34B AND N.Y.S. ROUTE NO. 38, PROVIDED BY THE N.Y.S. DEPT. OF TRANS., FOR A N.Y.S.E.R.D.A. PROJECT.

- DEED REFERENCES:**
- BOOK 492 OF DEEDS AT PAGE 154, DATED APRIL 29, 1971, LEO & FRANCES GANGL. TO COUNTY OF TOMPKINS.
  - BOOK 650 OF DEEDS AT PAGE 354, DATED JUNE 21, 1989, ROGER W. GLEASON TO COUNTY OF TOMPKINS.
  - BOOK 488 OF DEEDS AT PAGE 268, DATED JULY 17, 1978, FRANCES GANGL. TO COUNTY OF TOMPKINS.
  - INSTRUMENT DOC. NO. 2014-12721, DATED OCT. 9, 2014, ROBERT T. & DEBORAH L. NEWMAN TO CRESCENT CREST DAIRY, LLC.



- ITEMS PERTAINING TO SCHEDULE B, SECTION II:**
- 11 - SCHEDULE B ITEM 1 TO 9 ARE NOT SURVEY MATTERS.
  - 12 - BOOK 432 OF DEEDS AT PAGE 812, GENERAL UTILITY CO. RIGHTS FOR POLES & LINES NEAR THE HIGHWAY AREA.
  - 13 - BOOK 215 OF DEEDS AT PAGE 152, GENERAL RIGHTS TO N.Y.S.E. & GAS CORP. FOR POLES NEAR THE HIGHWAY AREA.
  - 14 - BOOK 354 OF DEEDS AT PAGE 441, A 50' WIDE EASEMENT TO N.Y.S.E. & GAS CORP. FOR POLE LINE WITH ACCESS RIGHTS.
  - 15 - BOOK 594 OF DEEDS AT PAGE 1129, RIGHTS ON PARCEL FOR OIL & GAS (WELLS) WITH ACCESS TO MAINTAIN & PIPING RIGHTS TO OHIO OIL & GAS. NO FIELD EVIDENCE OBSERVED OF RIGHTS.
  - 16 - BOOK 354 OF DEEDS AT PAGE 444, A 50' WIDE EASEMENT TO N.Y.S.E. & GAS CORP. FOR POLE LINE WITH ACCESS RIGHTS.
  - 17 - BOOK 489 OF DEEDS AT PAGE 533, GENERAL RIGHTS TO N.Y. TELE. CO. FOR POLES OR LINES RUNNING ALONG THE HIGHWAY.
  - 18 - BOOK 573 OF DEEDS AT PAGE 312, GENERAL RIGHTS TO N.Y.S.E. & GAS CORP. FOR POLES NEAR & CROSSING THE HIGHWAY.
  - 19 - INSTRUMENT DOC. NO. 465787-007, 20' WIDE EASEMENT TO N.Y.S.E. & GAS CORP. FOR POLE LINE WITH ACCESS RIGHTS - SERVICE.
  - 20 - INSTRUMENT DOC. NO. 2014-12721, ACCESS RIGHTS ALONG DRIVE & PARCEL RESTRICTIONS ON THE PARCEL, WITH R. & D. NEWMAN.
  - 21 - INSTRUMENT DOC. NO. 2014-12722, RIGHTS TO ACQUIRE PARCEL, RETAINED BY R. & D. NEWMAN.
  - 22 - SCHEDULE B ITEMS 21 & 22 APPEAR TO BE NORTH OF ROUTE 34B AND/OR ON OTHER NORTH PARCELS.
  - 23 - BOOK 418 OF DEEDS AT PAGE 318, A GAS PIPE LINE ALONG THE NORTH SIDE OF THE HIGHWAY, NO FIELD EVIDENCE OBSERVED OF LINE. MAP REFERENCE NO. 5 SHOWS THE ESTIMATED LINE IN 1951.
  - 24 - SCHEDULE B ITEMS 24 TO 34 APPEAR TO BE NORTH OF ROUTE 34B AND/OR ON OTHER NORTH PARCELS.
  - 25 - SCHEDULE B ITEM 34 APPEAR TO BE EAST OF ROUTE 38 AND ON OTHER PARCELS(S). A 1931 MAP SHOWS L.V.R.R. LINE EAST.
  - 35 - BOOK 286 OF DEEDS AT PAGE 232, GENERAL RIGHTS TO N.Y.S.E. & GAS CORP. FOR POLES NEAR THE HIGHWAY AREA.
  - 36 - BOOK 300 OF DEEDS AT PAGE 423, GENERAL RIGHTS TO N.Y. TELE. CO. FOR POLES OR LINES RUNNING ALONG THE ROAD.
  - 37 - BOOK 485 OF DEEDS AT PAGE 584, 20' WIDE EASEMENT TO N.Y.S.E. & GAS CORP. FOR POLE LINE WITH ACCESS RIGHTS - SERVICE.
  - 38 - BOOK 286 OF DEEDS AT PAGE 254, GENERAL RIGHTS TO N.Y.S.E. & GAS CORP. FOR POLES NEAR THE HIGHWAY AREA.
  - 39 - BOOK 286 OF DEEDS AT PAGE 246, GENERAL RIGHTS TO N.Y.S.E. & GAS CORP. FOR POLES NEAR THE HIGHWAY AREA.
  - 40 - BOOK 493 OF DEEDS AT PAGE 888, GENERAL RIGHTS TO N.Y.S.E. & GAS CORP. FOR POLE LINE WITH ACCESS RIGHTS - SERVICE.
  - 41 - BOOK 488 OF DEEDS AT PAGE 597, GENERAL RIGHTS TO N.Y. TELE. CO. FOR POLES OR LINES RUNNING ALONG THE ROAD.

