



ENGINEERS  
DESIGN BUILD  
TECHNICAL RESOURCES  
OPERATIONS

received  
8-6-07

C&S Engineers, Inc.  
499 Col. Eileen Collins Boulevard  
Syracuse, NY 13212  
phone 315-455-2000  
fax 315-455-9667  
www.cscos.com

August 3, 2007

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

Re: Butters Farm Trails

File: 103.SPR.027

Dear Board Members:

On June 7, 2007, we completed a walk through of the Butters Farm Trails. The trail constructed first extends from the west section of Butters Farm, near Lot 21, to the east section which is along Route 321 and near Lot 3. This trail is becoming overgrown and is in need of maintenance. The second trail, constructed more recently, extends from the original trail south to the community center parking lot. These trails make it easy to walk from any lot in Butters Farm to the community center.

Both trails were constructed at a reasonable width and will need regular maintenance so that they do not become overgrown or blocked by adjacent vegetation and fallen trees.

If you have any questions, please do not hesitate to call.

Very truly yours,

C&S ENGINEERS, INC.

Douglas R. Wickman, P.E.  
Principal

DRW/gmm

cc: Mr. Phil Tierney, Supervisor  
Mr. Mark Tucker, Planning Board Chairman  
Mary Kendrick-Gaffney, Esq.

