Tax Map ID #047.-04-02.2

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 and Section 267-b Town Law of the State of New York, the Zoning Board of Appeals of the Town of Skaneateles will hold a Public Hearing on the Application of David & Judy Fennessy.

The proposal is for the construction of an attached sunroom to be located on the existing deck footprint, with an increase to said footprint, on a nonconforming lot in the RR District.

The involved Sections of the Skaneateles Town Code are Section 148-5-4-I.4 Wetlands and Watercourse Setbacks, Section 148-4-3-C.1.b.H RR District Dimensional Requirements: Total Lot Coverage, and Section 148-4-3-C.1.b.I. RR District Dimensional Requirements: Impermeable Surface Coverage.

No principal structure or accessory structure 600 square feet or larger shall be located within 100 feet of a wetland or watercourse, and no accessory structure 200 square feet or larger shall be located within 50 feet of a wetland or watercourse, whereas the site plan reflects a proposed sunroom attached to the dwelling, resulting in a principal structure greater than 600 square feet, located less than 50 feet from a watercourse.

The maximum lot coverage allowed for a lot located in the RR District is 20% of the lot area. This lot has previous approval for nonconforming total lot coverage, with a proposed increase.

The maximum impermeable surface coverage allowed for a nonconforming lot located in the RR District is 15%. This lot has previous approval for nonconforming total impermeable surface coverage, with a proposed increase.

The property in question is located at **883 Franklin Road** in the Town of Skaneateles, New York, and bears Tax Map ID #047.-04-02.2.

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, November 10, 2026, at 7:10 pm*** at the Town Hall, 24 Jordan Street, or electronically as required by local and/or Executive Orders applicable to COVID-19. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair
Zoning Board of Appeals
Town of Skaneateles

Dated: October 20, 2026

SPACE Architectural Studio, P.C.
3 Fennell Street, Suite #2, Skaneateles, N.Y. 13152
p: (315) 685-0540 | e: bill@spacearchstudio.com | www.spacearchstudio.com

Project Narrative

David and Judy Fennessy

Project Location: 883 Franklin Road, Skaneateles, N.Y. 13152

Tax Map No.: 047.-04-02.2

Town Zoning District: Rural Residential

SPACE Architectural Studio project #: 2026-70

Date: 30 July 2026

David and Judy Fennessy's existing residence is a modest single-family home located on an existing undersized lot in the Town. After approval of a master suite addition on 3/3/2025, they are proposing a sunroom to be located on the existing footprint of the deck. This sunroom proposal will allow more living space for their family and better use of the existing deck footprint, plus an extra 2 ft for a better seating area and window pacing. The proposed sunroom will have a door and steps down to the previously approved paver patio.

Due to the existing conditions of the property, there are several P.E.N.C. variances existing on the site that are affected.

The P.E.N.C. variances requested by the Fennessys in this proposal include:

- Maximum Lot Coverage % where 20% is allowed, a variance of +/- 6.53% (+/- 6.42% P.E.N.C.) is requested.
- Maximum Impermeable Surface Coverage % where 15% is allowed, a variance of +/- 9.37% (+/- +/- 7.78%% P.E.N.C.) is requested.
- Maximum Building Footprint % where 6% is allowed, a variance of +/- 8.98% (+/- 7.38% P.E.N.C.) is requested.
- Maximum Floor Space % where 10% is allowed, a variance of +/- 8.51% (+/- 7.84% P.E.N.C.) is requested.
- Minimum Watercourse Setback where 100 ft is required, a variance of +/- 64.5 ft (+/- 62.3 ft P.E.N.C.) is requested.

While there are several P.E.N.C variances for this proposal, the difficulties of the undersized lot and existing conditions of the property are the cause. The previously approved master suite addition and patio included provisions for a rain garden +/- 624.6 sf, which is double the required size of a 6" deep rain garden per the Cornell Study provided in this proposal. The sunroom addition on the existing deck, including its 2ft extension, is covered within the proposed rain garden to offset its surface coverage.

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In response to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance – This sunroom addition will not produce an undesirable change to the neighborhood because it will not impede any adjacent property and will blend in with the existing residence. The proposal will be located on the existing deck footprint, out of view from the street, and will have a more aesthetically pleasing view than the existing wood framed deck.

To whether this benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance – Due to the several P.E.N.C. variances existing on the property, as well as the existing undersized lot size, this benefit cannot be achieved by any other method than an addition, which would require an increase to the existing variances. Additionally, the existing footprint of the deck affects the variances required as it is intended to be used for the sunroom footprint.