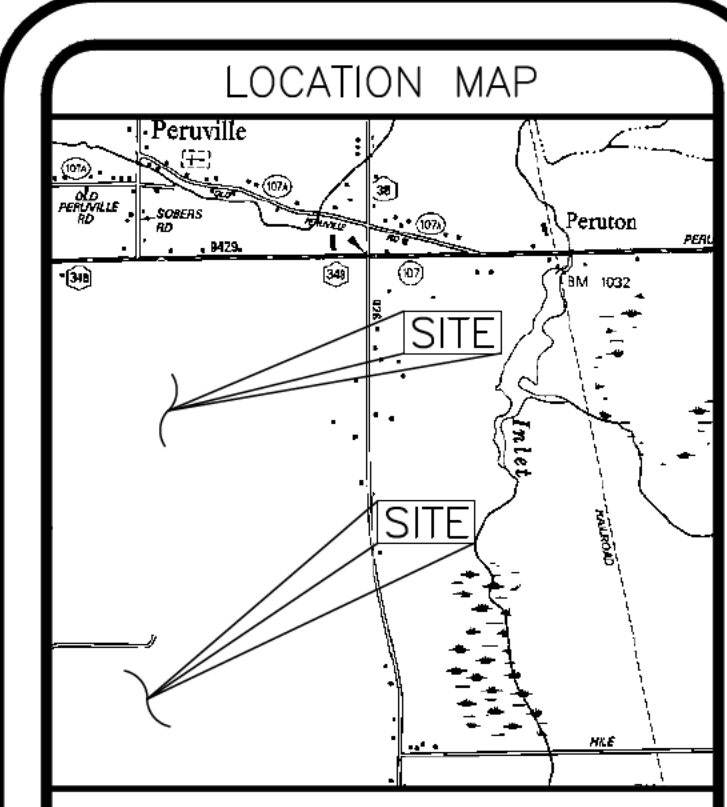
\* ALL SURVEY DETAILS & TEXT NOTED IN THIS COLOR ARE RELATED TO THE TITLE EXCEPTIONS AS NOTED ON SCHEDULE B, SECTION II LIST.



TO N.Y.S. ENERGY RESEARCH & DEVELOPMENT AUTHORITY, AND ON THEIR BEHALF TO STEWART TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 ALTA/NSPS LAND TITLE SURVEYING PROGRAM. REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED & ADOPTED BY ALTA & NSPS, AND INCLUDES ITEMS NO. 2-A, 5-A, 11-A, 13-A & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2024.

Matthew C. Van Doren  
MATTHEW C. VAN DOREN, P.L.S., REG. NO. 050940  
Only copies of this map bearing my signature shall be considered true and valid.



