Tax Map ID#062.-01-09.3

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-9, 148-12, 148-13, 148-14, 148-15, 148-16, 148-18, 148-20, 148-21, 148-29, and 148-36 of the Zoning Law of the Town of Skaneateles and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of 1812 West Lake Road LLC for a Special Permit/Site Plan Review.

The applicant proposes a single-family dwelling, deck, patio, shoreline patio and rock retaining wall on a vacant lot.

The property in question is located at 1812 West Lake Road in the Town of Skaneateles, New York and bears Tax Map ID#062.-01-09.3.

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on ***Tuesday, May 18, 2021 at 6:30 p.m.*** at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all persons will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: May 5, 2021

EGGLESTON & KRENZER ARCHITECTS, PC
The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

April 1, 2021

Town of Skaneateles Planning Board
24 Jordan Street
Skaneateles, NY 13152

Re: James Ranalli - Site Plan Review and Special Permit
1812 West Lake Road - Tax Map # 062.-01-09.3

NARRATIVE

The property at 1812 West Lake Road is 119,232 SF, has 200.3 ft of lake frontage and 211 ft on West Lake Road in the RF District and Skaneateles Lake watershed. The property is a vacant farm field with no structures on it. It is adjacent to 1808 West Lake Road which is owned by the same family and is developed with a single family dwelling and accessory structures. A 30 ft wide shared driveway easement is anticipated to be placed on the common property line. A permanent dock is under construction beyond the lake line at the north end of the shoreline.

This application is to construct a seven bedroom dwelling with a four car garage, decks and patio. The new house will be conforming with 30.9 ft and 32.7 ft side yards, 163 ft lake yard and 328.3 ft front yard. The new septic leach field will be placed on the west side of the property and a well will be on the east side of the house. A shore line patio, retaining wall and fire pit will occupy 680 SF and be dug into the bank about two feet deep. The shoreline will be reinforced with two rows of quarry rock to minimize erosion of the bank by the wave action. The bank will be planted with trees, landscaping and ground cover to protect it from erosion and to filter stormwater. A Special Permit is required for changing the grade within 50 ft of the lake and Site Plan Review for the work within 200 ft of the lake. The ISC will be 10.0% and TSC will be 13.3%.

Four bioretention areas will be constructed around the perimeter of the house to treat stormwater runoff prior to discharging to the lake. They have been sized based on the Town's Small-Scale Stormwater Management Guidelines and Chapter 10 of the New York State Stormwater Management Design Manual. Peak flow rates will decrease after development as described in the associated Stormwater Report. Silt fencing and silt socks will be placed below the work areas to control any potential erosion. Additionally, temporary check dams will be placed within swales to control runoff and sediment transport to the rear bioretention areas as shown on the Erosion & Sediment Control Plan. Since greater than one acre will be disturbed, a NYSDEC SPDES permit will be obtained.

(315) 685-8144

CONSTRUCTION SEQUENCE

1) Install stabilized construction entrance.
2) Install silt fence, maintain during construction.
3) Mark the septic leach field area and prevent construction traffic and staging from limits of field.
4) Install the driveway base to the house location.
5) Remove trees and brush from construction area and lawn areas
6) Rough grade swales, install check dams and partially install bioretention areas #2, #3 and #4 to use as sediment traps. Temporarily seed and mulch.
7) Stockpile topsoil and protect with silt fence. Temporarily seed with annual rye grass and spread mulch.
8) During low lake level period, install silt sock upstream of shoreline, quarry rocks and shoreline patio. Plant landscaping at shoreline and disturbed areas of lawn. Seed, mulch and water during dry periods. No work is permitted within lake waters.
9) Excavate for home foundation.
10) Construct foundations and backfill after the first floor deck is installed. Install septic tank and pump chamber. Rough grade and spread mulch over the disturbed areas.
11) During dry period, install septic leach field. Spread top soil, seed and mulch. Water during dry periods.
12) Install storm sewer and inlet protection. Complete partially constructed bioretention areas and fully install bioretention area #1. Stabilize immediately and prevent sediment transport.
13) After siding and roofing repairs are complete, install roof gutters and direct downspouts toward designated bioretention areas. Ensure flow path from downspouts to bioretention areas are completely stabilized.
14) Box out the final driveway and sidewalks.
15) After siding, trim and decks are complete, finish final grading, spread topsoil, permanent seed, landscaping and mulch. Water during dry periods.
16) After lawn is established, remove temporary erosion controls and stabilize all areas disturbed by their removal with permanent seed and mulch.

Surface Type	Allowed	Proposed
Impermeable Surface Coverage "ISC" (grey)	11,923.2 sf 10.0%	11,911.0 sf 10.0%
Permeable Surface Coverage (yellow)	N/A	3,919.0 sf 3.3%
Total Surface Coverage "ISC"	23,846.4 sf 20.0%	15,830.0 sf 13.3%

*119,232 SQ FT to highway boundary

50' Lake Setback Coverage's	Proposed Area
Patio	539 sf
Retaining Wall & Fire Pit	93 sf
Steps to Dock	48 sf
Total	680 sf

Site Cut/Fill Analysis	Volume
House footprint Cut	-851 CY
Site Fill	+1521 CY
Site Cut	-601 CY
Total	69 CY CUT

ZONING REGULATIONS FOR DEVELOPMENT

EXISTING LOT INFORMATION:

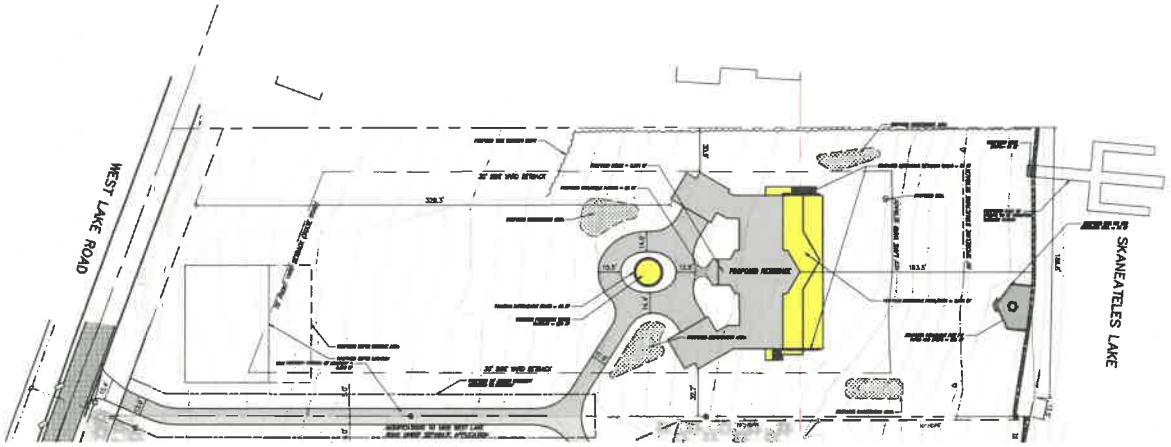
ADDRESS	TAX MAP	ACREAGE
1612 WEST LAKE ROAD	062-01-00.3	52.84 AC

EXISTING ZONING: RF - RURAL FARMING AND FOREST

COVERAGE REQUIREMENTS:	CODE	PROVIDED
MAX. IMPERMEABLE COVERAGE (ISC):	10%	10.0%
MAX. TOTAL COVERAGE (TSC)	20%	13.3%
SHORELINE STRUCTURES COV.	800 SF	680 SF

SET BACK REQUIREMENTS:		
FRONT (STATE ROAD)-	75'	326.3'
SIDE (NW)-	30'	30.9'
SIDE (SE)-	30'	52.7'
LAKE YARD (LAKE)-	100'	183.5'

HEIGHT REQUIREMENTS:		
MAXIMUM BUILDING HEIGHT	35'	33.5'



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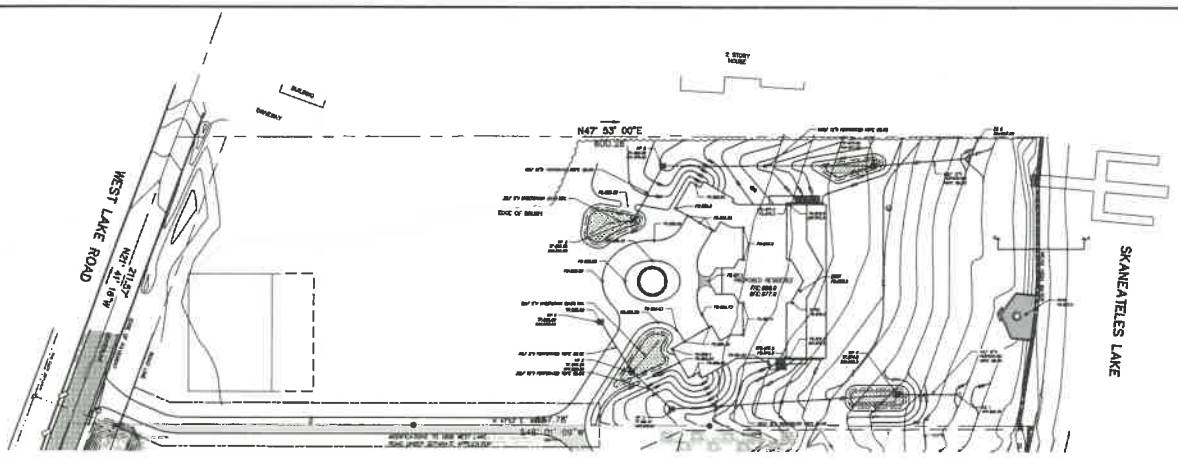
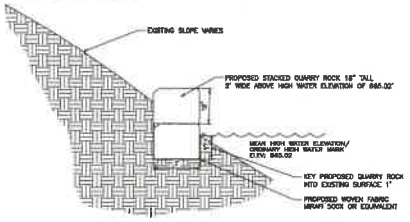
PROPOSED RESIDENCE
1612 W. LAKE ROAD
SKANEATELES, NY

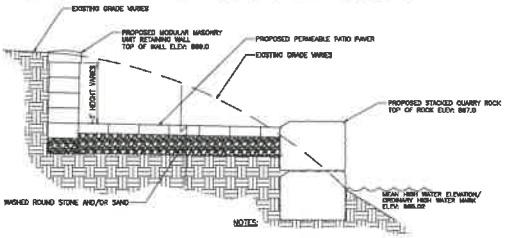
SITE LAYOUT PLAN

C-101



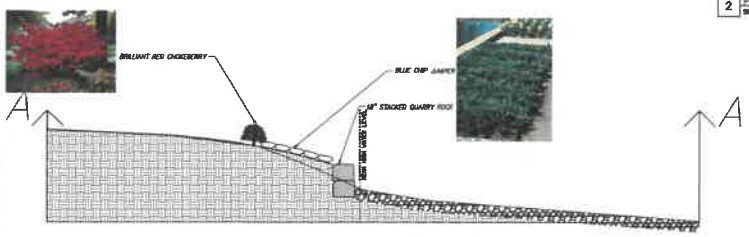


1 2' WIDE SHORELINE ROCK LINING FOR STABILIZATION
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL AVOID COMPACTING SUBGRADE SOILS BELOW PERMEABLE PAVERS.