To whether the requested area variance is substantial – These variance requests are substantial only due to the existing variances on the property. The proposed variances requested are not a substantial change from the previously approved variances.

To whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – These proposed changes will not have an adverse effect on the neighborhood as it is not a substantial addition and renovation. There is no proposed grading required for the addition and will not have any impact on the neighboring properties.

To whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance – this difficulty was self-created. However, there should be consideration due to the existing undersized lot which has several existing area variances in place.

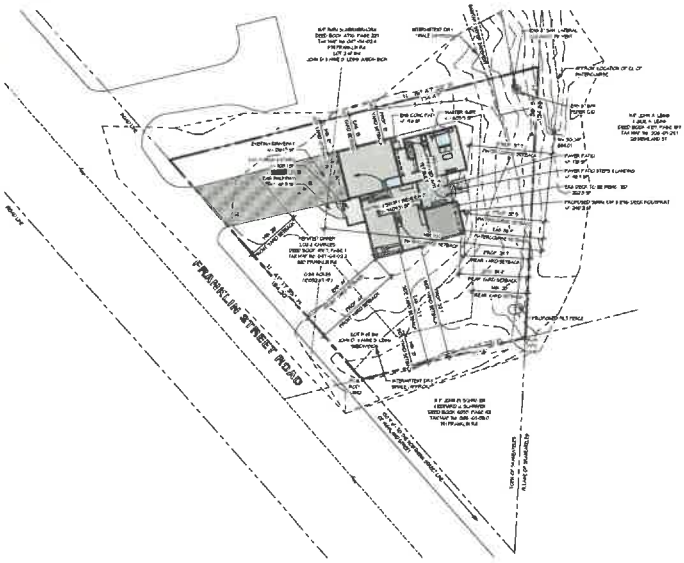
Thank you for considering our proposal.

DENSITY CONTROL SCHEDULE

RURAL RESIDENTIAL DISTRICT

	REQD./ALLOWED	REQD. ALLOWED PER § 188-8-A NONCONFORMING LOTS	EXISTING	PREVIOUSLY APPROVED ADDITION 3/5/2018	PROPOSED	DIFFERENCE	REQD. VARIANCE
MINIMUM LOT SIZE:	+/- 2 acres / 87,120 SF	+ - 5,000 SF	+/- 19,051.67 SF	-	-	-	-
MINIMUM LOT WIDTH:	+/- 150 Ft.	+/- 50 Ft.	+ - 174.4 Ft.	-	-	-	-
MINIMUM FRONT YARD SETBACK:	+ - 60 Ft.	+/- 25 Ft.	+ - 41.0 Ft.	+/- 41.0 Ft.	+/- 41.0 Ft.	-	-
MINIMUM SIDE YARD SETBACK: ONE	+ - 15 Ft.	+/- 15 Ft.	+/- 15.0 Ft.	+/- 15.0 Ft.	+/- 15.0 Ft.	-	-
MINIMUM SIDE YARD SETBACK: ONE	+ - 15 Ft.	+/- 15 Ft.	+/- 95.3 Ft.	+/- 95.3 Ft.	+ - 53.3 Ft.	-	-
MINIMUM SIDE YARD SETBACK: TOTAL	+/- 30 Ft.	+/- 30 Ft.	+ - 265 Ft.	+/- 265 Ft.	+/- 60.3 Ft.	-	-
MINIMUM REAR YARD SETBACK:	+/- 50 Ft.	+/- 25 Ft.	+/- 31.4 Ft.	+ - 30.0 Ft.	+/- 29.1 Ft.	+ - 1.4 Ft.	-
MAXIMUM LOT COVERAGE:	+/- 30%	+ - 30%	+/- 21.09% (P.E.N.C.)	+/- 28.42% (P.E.N.C.)	+/- 28.30% (P.E.N.C.)	+/- 0.11% (P.E.N.C.)	+/- 6.50% (P.E.N.C.)
MAXIMUM IMPERMEABLE SURFACE COVERAGE:	+/- 10%	+/- 15%	+ - 12.75% (P.E.N.C.)	+/- 22.75% (P.E.N.C.)	+ - 24.37% (P.E.N.C.)	+/- 1.34% (P.E.N.C.)	+/- 9.37% (P.E.N.C.)
MAXIMUM BUILDING FOOTPRINT:	-	+/- 8%	+ - 4.73% (P.E.N.C.)	+ - 13.36% (P.E.N.C.)	+/- 14.98% (P.E.N.C.)	+/- 1.80% (P.E.N.C.)	+/- 2.98% (P.E.N.C.)
MAXIMUM FLOOR SPACE:	-	+ - 10%	+/- 18.90% (P.E.N.C.)	+/- 17.84% (P.E.N.C.)	+/- 19.38% (P.E.N.C.)	+ - 1.49% (P.E.N.C.)	+/- 2.5% (P.E.N.C.)
MAXIMUM BUILDING HEIGHT:	+/- 35 Ft.	+/- 35 Ft.	+ - 27.4 Ft.	+/- 27.4 Ft.	+/- 27.4 Ft.	-	-
MINIMUM WATERCOURSE SETBACK:	+/- 100 Ft.	+/- 100 Ft.	+/- 56.4 Ft. (P.E.N.C.)	+ - 37.7 Ft. (P.E.N.C.)	+/- 55.5 Ft. (P.E.N.C.)	+/- 2.2 Ft. (P.E.N.C.)	+/- 44.5 Ft. (P.E.N.C.)

* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING



3 / Z-1 Site Plan
SCALE: 1" = 20'-0"

LOT COVERAGE CALCULATIONS

INCLUDED ITEMS (sf)

EXISTING LOT COVERAGE

EXISTING RESIDENCE	1404 sf
EXISTING GARAGE	1261 sf
EXISTING PORCH	47 sf
EXISTING REAR DECK + STEPS	391 sf
EXISTING FRONT PORCH + STEPS	120 sf
	3263 sf

1263 / 87120 sf = 1.45% < 2.00%

PROPOSED ADDITIONS (sf)

EXISTING RESIDENCE	1404 sf
EXISTING GARAGE	1261 sf
EXISTING PORCH	47 sf
EXISTING FRONT PORCH + STEPS	120 sf
FIRE ROOM, 1 APPROVED WATER TANK	2017 sf
FIRE HOUSE, 1 APPROVED WATER PUMP	176 sf
FIRE HOUSE, 1 APPROVED WOOD STEPS & LANDING	48 sf
PROPOSED SUNROOM	240 sf
	3263 sf

1263 / 87120 sf = 1.45% 24.00%

IMPERMEABLE SURFACE CALCS

LOT AREA: 87120 sf

EXISTING IMPERMEABLE SURFACE COVERAGE

EXISTING RESIDENCE	1404 sf
EXISTING GARAGE	1261 sf
EXISTING DRIVEWAY	1961 sf
EXISTING PAVEMENT	47 sf
	3263 sf

100 * 3263 sf / 87120 sf = 3.75%

PROPOSED ADDITIONAL IMPERMEABLE SURFACE COVERAGE

EXISTING RESIDENCE	1404 sf
EXISTING GARAGE	1261 sf
EXISTING DRIVEWAY	1961 sf
EXISTING PAVEMENT	47 sf
PREVIOUSLY APPROVED WATER TANK	2017 sf
PROPOSED SUNROOM	240 sf
	6930 sf

100 * 6930 sf / 87120 sf = 7.95%

FOOTPRINT CALCULATIONS

LOT AREA: 87120 sf

EXISTING FOOTPRINT

EXISTING RESIDENCE	1404 sf
	1404 sf

1404 / 87120 sf = 1.61% < 8.00%

PROPOSED ADDITIONS

EXISTING RESIDENCE	1404 sf
PREVIOUSLY APPROVED WATER TANK	676 sf
PROPOSED SUNROOM	240 sf
	2320 sf

100 * 2320 sf / 87120 sf = 14.10%

WALL TYPE

EXISTING WALL
PROPOSED WALLS
DEMOLISHED WALLS

FLOOR SPACE CALCULATIONS

LOT AREA: 87120 sf

EXISTING FLOOR SPACE

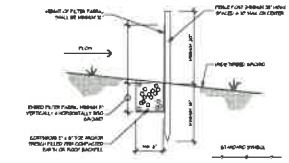
EXISTING BASEMENT FLOOR	1961 sf
EXISTING FIRST FLOOR	1961 sf
EXISTING SECOND FLOOR	1274 sf
	5196 sf

100 * 5196 sf / 87120 sf = 19.90%

PROPOSED FLOOR SPACE

EXISTING BASEMENT FLOOR	1961 sf
EXISTING FIRST FLOOR	1961 sf
EXISTING SECOND FLOOR	1274 sf
PREVIOUSLY APPROVED WATER TANK	1352 sf
PROPOSED SUNROOM	232 sf
	6780 sf