**GENERAL NOTES**

- INFORMATION IN PARENTHESES IS OF RECORD AND NOTED.
- UNDERGROUND UTILITIES WERE NOT LOCATED, EXCEPT AS INDICATED.
- TAX MAP NOS. 23-1-4, 18.1, 20.5 & 22.3, OF THE TOWN OF DRYDEN.
- SUBJECT TO ANY AND ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS, IF ANY, OF RECORD.
- SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE MAY DISCLOSE OR LIMIT TO THE RECORD DOCUMENTS INCLUDED IN THIS REPORT. SURVEY MAP WAS COMPILED FROM A CERTIFICATE REPORT OF TITLE ISSUED BY TOMPKINS TITLE INSURANCE COMPANY FOR PROPERTY LOCATED ALONG CASWELL ROAD & N.Y.S. ROUTE 34B, TOMPKINS COUNTY, N.Y., TITLE NO. 71249241, WITH A DATE CREATION OF DECEMBER 19, 2023.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINE TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE PURPOSE TO POSITION IT RELATIVE TO THE PROPERTY LINE AND/OR COMPLIANT WITH TOWNING, AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR GUARANTY THE LOCATION OF THE STRUCTURES OR IMPROVEMENTS TO THE LAND, UNLESS OTHERWISE NOTED. MEASUREMENTS ARE TAKEN TO THE EXTERIOR SIDING OF THE BUILDINGS, AND NOT FROM THE ROOF OVERHANGS.
- TOPOGRAPHY SHOWN ON THIS MAP SET WAS DONE BY AN ACTUAL GROUND SURVEY. THE GROUND SURVEY WAS DONE USING A BASE & ROVER RTKPS SYSTEM, AND ALSO USING A CONVENTIONAL TOTAL STATION. THE CONTOUR COMPILING AREA AT A 1 FOOT INTERVAL, AND THE ELEVATION DATUM IS NAVD83.
- THE RIGHT-OF-WAY FOR CASWELL ROAD IS TO BE 49.5 FEET IN WIDTH, AND DETERMINED FROM THE 4 OF EXISTING ROAD, AND ALSO MAP REFERENCE NO. 2. A MAP REFERRED TO IN AN ADJACENT FIELD CASWELL ROAD & N.Y.S. ROUTE 34B ARE TOWN AND STATE MAINTAINED & IMPROVED HIGHWAYS. MAP REFERENCE NO. 5 & 6 REFER TO ACQUIRING OF THE HIGHWAYS. DEEDS ARE TO THE E. OF THE ROAD, AND HISTORIC, THE PARCELS ARE EXCEPTING & RESERVING THE RIGHTS AND USE OF THESE ROADWAYS BY THE PUBLIC.
- SOME NATURAL FEATURES, SUCH AS FIELDS, WOODS, POND, OR OTHER THAT ARE NOTED ON THIS PLAN WERE DETERMINED FROM N.Y.S. GIS ORTHOMOGRAPHY PROGRAM. A MAJORITY OF THE FEATURES AS NOTED & SHOWN FROM THE CONTOURS ON THIS PLAN, WERE COMPILED FROM AN ACTUAL GROUND TOPOGRAPHY SURVEY.

No.	Revision/Issue	Date
1	UPDATE SOUTH TOPOGRAPHY, ALSO ADD & CLARIFY NOTES.	1/19/24