2 PATIO CROSS SECTION DETAIL
SCALE: N.T.S.



3 CROSS SECTION AA
SCALE: N.T.S.

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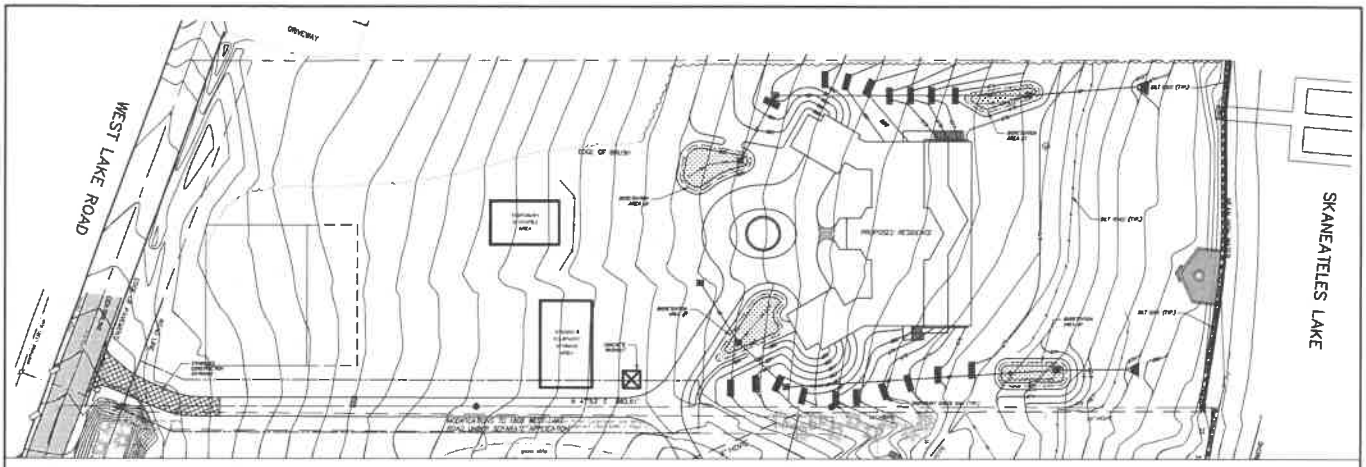
PROPOSED RESIDENCE
1812 W. LAKE ROAD
SKANEATELES, NY
SITE GRADING PLAN
Project No.: 23279
C-201


WEST LAKE ROAD
SKANEATELES LAKE
DRIVEWAY
EDGE OF WATER
PROPOSED RESIDENCE
SILT FENCE (TYP.)
INFILTRATION AREA #1
INFILTRATION AREA #2
INFILTRATION AREA #3
INFILTRATION AREA #4
STORAGE AREA #1
STORAGE AREA #2
STORAGE AREA #3
STORAGE AREA #4
STORAGE AREA #5
STORAGE AREA #6
STORAGE AREA #7
STORAGE AREA #8
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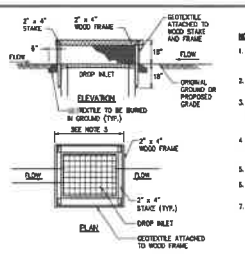
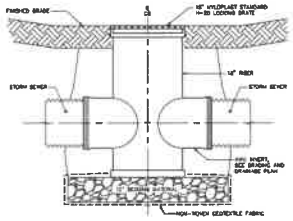
STORAGE AREA #12
STORAGE AREA #13
STORAGE AREA



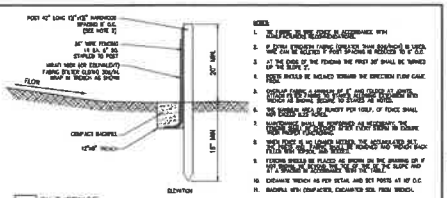
NOTES:

1. GEOTEXTILE SHALL BE CUT FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NECESSARY THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
2. STAKE MATERIAL WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
3. SPACE STAKES EVENLY AROUND INLET WITH A MAXIMUM SPACING OF 3 FEET. DRIVE STAKES 18" MINIMUM INTO GROUND. WIRE MESH MAY BE REQUIRED BEHIND GEOTEXTILE TO PROVIDE SUPPORT.
4. GEOTEXTILE SHALL BE EMBEDDED 12" BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO STAKES AND FRAME.
5. GEOTEXTILE FABRIC SHALL HAVE EOS OF 40-85.
6. A 2"x 4" WOOD FRAME SHALL BE FORMED AROUND THE CREST OF FABRIC FOR OVERFLOW STABILITY.
7. INLET PROTECTION TO REMAIN IN-PLACE UNTIL AREA IS STABILIZED.

1 FILTER FABRIC DROP INLET PROTECTION
SCALE: N.T.S.



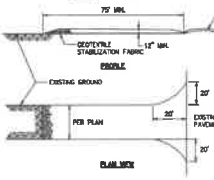
2 18" NYLOPLAST CATCH BASIN DETAIL
SCALE: N.T.S.



NOTES:

1. THE LENGTH OF THE POSTS IS ADVISORY. IT MAY BE NECESSARY TO VARY THIS LENGTH TO ASSURE THAT CLOTH WILL NOT BE PULLED OUT BY SAGGING OR WATER PRESSURE.
2. IF EXTRA STRENGTH FABRIC (WOVEN) IS USED, POST SPACING MAY BE INCREASED TO 10' O.C.
3. AT THE ENDS OF THE FENCING THE FIRST 36" SHALL BE TURNED UP THE SLOPE TO.
4. POSTS SHOULD BE INCLINED TOWARDS THE DIRECTION FLOW CAME FROM.
5. OVERLAP JOINTS A MINIMUM OF 6" AND FOLDED AT ENDS. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AS NOTED.
6. THE MINIMUM HEIGHT OF THE BARRIER PER 100LF OF FENCE SHALL BE 2 CUBIC YARDS.
7. MAINTENANCE SHALL BE PERFORMED AS NECESSARY. THE SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
8. WHEN FENCE IS TO BE REMOVED WITHIN THE REQUIRED PERIOD OF USE, THE SEDIMENT DEPOSITS SHALL BE SPREAD OUT AND FILLED INTO THE SWALE AND THE FENCE REMOVED.
9. FENCING SHOULD BE PLACED AS BEFORE ON THE GRADING OR AT RIGHT ANGLES TO THE FLOW OF THE SLOPE AND AT A DISTANCE FROM THE TOE OF THE SLOPE.
10. EXCAVATE TRENCH AS PER DETAIL AND SET POSTS AT 10' O.C.
11. BACKFILL WITH COMPACTED, EXCAVATED SOIL FROM TRENCH.

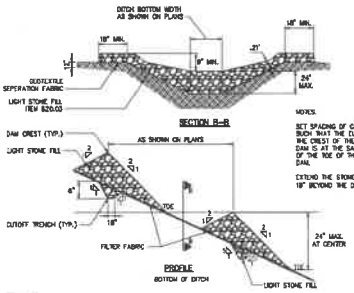
3 SILT FENCE
SCALE: N.T.S.