100 * 6780 sf / 87120 sf = 19.38%



CONSTRUCTION NOTES FOR FABRICATING SILT FENCE

1. POSTS: STEEL EITHER T- OR U- TYPE, OR 2" HARDWOOD, MINIMUM LENGTH 4 FEET.
2. FILTER FABRIC: TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. TO PREVENT SEEPAGE, 12 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FABRIC WITH AN APPARENT OPENING SIZE NO GREATER THAN #30 (0.6 MM) SHALL BE USED WITH WOVEN WIRE FENCE TO SUPPORT THE FILTER FABRIC. FILTER CLOTH MAY BE JOINED AT A POST, WITH A MINIMUM 6 INCH OVERLAP, AND SECURELY SEALED.
3. WOVEN WIRE FENCE: WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. THE WIRE MESH SHALL BE ON THE UPSLOPE SIDE OF THE SILT FENCE, AND SHALL EXTEND INTO THE TRENCH. THE WIRE MESH SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. FILTER FABRIC: FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
5. POST SPACING: POST SPACING SHALL BE A MAXIMUM OF 10 FEET. POSTS SHALL BE SPACED EVENLY ALONG THE LINE OF THE BARRIER, AND AT EACH POINT WHERE THE ALIGNMENT OF THE BARRIER CHANGES DIRECTION.
6. MAINTENANCE: THE SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SHOULD THE FABRIC ON A SILT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, IT SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED AT SUCH A TIME THAT THE FENCE DOES NOT BECOME AN IMPEDIMENT TO STORMWATER FLOW AND CAUSE FLOODING.
7. REMOVAL: SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED. SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE FINAL GRADE, PROMPTLY STABILIZED, AND BLEND INTO THE NATURAL CONTOURS.

FABRIC	3' MINIMUM (18 GAUGE STEEL EITHER T- OR U- TYPE)
POSTS	WOVEN WIRE 14 GA. (2" MINIMUM MESH OPENING)
FILTER FABRIC	HEAVY DUTY OR APPROVED EQUAL
WIRE REINFORCEMENT	VARIAN ENGINEERING OR APPROVED EQUAL

6 / Z-1 Silt Fence Detail
SCALE: 1" = 1'-0"

7/20/2026

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Phone: (315) 685-0540 Email: admin@spacearchitecturestudio.com

Proposed Sunroom
for
David & Judy Fennessy
893 Franklin Street
Skaneateles, NY 13152

Revisions

No.	Description	Date

ALL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE PRIOR TO THE COMPLETION OF ANY WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THEREIN.
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED.
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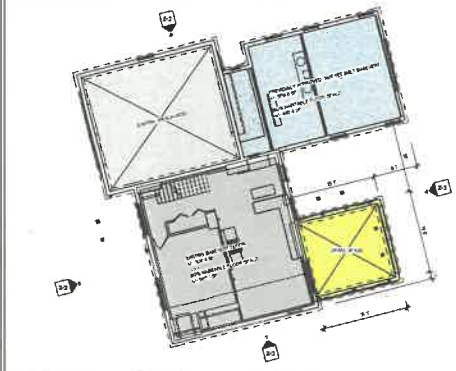
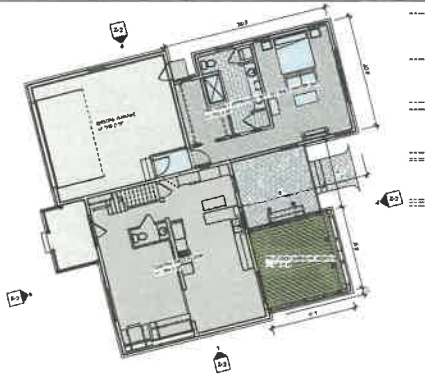
Project Number	2018-10
Date	10/22/24
Scale	As indicated
Drawn by	KLS
Checked by	Checked

ZONING - Site Plan

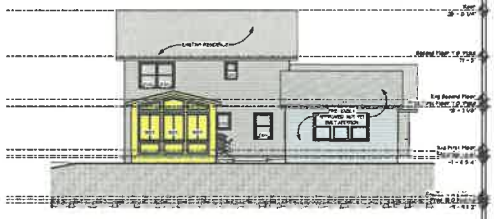
Z-1



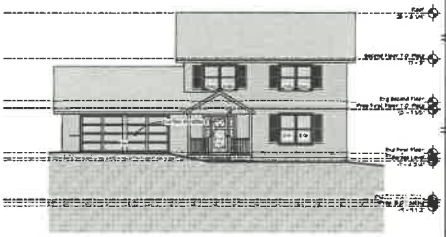
1 / Z-2 Basement Floor Plan
SCALE: 1/8" = 1'-0"