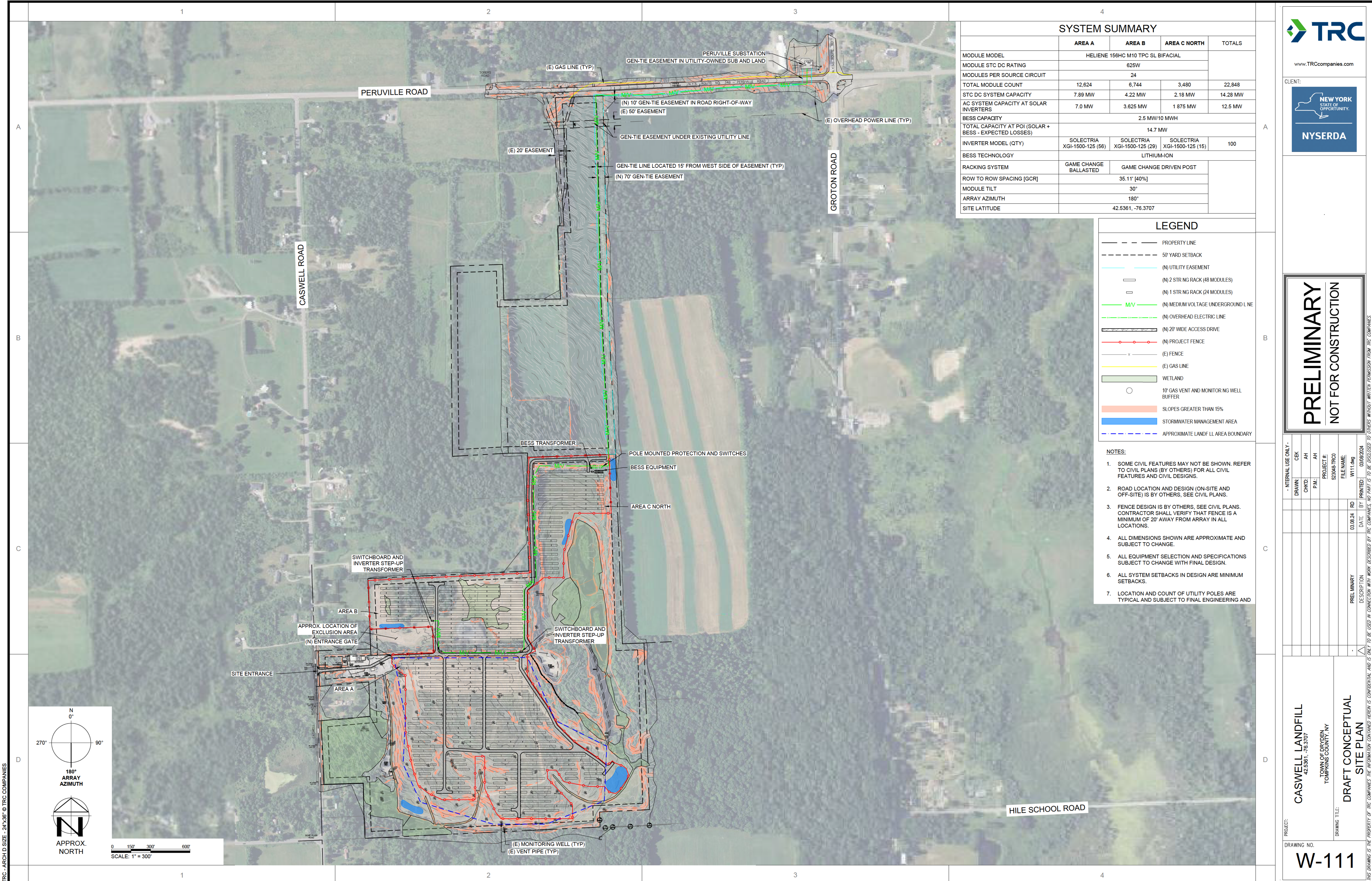
Prepared by  
**CORNER POST LAND SURVEYING, P.L.L.C.**  
364 Spaguetown Road  
Greenwich, New York 12834  
Tel./Fax No. 518-692-2435  
Website: www.CornerPostLandSurveying.com

**ALTA/NSPS LAND TITLE SURVEY**  
PREPARED FOR  
**N.Y.S. ENERGY RESEARCH & DEVELOPMENT AUTHORITY**  
Situate in Town of Dryden & Groton, in Tompkins County, New York

Job No.	2023-023	Sheet	3
Date	NOV. 14, 2023		
Scale	1" = 100'		

Street Address: 557 CASWELL RD. & 1305 PERUVILLE RD. (N.Y.S. ROUTE NO. 34B)

**Attachment B  
Draft Conceptual Site Plan**



**SYSTEM SUMMARY**

	AREA A	AREA B	AREA C NORTH	TOTALS
MODULE MODEL	HELIENE 156HC M10 TPC SL BIFACIAL			
MODULE STC DC RATING	625W			
MODULES PER SOURCE CIRCUIT	24			
TOTAL MODULE COUNT	12,624	6,744	3,480	22,848
STC DC SYSTEM CAPACITY	7.89 MW	4.22 MW	2.18 MW	14.28 MW
AC SYSTEM CAPACITY AT SOLAR INVERTERS	7.0 MW	3.625 MW	1.875 MW	12.5 MW
BESS CAPACITY	2.5 MW/10 MWH			
TOTAL CAPACITY AT POI (SOLAR + BESS - EXPECTED LOSSES)	14.7 MW			
INVERTER MODEL (QTY)	SOLECTRIA XGI-1500-125 (56)	SOLECTRIA XGI-1500-125 (29)	SOLECTRIA XGI-1500-125 (15)	100
BESS TECHNOLOGY	LITHIUM-ION			
RACKING SYSTEM	GAME CHANGE BALLASTED	GAME CHANGE DRIVEN POST		
ROW TO ROW SPACING [GCR]	35.11' [40%]			
MODULE TILT	30°			
ARRAY AZIMUTH	180°			
SITE LATITUDE	42.5361, -76.3707			

**LEGEND**

- PROPERTY LINE
- 50' YARD SETBACK
- (N) UTILITY EASEMENT
- (N) 2 STR NG RACK (48 MODULES)
- (N) 1 STR NG RACK (24 MODULES)
- (N) MEDIUM VOLTAGE UNDERGROUND LINE
- (N) OVERHEAD ELECTRIC LINE
- (N) 20' WIDE ACCESS DRIVE
- (N) PROJECT FENCE
- (E) FENCE
- (E) GAS LINE
- WETLAND
- 10' GAS VENT AND MONITORING WELL BUFFER
- SLOPES GREATER THAN 15%
- STORMWATER MANAGEMENT AREA
- APPROXIMATE LANDFILL AREA BOUNDARY