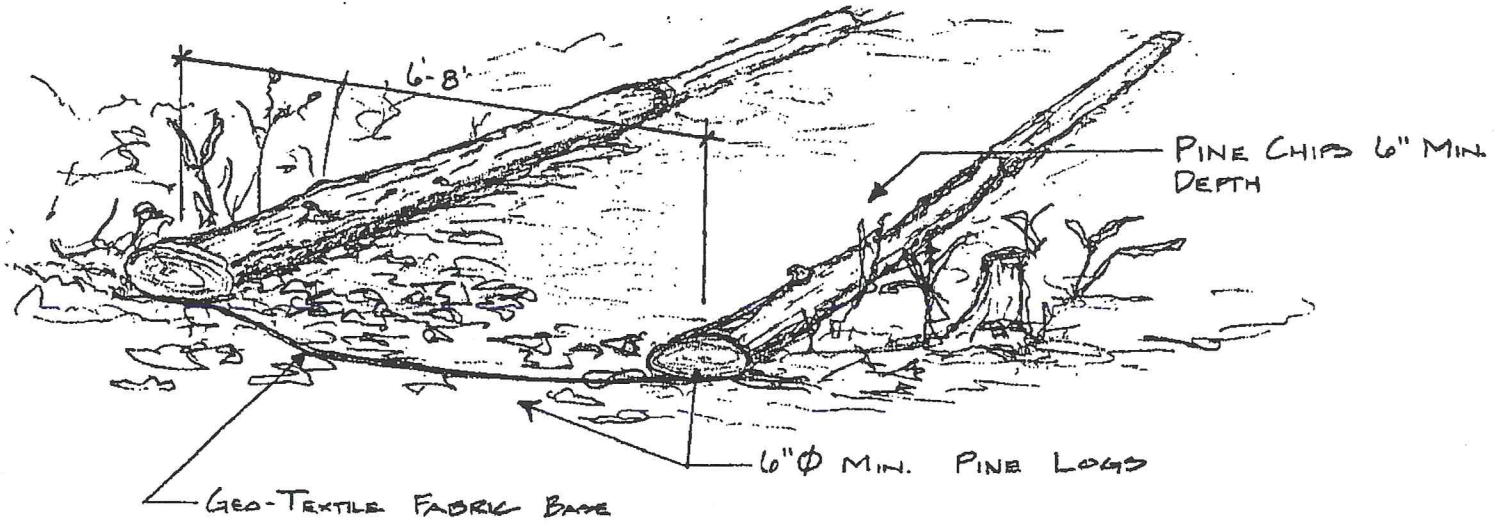
ROBERT O. EGGLESTON, ARCHITECT

4361 Jordan Road

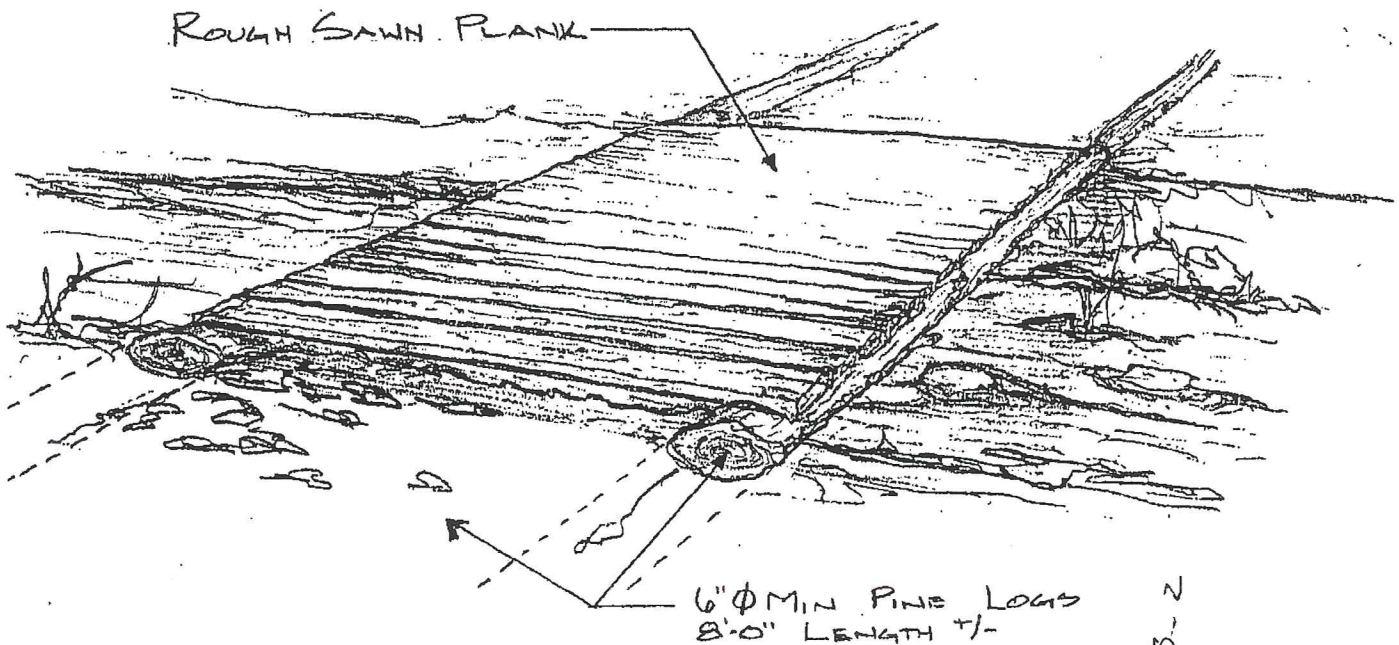
Skaneateles, New York 13152

## SUTTER'S FARM SUBDIVISION

### NATURE TRAIL DETAILS



### PATH DETAIL



### BRIDGE DETAIL

AT FLOWING WATER

Nov. 2006

63-3-2

T.B.  
P.B.

**New York State Department of Environmental Conservation**  
**Division of Environmental Permits, Region 7**  
815 Erie Boulevard West, Syracuse, New York 13204-2400  
Phone: (315) 426-7438 • FAX: (315) 426-7425  
Website: [www.dec.state.ny.us](http://www.dec.state.ny.us)



January 11, 2005

Don Spear  
Emerald Estates Properties, LP  
3394 East Lake Road  
Skanesateles, NY 13152

RE: Exemption: Establishing Walking Trails in Freshwater Wetlands, Butters Farm, Skaneateles

Dear Mr. Spear:

We are in receipt of your fax regarding the above referenced subject. Based on this information it has been determined that a NYS DEC Freshwater Wetlands Permit will not be required for establishing walking trails per the attached fax. However, there are NYS Water Quality Standards that must be maintained. Effort should be made to control erosion, siltation and pollution to all waterbodies and wetlands by taking appropriate measures such as, but not limited to, the following:

1. Disturbance to the bed and banks of the waterbody shall be kept to the minimum necessary to complete the project.
2. No petroleum products, nor excessive amounts of silt, clay, or mud shall be permitted to enter any waters or wetlands of New York State.
3. During construction, fresh concrete, concrete leachate, or washings from equipment and trucks, shall not be allowed to enter any waters or wetlands of New York State.
4. Bales of hay, water bars, silt fence or other means to control erosion are to be used in the downslope edge of any disturbed areas. This barrier to sediments is to be put in place before any disturbance of the ground occurs and is to be maintained in good condition until all disturbed land is heavily vegetated.
5. All areas of soil disturbance resulting from this project shall be seeded with appropriate perennial grass seed and mulched with hay or straw within one week to final grading. Mulch shall be maintained until a suitable vegetative cover is established.

Soil disturbances of one or more acres of land from construction activities must obtain permit coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (GP-02-01) by submitting a Notice of Intent and developing & implementing a Stormwater Pollution Prevention Plan. For further information see the NYSDEC Stormwater web page at [www.dec.state.ny.us/website/dow/mainpage.htm](http://www.dec.state.ny.us/website/dow/mainpage.htm)

Permits may be require by the U.S. Army Corps of Engineers. It may be necessary to obtain a Section 401 Water Quality Certification from NYS DEC unless you receive a Section 404 Nationwide Permit from the Corps that has already been pre-Certified by DEC.

Sincerely,

  
Joanne L. March  
Deputy Regional Permit Administrator

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# Messenger & Elliott

## ATTORNEYS AT LAW

Linda A. Buckley  
Paralegal to Peter L. Elliott  
[Lbuckley@messengerelliott.com](mailto:Lbuckley@messengerelliott.com)

Peter L. Elliott, Esq.  
Also admitted to the Vermont Bar  
[Pelliott@messengerelliott.com](mailto:Pelliott@messengerelliott.com)

Mr. Phil Tierney  
Town Supervisor  
Town of Skaneateles  
24 Jordan Street  
Skaneateles, New York 13152

September 28, 2006  
Via US Mail

RE: Butters Farm Subdivision  
Proposed Nature Trail

Dear Mr. Tierney:

This letter is intended to summarize Emerald Estates Properties, L.P.'s ("Developer") current proposal to build a nature trail from the Butters Farm Subdivision to the Community Recreation Center.

As you know, the Planning Board's Resolution that approved this subdivision required the Developer to "construct sidewalks from the north property line to the south property line along State Route 321." In satisfaction of that requirement, my client proposes the following:

1. That the Planning Board amend the above Resolution to require the Developer to construct a nature trail from Butters Farm to the Recreation Center, in lieu of constructing the sidewalk along State Route 321.
2. That the nature trail, both existing and proposed, would be deeded to the Town as an easement, open for public use. The trail would be open for hiking, snowshoeing or other similar pedestrian use.
3. That the repair and maintenance of the nature trail would be the sole responsibility of the Butters Farm Homeowners Association, with the understanding that any expense incurred by the Town for said repairs, would be charged back to and paid by the Homeowners Association.
4. That the Town would have the authority to name the nature trail and the Developer would absorb the cost of installing the appropriate signage, designating the name and location of the trail.

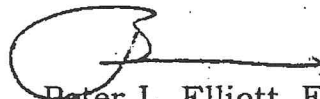
**Mr. Phil Tierney**  
**September 28, 2006**  
**Page Two of Two**

If the above appears to be acceptable to the Town Board and the Planning Board, after the informal hearings scheduled for October 2 and October 17, 2006 respectively, the Developer shall make formal application to the Planning Board to amend the previous Resolution as outlined above and shall submit the following in support of the application:

- A. A certified survey and a metes and bounds description of the existing and proposed nature trails;
- B. Specifications for the construction of the nature trail;
- C. The necessary easement agreements from adjoining land owners;
- D. The proposed easement deeds to the Town; and
- E. Upon completion of construction, an application to the Town Board for dedication of the easement to the Town as required by Town Code Chapter 129.