NOTES:

1. STONE SIZE-USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS-NOT LESS THAN 12".
3. WOVEN GEOTEXTILE FABRIC WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. EXISTING ROAD SIDE DRAINAGE SHALL BE MAINTAINED.
5. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT OR STONE SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
6. PERIODIC INSPECTION AND MEDOED MAINTENANCE SHALL BE PROMDED AFTER EACH RAIN.

6 STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.

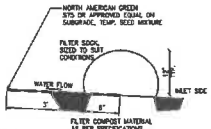


NOTES:

SET SPACING OF CHECK DAMS SUCH THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.

EXTEND THE STONE A MINIMUM OF 18" BEYOND THE DITCH BANKS.

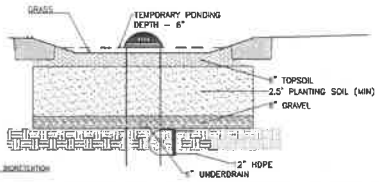
4 STONE CHECK DAM DETAIL
SCALE: N.T.S.



NOTES:

1. ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS.
2. ALL FILTER SOCKS SHALL BE 12" DIAMETER UNLESS INDICATED OTHERWISE.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
4. WHERE THE BERM REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
5. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE BERM WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE BERM, OR AS DIRECTED BY THE REPRESENTATIVE.
6. THE COMPOST FILTER BERM WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE REPRESENTATIVE.
7. INSTALL PERPENDICULAR TO FLOW.

5 COMPOST FILTER SOCK DETAIL
SCALE: N.T.S.



MATERIALS SPECIFICATIONS FOR BIORETENTION

PLANTING SOIL

THE MIX SHALL BE UNIFORM AND, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR APPLIED TO SOILS WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PRONE A HAZARDOUS TO THE PLANTING OF MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF NOXIOUS WEEDS.

THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA

PH RANGE	6.2–7.0
ORGANIC MATTER	1.5–4%
MAGNESIUM	35 LBS/AC
POTASSIUM H20	85 LBS/AC
SOLUBLE SALTS	NOT TO EXCEED 500 PPM

BIORETENTION AREA SHALL HAVE A MINIMUM OF ANY SOIL EACH SOIL SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR P2, PHOSPHORUS, AND POTASSIUM AND ADDITIONAL TESTS OF ORGANIC MATTER AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS RESULTED FROM THE SIRE SUCCESSFUL TOPSOIL. IF TOPSOIL IS IMPORTED, FROM A TESTING ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOPSOIL WAS EXCAVATED.

SINCE DIFFERENT LABS CALIBRATE THEIR TESTING EQUIPMENT DIFFERENTLY, ALL TESTING RESULTS SHALL COME FROM THE SAME TESTING FACILITY

SPECIFIED PH. PH FALL EVEN OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE PLUS SULFUR

COMPACTION

IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION MODE TO REMOVE GROWING BIORETENTION AREAS. ARE EXCAVATED USING A BACKHOE, THE CONSTRUCTOR SHOULD USE MORE TRACK OR WARRIOR TRACK EQUIPMENT OR LIGHT EQUIPMENT WITH TURF TYRE TRACK. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES WITH LARGE LOADS, OR HIGH PRESSURE TIRES, WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND STORAGE VOLUMES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.

COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS SHALL BE PERFORMED WHEN THE SOIL MOISTURE CONTENT IS LOW ENOUGH TO ENSURE THAT THE SOIL WILL SHATTER AND NOT SMEAR. SUBSTRATE METHODS MUST BE APPROVED BY THE ENGINEER. BORDERLINES TYPICALLY MUST BE DRY ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

BOTHFILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACK FILLING THE REQUIRED SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (NOTOPTILLING) BARE.

WHEN BACK FILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOFILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.

WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOILS IN LIFTS 12" OR GREATER. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION AREA. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE AREA TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS BY HAND OR WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A BOBCAT/LOADER WITH NARROW TRACKS.

PLANT INSTALLATION

THE PLANT ROOT BALL SHOULD BE PLANTED SO 3 "1/4 OF THE BALL IS ABOVE FINAL GRADE SURFACE.

ROOT BRACE OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST 3 INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL SET PIT AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER AROUND SEED COVER AFTER INSTALLATION.

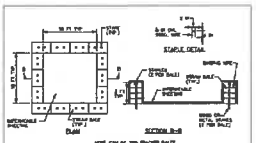
SHRUBS AND HERBACEOUS SEED SHALL BE TILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. SHRUB AND HERBACEOUS PLUGS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.

THE TOPSOIL SPECIFICATIONS PROVIDE EVIDENCE ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY, ADDING FERTILIZERS DEPLETE, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH IS USED TO AMEND THE SOIL. FERTILIZE AREA FERTILIZER AT A RATE OF 2 LB/100 SQ FT.

MISCELLANEOUS

THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

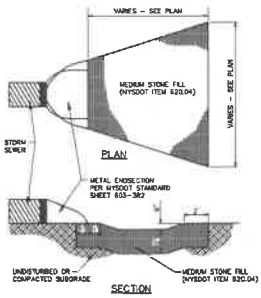
9 BIORETENTION AREA DETAIL
SCALE: N.T.S.