**NOTES:**

- SOME CIVIL FEATURES MAY NOT BE SHOWN. REFER TO CIVIL PLANS (BY OTHERS) FOR ALL CIVIL FEATURES AND CIVIL DESIGNS.
- ROAD LOCATION AND DESIGN (ON-SITE AND OFF-SITE) IS BY OTHERS. SEE CIVIL PLANS.
- FENCE DESIGN IS BY OTHERS. SEE CIVIL PLANS. CONTRACTOR SHALL VERIFY THAT FENCE IS A MINIMUM OF 20' AWAY FROM ARRAY IN ALL LOCATIONS.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
- ALL EQUIPMENT SELECTION AND SPECIFICATIONS SUBJECT TO CHANGE WITH FINAL DESIGN.
- ALL SYSTEM SETBACKS IN DESIGN ARE MINIMUM SETBACKS.
- LOCATION AND COUNT OF UTILITY POLES ARE TYPICAL AND SUBJECT TO FINAL ENGINEERING AND



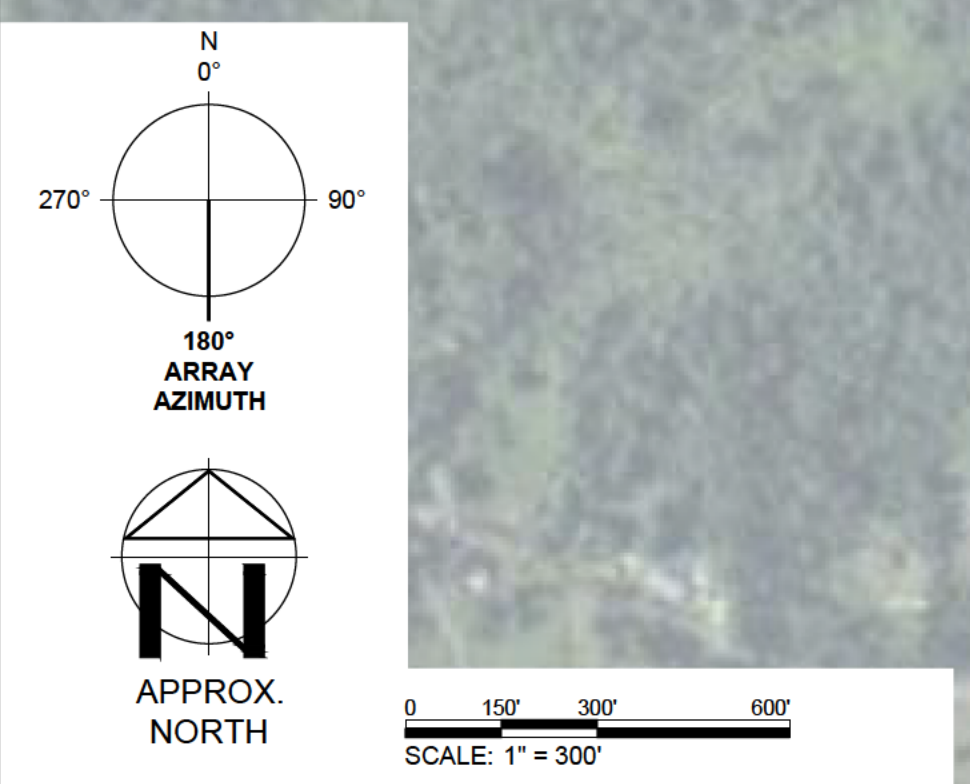
PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWN: CEK		CHECKED: AH		PROJECT #: 82346 TRCD		FILE NAME: W111.dwg	
DATE: 03.08.24		BY: RD		DATE: 03.08.24		DESCRIPTION: PRELIMINARY	

PROJECT: CASWELL LANDFILL  
42.5361, -76.3707  
TOWN OF DRYDEN  
TOMPKINS COUNTY, NY

DRAWING TITLE: DRAFT CONCEPTUAL SITE PLAN

DRAWING NO. W-111



TRC - ARCH D SIZE - 24"x36" © TRC COMPANIES

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**Attachment C  
Ground Disturbance Form**

## Notice of Ground Disturbance / Area Tally Form

Please complete this form and submit to the Town of Dryden **Stormwater Management Officer, David Sprout** “**Land Development Activity**” resulting in Ground Disturbance is defined as all areas where soil will be disturbed as a result of clearing, grubbing, grading, excavating, stockpiling, placement of fill, paving, installation of utilities, and construction of buildings or structures. This form will enable Town of Dryden staff to assist applicants in meeting local stormwater standards, and it is helpful to submit this form prior to finalizing your SWPPP.