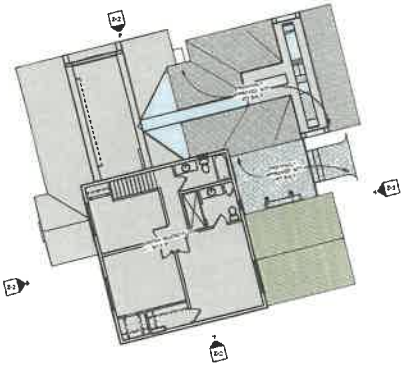
2 / Z-2 First Floor Plan
SCALE: 1/8" = 1'-0"



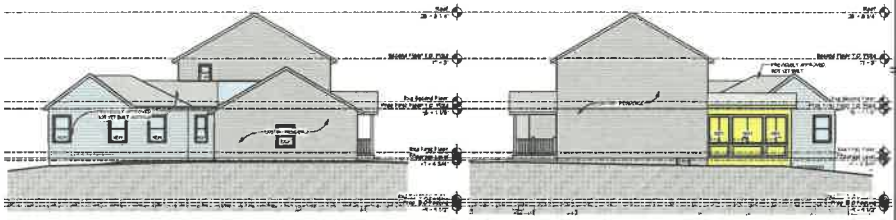
4 / Z-2 Building Elevation - East
SCALE: 1/8" = 1'-0"



5 / Z-2 Building Elevation - West
SCALE: 1/8" = 1'-0"



3 / Z-2 Second Floor Plan
SCALE: 1/8" = 1'-0"



6 / Z-2 Building Elevation - North
SCALE: 1/8" = 1'-0"

7 / Z-2 Building Elevation - South
SCALE: 1/8" = 1'-0"

7/20/2026

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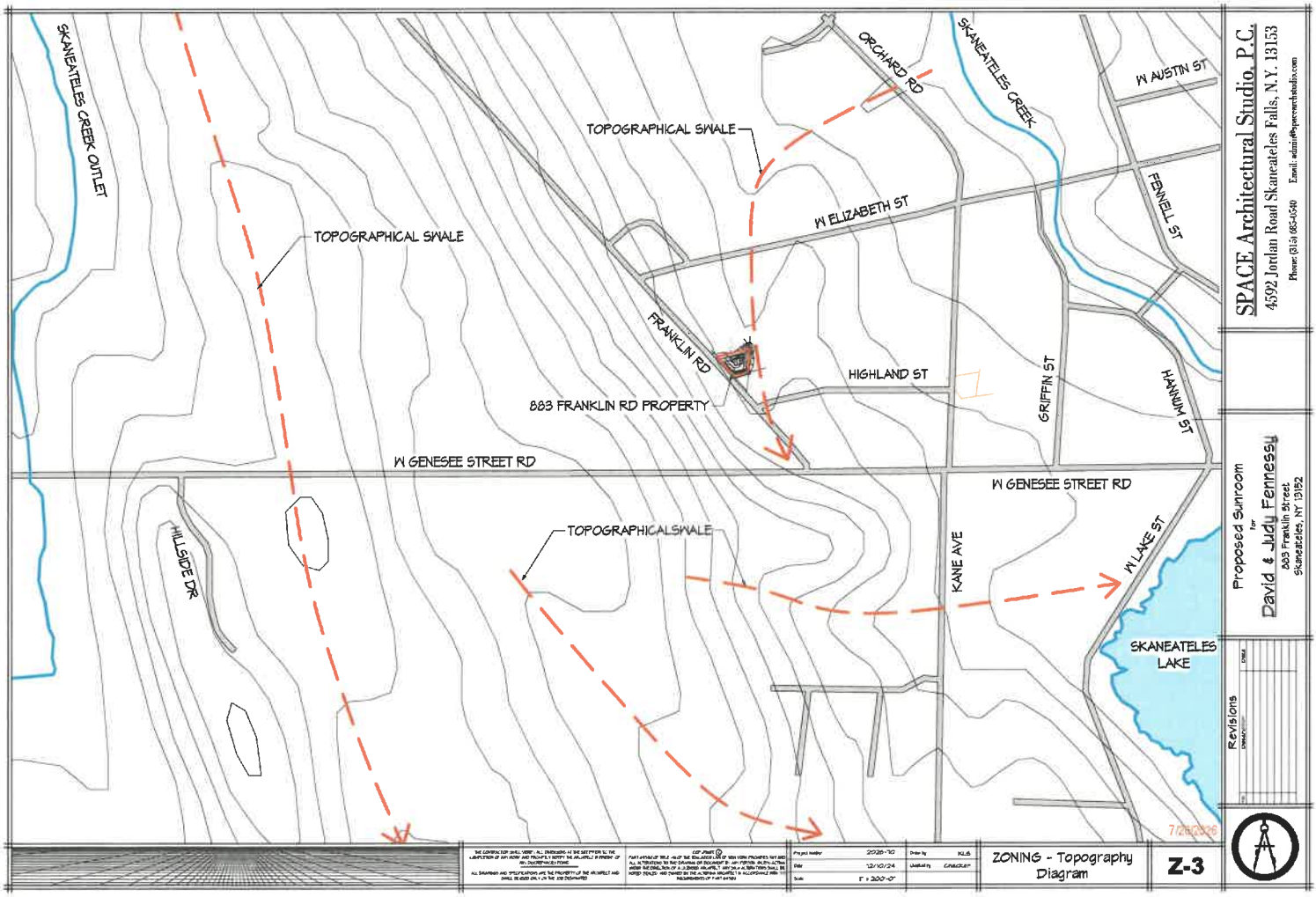
Proposed Sunroom
for
David & Judy Fennessy
003 Franklin Street
Skaneateles, NY 13152