CONSTRUCTION SPECIFICATIONS

1. LOCATE ASSEMBLY STRUCTURE A MINIMUM OF 25 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, CONCRETE WASHOUT AREAS, WETLANDS, BUFFERS, AND WATER SOURCES AND AWAY FROM CONSTRUCTION ENTRYS.
2. USE STAKEOUT STRUCTURES FOR ROLLING ASSESSMENT TO ESTIMATE STRAW BALES AND STAKES AND MARKING AT LEAST 2 BALES OF THICKNESS. TYPICAL ASSESSMENT ARE 10 FEET X 10 FEET X 2 FEET DEEP.
3. PREPARE SOIL BASE FREE OF DEBRIS OR LARGE STONES. DIG A SHALLOW TRENCH AS NEEDED TO THE LINES. PUT LINES AND TO ALL THE STAKES ON DOWNSLOPE. EMBEDDING STRAW BALES FREE OF WEEDS THAT COMPROMISE EFFECTIVENESS OF BMP. NO RENTAL.
4. PROVIDE A 10MM FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. NEW CONCRETE WASHOUT STRUCTURE WITHIN POST, WITH 2-INCH MINIMUM LAYER, IF SHAVINGS BY A SERVICE OR FACILITATOR, SUPPLY OF REPLACE WASHOUT STRUCTURE ONCE IT IS FILLED TO FIFTEEN GALLONS. ONCE CONCRETE WASHOUT HAS BEEN REMOVED, REMOVE AND DISPOSE OF SOLID WASTE, WASHOUT LIQUIDS, AND CONCRETE WASHOUT STRUCTURE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. BACKFILL AND COMPACT HOLES IN GROUND CREATED BY REMOVAL OF CONCRETE WASHOUT STRUCTURE.
6. PROVIDE SIGNAGE AROUND CONCRETE WASHOUT STRUCTURE TO DIRECT OPERATIONS. ENSURE SIGNAGE IS INSTALLED IMMEDIATELY AFTER INSTALLATION OF CONCRETE WASHOUT STRUCTURE.

8 CONCRETE WASHOUT
SCALE: N.T.S.



7 END SECTION WITH RIP RAP
SCALE: NTS

CHA
www.chacompanies.com

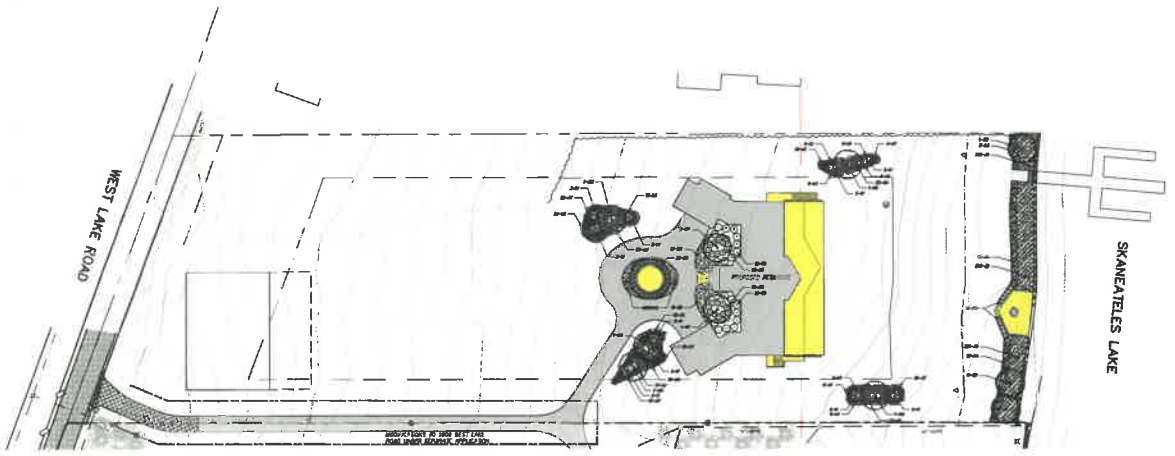
PROPOSED RESIDENCE
1812 W. LAKE ROAD
SKANEATELES, NY

No.	Description	Date
1		4/13/21
2		4/27/21
3		5/7/21

EROSION & SEDIMENT CONTROL DETAILS

Designed By:	Drawn By:	Checked By:
BMS	BGH	BMS
Issue Date: 4/6/2021	Project No.: 71978	Scale: AS SHOWN

Drawing no.:
C-203



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	AM	5	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	2.5" CAL.	B&B	BIORETENTION AREA
	CF	2	CORNUS X BUTGERENSIS 'RUTGAN' TM	STELLAR PINK DOGWOOD	2" CAL.	B&B	
	QB	3	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	AA	32	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA	BRILLIANT RED CHOKEBERRY	24-30" HT.	CONT.	
	AZ	26	AZALEA X 'MANDARIN LIGHTS'	MANDARIN LIGHTS NORTHERN LIGHTS AZALEA	3 GAL.	CONT.	
	HB	10	HYDRANGEA ARBORESCENS 'INVINCIBELLE WEE WHITE'	INVINCIBELLE WEE WHITE HYDRANGEA	18-24" HT.	CONT.	
	IV	30	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18-24" HT.	CONT.	BIORETENTION AREA
	RR	26	ROSA X 'RADBUNNY' TM	BUNNY KNOCK OUT YELLOW ROSE	18-24" HT.	CONT.	

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	BG	26	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	3 GAL.	CONT.	
	TG	30	TAXUS X MEDIA 'GREENWAVE'	GREENWAVE SPREADING YEW	18-24" HT.	CONT.	

GRASS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	AT	113	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	3 GAL.	CONT.	BIORETENTION AREA
	AN	153	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	--		BIORETENTION AREA
	LC	126	LOBELIA CARDINALIS	CARDINAL FLOWER	--		BIORETENTION AREA

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	JS	196	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	1 GAL.	CONT.	48" o.c.	

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	AT3	327 SF	ANNUAL PLANTINGS	ANNUALS	--			