Owner's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Phone # 607-274-5568 Mailing Address: 121 E Court St Ithaca NY 14850

Project Site Address: \_\_\_\_\_ Tax Parcel # 23.-1-22.3, 23.-1-20.5, 23.-1-18.1

Project Sponsor Name (If Different than Owner): \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

### Brief Description of the Project:

(Attach additional sheets of paper as necessary and include a project sketch)

### Project and Site Characteristics (Check yes or no as appropriate)

1. Will the project involve multiple phases?  YES  NO If YES, how many phases? \_\_\_\_\_
2. What is the shortest distance from the project area of disturbance to the edge of any stream, pond, lake, or wetland in the vicinity of the project? \_\_\_\_\_ feet.
3. Does the site show any field or map indicators of potential wetland presence?  YES  NO  
Check all that are applicable:  
 Mapped NWI Wetlands  Mapped DEC Wetlands  Mapped Hydric Soils  
 Field indicators of Hydric Soils  Vegetation indicative of wetlands  Wetland Delineation
4. Please describe the slope on site (e.g. steep or flat areas, stream banks, gullies, bluffs etc.).
5. Will the project include a linear excavation that is more than 500 feet long and 3 feet wide?  YES  NO
6. Will the project involve excavation or fill resulting in the movement of more than 250 cubic yards of soil, sand, or similar material?  YES  NO
7. Does the project require any state or federal environmental permits?  YES  NO  
Permit(s): \_\_\_\_\_

8. Do connected Impervious Areas exceed 1/2 acre.  YES  NO  
(If YES a Full SWPPP is required)

---

**Town of Dryden Notice of Ground Disturbance / Area Tally Form**

---

**9. Area Tally**

9A) Fill in the approximate area to be disturbed by the following, in square feet, as applicable. If it has been determined that a Full SWPPP is necessary from the Notice of Ground Disturbance, then please present this information when the final draft is complete.

- Driveway \_\_\_\_\_  
Parking Area \_\_\_\_\_  
House / Main Building \_\_\_\_\_  
Other Buildings \_\_\_\_\_  
Septic System \_\_\_\_\_  
Other Grading / Clearing / Lawn \_\_\_\_\_  
Wells and Ditches \_\_\_\_\_  
Drainage Structures \_\_\_\_\_  
Utility Laying \_\_\_\_\_  
Additional Area \_\_\_\_\_ (for construction access, stockpiling, etc.)

Total (do not total overlapping areas): \_\_\_\_\_

9B) For subdivisions only:

Total from Above: \_\_\_\_\_ x \_\_\_\_\_ (# of lots) + \_\_\_\_\_ (road area) = \_\_\_\_\_

9C) As estimated above, the total Area of Disturbance is: \_\_\_\_\_

---

10. Is more than half of the project site area over soils in Hydrologic Soil Group A, B, or C according to the Tompkins County Soil Survey?  YES  NO

11. Is the project redevelopment, as defined by Chapter 9 of the DEC's design manual?  YES  NO

12. Total Parcel Acreage: \_\_\_\_\_

13. Area of existing impervious surface prior to development: \_\_\_\_\_

14. Total Impervious Area expected after project completion: \_\_\_\_\_

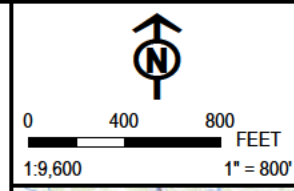
**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



- STUDYAREA -153 ACRES
- CITY & TOWN BOUNDARIES
- NON JD DRAINAGE LINE
- USACE PLOT**
- WETLAND PLOT
- UPLAND PLOT
- CULVERT
- STREAM CENTERLINE
- WETLAND**
- PFO
- PEM

**NOTES:**  
 1: THIS FIGURE IS INTENDED TO BE VIEWED OR PRINTED IN COLOR ON 11"x17" SIZE SHEET.

BASE MAP: ESRI "WORLD STREET MAP" ONLINE SERVICE LAYER.  
 DATA SOURCES: TRC



<b>PROJECT:</b> CASWELL SOLAR PROJECT TOWN OF DRYDEN TOMPKINS COUNTY, NY	
<b>TITLE:</b> DELINEATED RESOURCES	
<b>DRAWN BY:</b> E. YPSILANTIS	<b>PROJ. NO.:</b> 416121
<b>CHECKED BY:</b> J. FREDENBURG	<b>FIGURE 1</b>
<b>APPROVED BY:</b> E. SNYDER	
<b>DATE:</b> NOVEMBER 2023	
1090 UNION ROAD SUITE 280 WEST SENECA, NY 14224 PHONE: 716.204.9543 <b>FILE:</b> CASWELLSOLAR_WDRAPRX	