Thank you for your attention to the above. Please contact me if you have any questions or comments or if you require any further information prior to the hearing on October 2, 2006.

Sincerely,  
**Messenger & Elliott**



Peter L. Elliott, Esq.

cc: Mary Kendrick Gaffney  
Patrick Sardino  
Don Spear  
Mark Tucker  
Doug Wickman

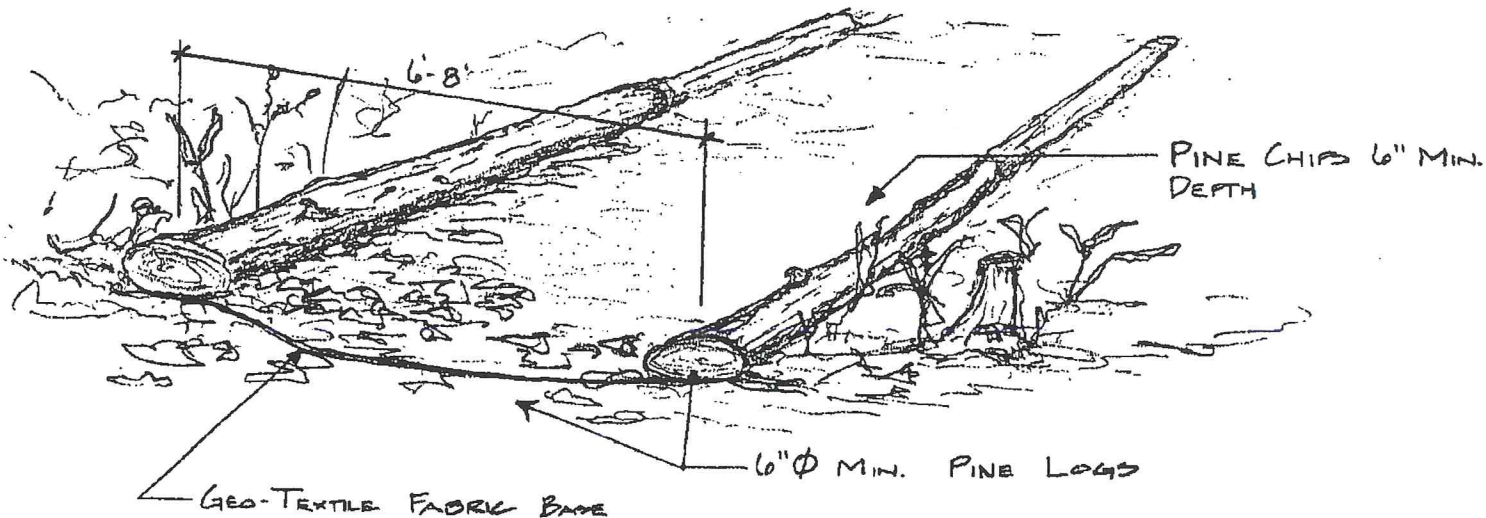
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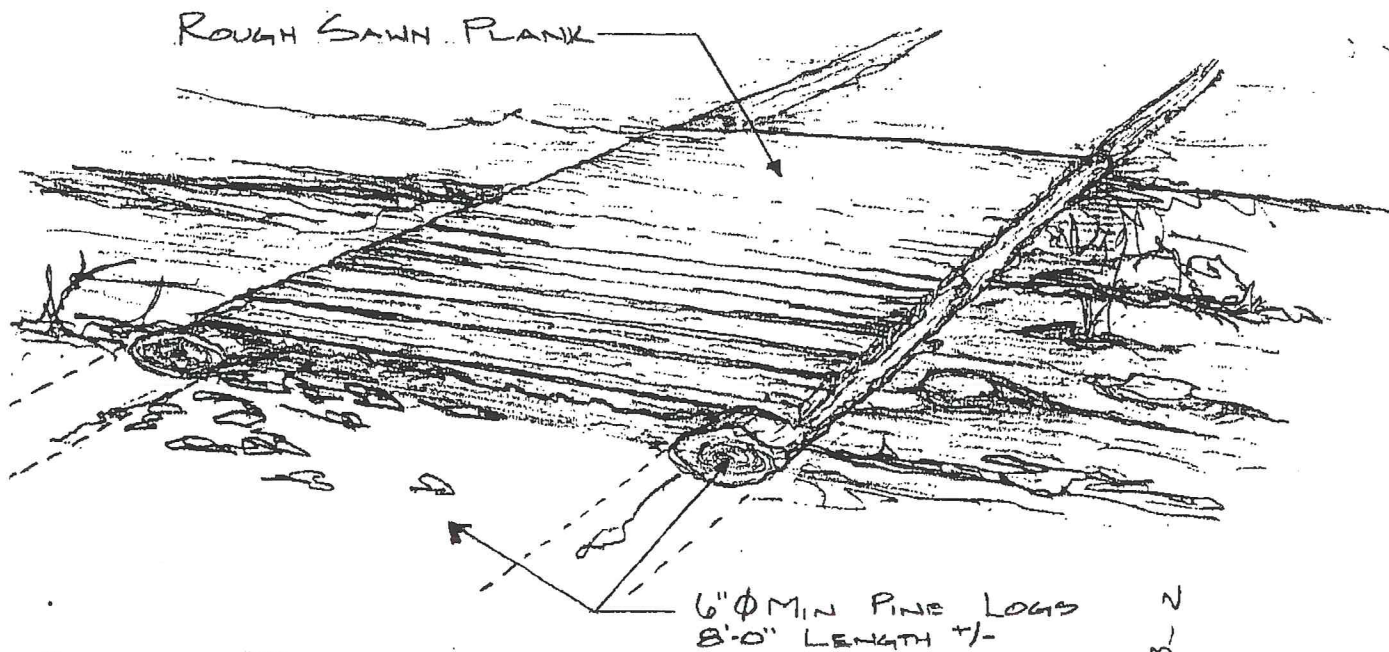
Skaneateles, New York 13152