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL SUPPLY PLANT MATERIALS IN QUANTITIES SUFFICIENT TO DOMINSTATE THE WORK SHOWN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE REQUIRED BY THE CONTRACT DRAWINGS SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. THE CONTRACTOR SHALL VERIFY AND VISUALLY INSPECT FINAL SELECTION OF PLANT MATERIALS WITH THE OWNER PRIOR TO INSTALLATION.
3. ALL PLANTING LOCATIONS SHALL BE STAKED OUT AND APPROVED IN THE FIELD BY THE OWNER PRIOR TO INSTALLATION.
4. NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. THE OWNER RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.
5. CONTRACTOR MAY SUBSTITUTE ANY OF THE PLANTINGS LISTED IN THE PLANT SCHEDULE DUE TO AVAILABILITY WITH APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
6. EXISTING VEGETATION SHALL REMAIN UNDISTURBED IN ALL AREAS WHICH ARE NOT PART OF THE PROPOSED PROJECT.
7. GUARANTEE:
   A. FOR A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS CERTIFIED AS COMPLETE, THE CONTRACTOR SHALL: 1) GUARANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT; 2) REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED; 4) CUT AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE OWNER.
   B. REPLACEMENTS MADE WITHIN SIX MONTHS AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL NOT EXTEND THE GUARANTEE PERIOD OF THESE PARTICULAR PLANTS. THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF PLACEMENT.
8. MULCH: PROVIDE MINIMUM 3" THICK LAYER OF SHREDDED BROWN HARDWOOD BARK MULCH. MULCH SHALL BE USED AROUND TREES AND IN PLANTING BEDS.
9. PRE-EMERGENT: 1) APPLY TO MULCH IN PLANTING AREAS TO PROHIBIT WEED GROWTH. IF WEEDS APPEAR IN TREATED AREAS DURING THE FIRST YEAR, LANDSCAPER SHALL RETURN TO REMOVE ALL WEEDS AT NO ADDITIONAL COST. 2) PROVIDE JUNIPERS WITH ACTIVE INGREDIENTS CONSISTING OF "4-AA-TRIFLUORO-3, 5-DINITRO-N, N-DIPROPYL-P-TOLUIDINE" (1.79% OF TOTAL MIXTURE) AND INACTIVE INGREDIENTS (98.28% OF TOTAL MIXTURE). MANUFACTURER: "GREEN GOLD" BY LEBANON CHEMICAL CORP, OR EQUAL.
10. WATER THOROUGHLY IMMEDIATELY AFTER PLANTING AND REGULARLY TO ESTABLISHMENT.

TOPSOIL & SEEDBED NOTES

1. ALL AREAS OF THE SITE WHICH ARE DISTURBED AND NOT PLANTED, MULCHED, PAVED, ETC. SHALL RECEIVE TOPSOIL AND SEEDBED. TOPSOIL TO BE INSTALLED TO A MINIMUM 4" DEPTH IN AREAS OF GRASS.
2. TOPSOIL SHALL CONSIST OF FERTILE, FRIABLE, NATURAL LOAM FREE OF WEED SEED, SUBSOIL, CLAY LUMPS, BRUSH, TWIGS, ENVIRONMENTAL CONTAMINANTS, STONES OR OTHER DELETERIOUS MATERIALS LARGER THAN 2" IN GREATEST DIMENSION.
3. PROPOSED TOPSOIL SHALL BE TESTED BY INDEPENDENT TESTING FACILITY WITH TEST RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. CONTRACTOR SHALL PAY FOR ALL TESTING. ACCEPTANCE OF TOPSOIL SHALL BE BASED UPON TEST RESULTS. ONE TEST SHALL BE PERFORMED PER 100 C.Y. OF TOPSOIL.
4. NATURAL TOPSOIL MAY BE AMENDED WITH APPROVED MATERIALS BY APPROVED METHODS. TO MEET THE ABOVE SPECIFICATIONS.
5. SEEDMIX SHALL BE FRESH, CLEAN, NEW-CROP SEED IN WITH SPECIES AND VARIETY CONFORMING TO FEDERAL AND STATE STANDARDS. SOURCED SHALL BE FREE FROM NOXIOUS WEEDS OR OTHER UNDESIRABLE GRASSES AND SHALL NOT CONTAIN ANY MATTER DELETERIOUS TO ITS GROWTH. THE SOD SHALL BE LIVE GROWING GRASS AT THE TIME OF HARVESTING AS WELL AS AT THE TIME OF PLACEMENT.
6. CONTRACTOR TO PROVIDE AND INSTALL A MULCH ADEQUATE TO PROTECT THE SEEDING DURING ITS GROWING PERIOD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE APPROPRIATE MULCHING TECHNIQUES FOR THE PARTICULAR SITE CONDITIONS AND ACQUIRE APPROVAL OF THE SAME FROM THE OWNER.
7. WATER THOROUGHLY IMMEDIATELY AFTER SEEDING/SODDING AND REGULARLY TO ESTABLISHMENT.

CHA

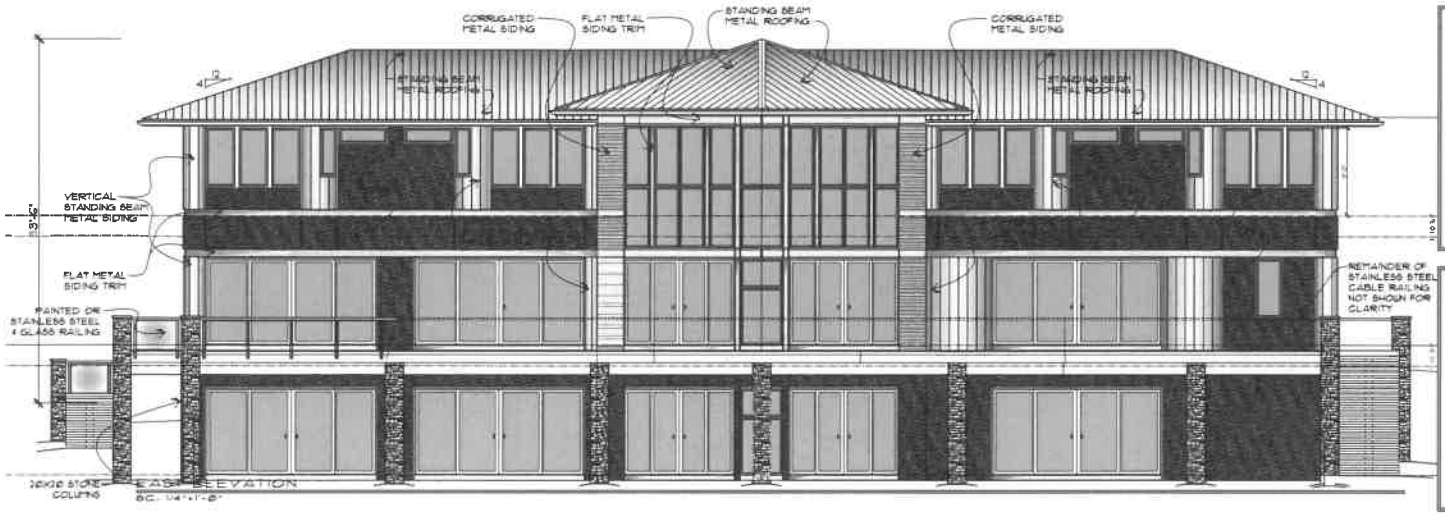
PROPOSED RESIDENCE
1612 W. LAKE ROAD
SKANEATELES, NY