Coordinate System: NAD 1983 StatePlane New York Central FIPS 3102 Feet; Map Rotation: 0  
 Saved By: EYPSILANTIS on 11/17/2023, 11:02:42 AM; File Path: S:\PROJECTS\WYSERDA\WDR\CaswellSolar\_MDR.aprx; Layout Name: Figure1 DelineatedResources\_CaswellSolar

**Attachment D  
Conceptual Stormwater Management Plan**

## **CONCEPTUAL STORMWATER MANAGEMENT PLAN NYSERDA CASWELL LANDFILL SOLAR AND BESS PROJECT TOWN OF DRYDEN, NEW YORK**

TRC Engineers, Inc. (TRC) is pleased to provide this Conceptual Stormwater Management Plan on behalf of New York State Energy Research and Development Authority (NYSERDA) for the proposed Caswell Landfill Solar and BESS Project in the Town of Dryden, Tompkins County, New York.

The Project Site is located at 557 Caswell Road in the Town of Dryden, Tompkins County, New York. The Project is composed of three parcels owned by Tompkins County with a total area of 113.4 acres. One of the parcels is occupied by a capped municipal solid waste landfill and the other parcels are currently supporting Tompkins County Highway Department operations. The Solar Generating Facility (SGF) and battery energy storage system (BESS) will be located on these three parcels. Additionally, the Project will occupy an easement through the privately-owned parcel to the north: to end at Peruville Road. A buried ~8-inch-diameter electrical conduit will be constructed within this easement and the State Highway right of way (under a NYSDOT Highway Work Permit Approval for Utility Work).

The purpose of this Conceptual Stormwater Management Plan is to provide pre-development stormwater information and establish approximate proposed stormwater management practice locations and erosion and sediment control practices in accordance with the Town of Dryden's Stormwater Management and Erosion and Sediment Control Code (Chapter 233, including Schedule A - Town of Dryden Stormwater Standards), the New York State Standards and Specifications for Erosion and Sediment Control (SSESC), and the New York State Stormwater Management Design Manual (SMDM).

The Project proposes development of a 12.5-Megawatt (MW) AC Solar Generating Facility (SGF) that includes construction of solar array fields, pervious gravel access drives, and a number of concrete equipment pads housing battery energy storage system (BESS) and other electrical equipment. Overall, the SGF development is low impact, environmentally sensitive, and effective in attenuating overland flow, while maintaining/improving the existing conditions. Additional information pertaining to the physical nature of the envisioned construction is provided within the attached Notice of Ground Disturbance Form.

The Project will develop a Stormwater Pollution Prevention Plan (SWPPP) addressing erosion and sediment control and post-construction stormwater management practices and seek coverage in accordance with the "New York State Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity" General Permit GP-0-20-001, effective January 29, 2020, through January 28, 2025. The NYSDEC requires coverage under GP-0-20-001 for any "construction activities involving soil disturbances of one or more acres; including disturbances of less than one acre that are part of a larger common plan of development or sale that will ultimately disturb one or more acres of land; excluding routine maintenance activity that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a

facility.” The SWPPP will also be prepared in accordance with the NYSDEC Solar Panel Construction Stormwater Permitting/SWPPP Guidance, effective April 6, 2018.

The general scope of work of the Project which may result in soil disturbance, includes but is not limited to site clearing, tree removal, grading, limited use pervious access road installation, equipment pad installation, permanent erosion and sediment controls construction, post-construction stormwater practice construction, solar panel racking construction, and related electrical equipment and cable installation.

The racking system foundations will include concrete ballasts on the capped landfill and driven posts off the landfill. Transformers, inverters, and battery storage components will be located in three locations adjacent to the off-landfill array elements. Additionally, a temporary trench excavation is proposed for installation of underground electrical conduit from the electrical equipment located off the landfill to the point of grid interconnection along Peruville Road to the northeast.

A Pre-Development Stormwater Map is provided in Figure 1 depicting the boundaries and maximum travel time paths associated with six subcatchment areas. Due to space and landfill constraints, it is anticipated that stormwater treatment will not be feasible in subcatchment areas 5S and 6S. The project will therefore provide additional stormwater treatment capacity in other subcatchment areas to compensate for the space constraints in subcatchments 5S and 6S.