## BUTTER'S FARM SUBDIVISION

### NATURE TRAIL DETAILS



### PATH DETAIL



### BRIDGE DETAIL

AT FLOWING WATER

63-3-2



# **EMERALD ESTATES PROPERTIES, LP**

3394 East Lake Rd., Skaneateles, NY 13152

4 January, 2005

Joanne L. March  
Deputy Regional Permit Administrator  
NYSDEC  
Div. Envir. Permits, Suite 206  
615 Erie Blvd. W,  
Syracuse, NY 13204-2400

RE: Butters Farm Nature Trail, Materials

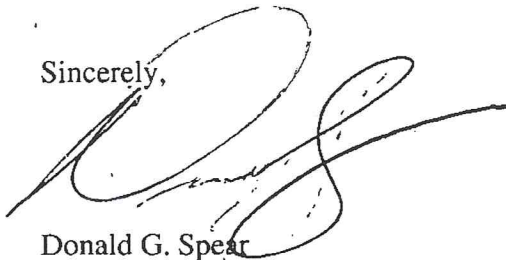
Dear Ms. March:

I am proposing that the materials used in constructing the walking trail at Butters Farm Subdivision in Skaneateles be largely all natural and biodegradable.

The trail will be approximately 6' wide by 440' long. It will require minimal disruption to the woods. It will weave through the trees where ever possible. Most of the clearing will be of branches at the eye level. A few small Buckthorn (Chokecherry) trees might have to be removed. The trail will be lined on either side with 6" diameter pine logs and the foot trail itself will be made of wood chips. So that the wood chips do not get tramped into the earth too readily, I am suggesting that a geo-fabric (filter fabric) be placed under the bed of chips.

We would like to start this construction as soon as possible. Please advise. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald G. Spear', with a large, stylized flourish extending from the end of the signature.

Donald G. Spear  
Partner, Emerald Estates Properties, LP