SITE LANDSCAPING PLAN

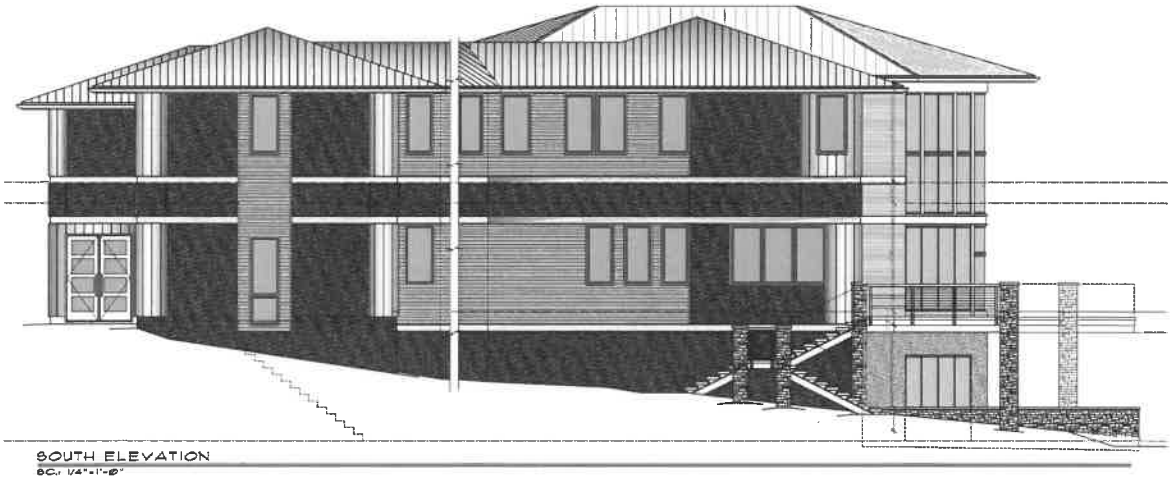
Designed By:	Drawn By:	Checked By:
BFB	BSH	BFB

Issue Date: 9/1/2021 | Project No.: 21278 | Scale: As Shown

C-401



EAST ELEVATION
SC: 1/4"=1'-0"



SOUTH ELEVATION
SC: 1/4"=1'-0"

NEW RESIDENCE:
RANALLI FAMILY
1312 WEST LAKE ROAD
TOWN OF SKANEATELES, NY

architect
ROBERT D. EGGLESTON
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

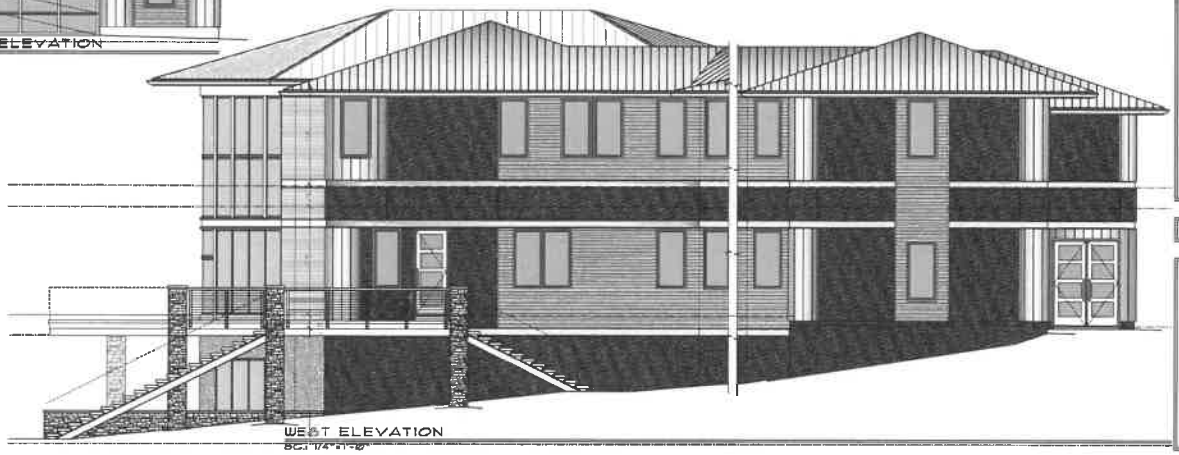
PROJ: 20232

DATE:
30 APRIL 2021
5 MAY 2021

1 OF

WEST ELEVATION
SC.: 3/16"=1'-0"

SOUTH GARAGE NORTH ELEVATION
SC.: 1/4"=1'-0"



WEST ELEVATION
SC.: 1/4"=1'-0"