Review of the United States Department of Agriculture’s (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey indicated the predominant soil series mapped within the Project Site are Hydrologic Soil Group (HSG) rating C and D. In a Geotechnical Engineering Report prepared by TRC dated February 2024, glacial till consisting of gravel and sand and a relatively high percentage of fine-grained silt and clay was observed in soil borings within off-landfill areas of the Project Site. TRC understands that the landfill is capped with this same type of material over-topped with a layer of topsoil. Given the nature of the soils and the presence of the landfill on site, TRC considers infiltration of stormwater to be technically infeasible.

Existing impervious areas on the Project Site include the existing access drive, buildings, and concrete pads associated with the current Tompkins County Highway Department operations. Proposed impervious areas associated with the solar and BESS project will consist of concrete electrical equipment pads and concrete ballasts.

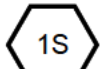
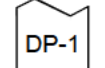



Erosion and sediment control measures to be detailed in the SWPPP are anticipated to include level spreaders, silt fence, compost filter sock, stabilized construction entrance, vegetation protection, concrete washout, outlet protection, mulching, and seeding.

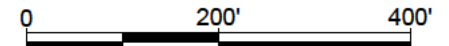
Proposed stormwater practice locations are provided in the enclosed Conceptual Site Plan. The construction of post-construction stormwater management practices on the landfill will generally not be allowed by NYSDEC. Therefore, the stormwater management practices are planned to be located near electrical equipment pads and in other off-landfill areas of the Project Site. Anticipated stormwater management practices for quality and quantity control are anticipated to include dry/wet swales, bioretention, ponds.

1407 Broadway, Suite 2301, New York, NY 10018, Phone: 212.221.7822  
 TRC PROJECT NO. 572799.0000.0000




**LEGEND**


-  SUBCATCHMENT
-  ANALYSIS POINT
-  TC FLOWPATH
-  NRCS SOILS DATA
-  SUBCATCHMENT BOUNDARY

SCALE: 1" = 200'  
  
 SHEET SIZE: 24" BY 36"  
 (DRAWING MAY BE PRINTED AT REDUCED SIZE)

1407 Broadway  
 Suite 2301  
 New York, NY 10018  
 Phone: 212.221.7822



TRC Project No: 572799.0000.0000

NEW YORK  
 OPPORTUNITY  


Date:	XX/XX/2024						
Description:	ISSUED FOR PRE-SUBMISSION SITE PLAN APPLICATION						
By:	TRC						

Drawn by:  
A. REXROAT

Design by:  
A. REXROAT

Checked by:  
S. MEERSMA

CASWELL LANDFILL  
 TOWN OF DRYDEN  
 TOMPKINS COUNTY, NEW YORK

Contract No: 572799
Scale: AS NOTED
Date: FEBRUARY 2024
Sheet: PRE-DEVELOPMENT STORMWATER
Drawing No: 1 OF 1



**Attachment E  
Owner Authorization**

**From:** [Redacted] Submission  
**Date:** Tuesday, March 5, 2024 4:45:17 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

This is an **External** email. Do not click links or open attachments unless you validate the sender and know the content is safe.

**ALWAYS** hover over the link to preview the actual URL/site and confirm its legitimacy.

Can you include this email in the record/submission.

**Brian Gyory, RLA**  
Development Project Manager, Build-Ready  
(Pronouns: He/Him/His)

[Redacted]

[Redacted]

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[Redacted]

**Subject:** Re: BR2-Caswell-Sketch Plan Submission

**ATTENTION:** This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Brian,

Tompkins County is supportive of the NYSERDA Build-Ready team and TRC submitting documentation to the Town of Dryden on behalf of the County for a solar and energy storage project located at the Tompkins County closed landfill located on Caswell Road.

Best,  
Terry

Terrance (Terry) Carroll  
Chief Sustainability Officer  
Tompkins County Department of Planning and Sustainability  
121 E Court St, Ithaca, NY 14850

[Redacted]

---

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted] Submission

Terry,

To follow up on our conversation this morning we are working with TRC to put together all of the documents for the sketch plan submission. The Town is asking for written acknowledgement from the project sponsor. Can you send me an email acknowledging we the county is supportive of us submitting the Caswell Rd Solar project so I can have it in the record?

Thank you!

**Brian Gyory, RLA**  
Development Project Manager, Build-Ready  
(Pronouns: He/Him/His)

**NYSERDA**

17 Columbia Circle | Albany, NY 12203-6399



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