NEW RESIDENCE:
RANALLI FAMILY
1812 WEST LAKE ROAD
TOWN OF SKANEATELES, NY

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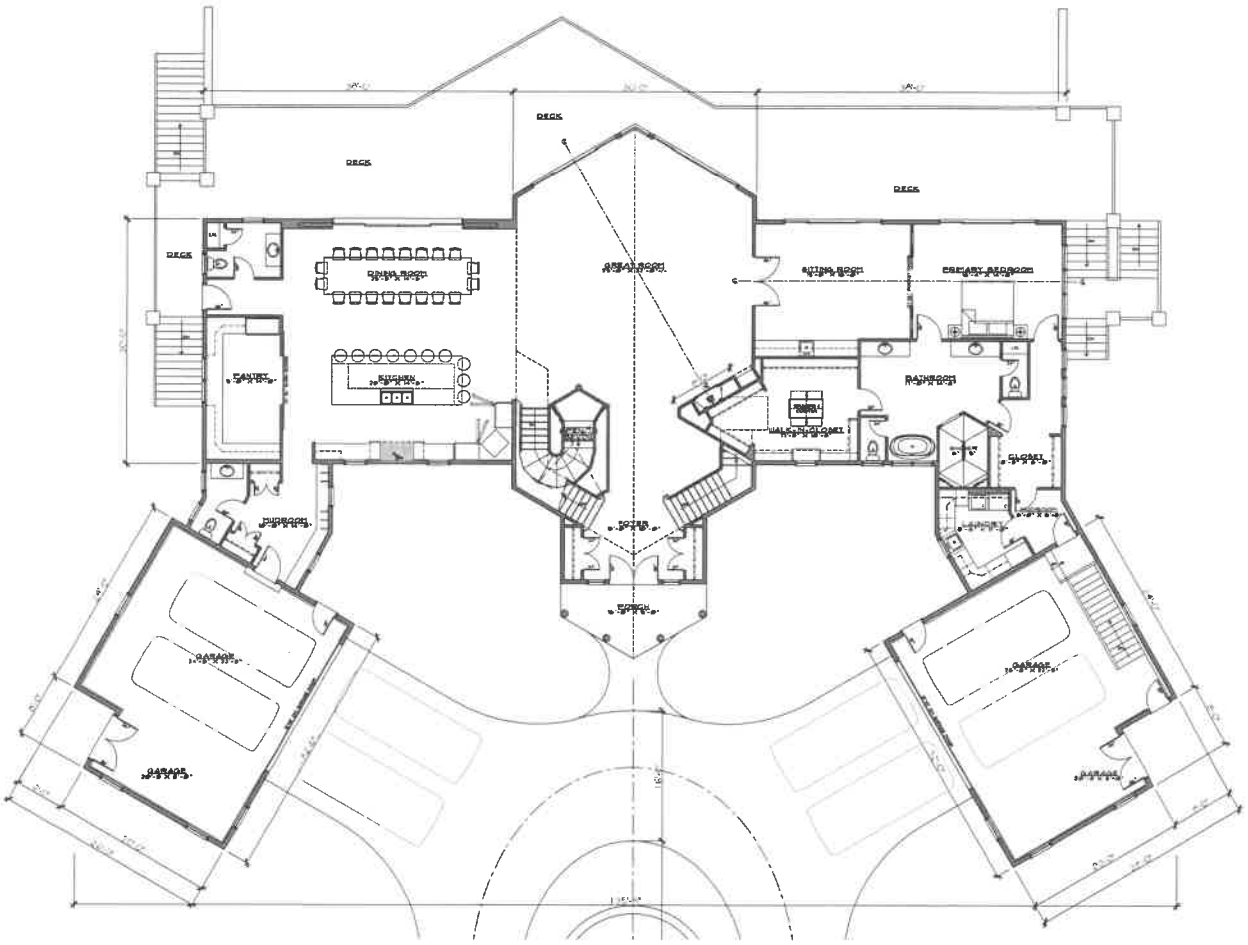

FIRST FLOOR PLAN

SC.: 3/16"=1'-0"

architect

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NEW RESIDENCE:
RANALLI FAMILY
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TOWN OF SKANEATELES, NY

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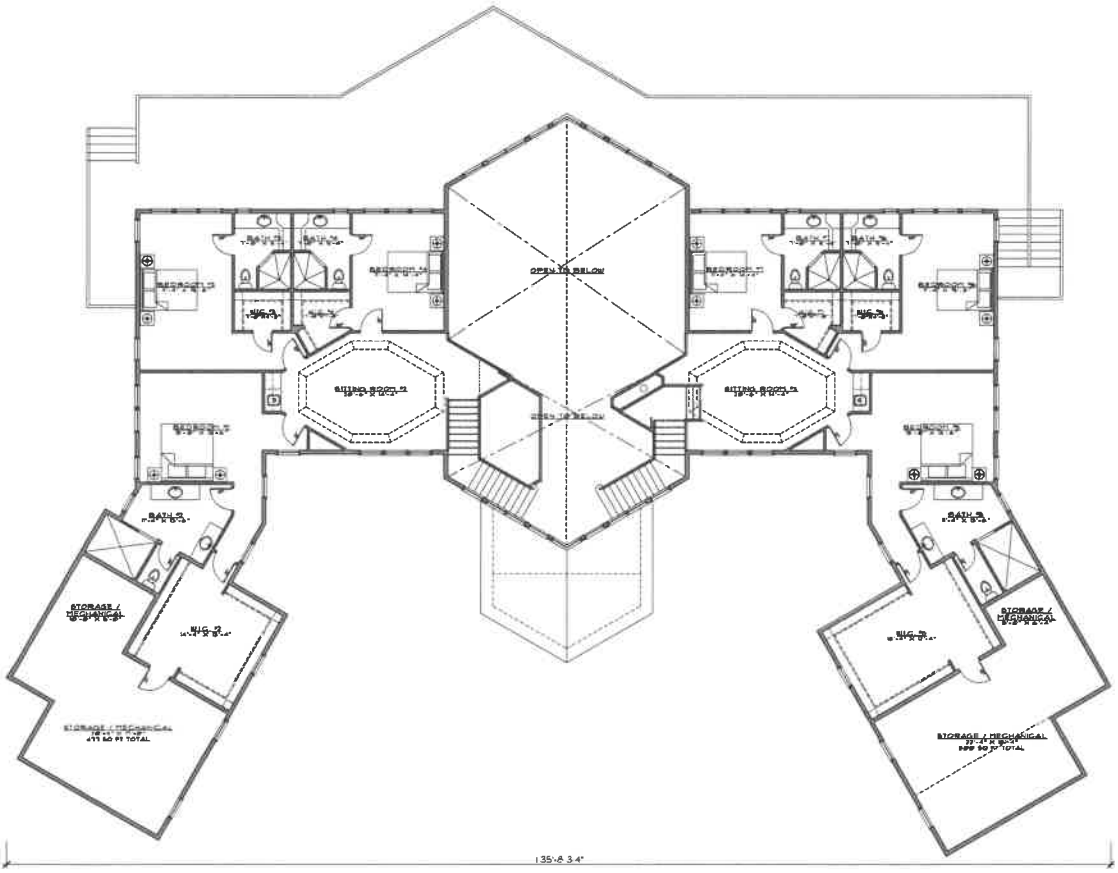
DATE:
30 APRIL 2021

3 OF



SECOND FLOOR PLAN
SC.: 3/16"=1'-0"

NEW RESIDENCE:
KANALI FAMILY
1812 WEST LAKE ROAD
TOWN OF SKANEATELES, NY

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