Revisions

Project Number	2020-10
Date	06/22/24
Scale	1/8" = 1'-0"
Drawing	KLS
Checked by	CHECKED

ZONING - Floor Plans & Elevations

Z-2



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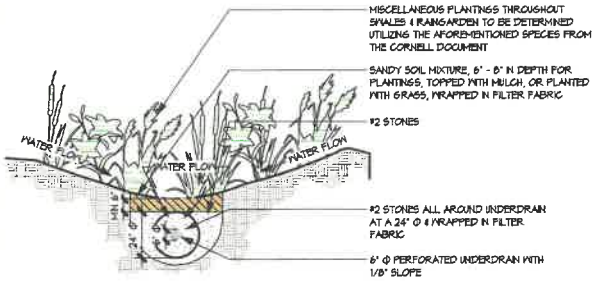
Proposed Sunroom
for
David & Judy Fennessy
883 Franklin Street
Skaneateles, NY 13152

Revisions

Project Number	2023-10
Date	12/10/24
Scale	1" = 200'-0"
Drawn by	KLS
Checked by	CHECKER

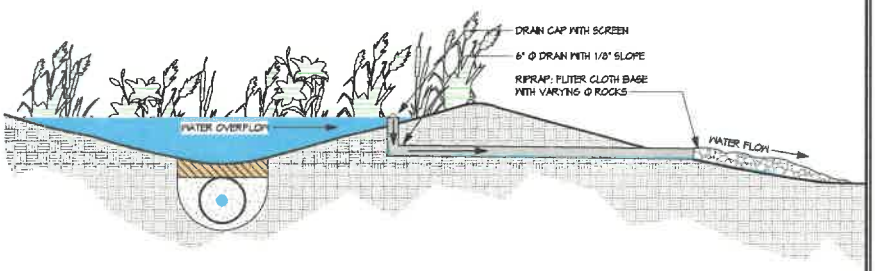
ZONING - Topography Diagram

Z-3



1 Z-4 Swale & Underdrain Detail

SCALE: 1/4" = 1'-0"



2 Z-4 Pipe Outflow

SCALE: 1/4" = 1'-0"

Cornell University
Cooperative Extension
Rockland County

Sloatsburg, NY 10974
Phone: (845) 429 - 7009
Fax: (845) 429 - 6827
www.rocklandextension.org

Installing a Rain Garden

What is a Rain Garden and What Does It Do?

A rain garden looks like an ornamental perennial garden, but contains a shallow depression that is designed to collect and filter stormwater that runs off nearby hard surfaces such as roofs, driveways, or walkways. Most rain gardens have a ponding depth of only a few inches, and are expected to hold water for just a day or so. The water leaving the garden may enter a storm drain system, or seep into the ground, where it can help to recharge our groundwater – especially important in Rockland County, where we depend primarily on wells for our water. The ornamental plants in the rain garden slow the rate of stormwater runoff and help to reduce flooding and erosion. In addition, the vegetation may remove pollutants that could enter our water supply. A properly constructed rain garden will hold and filter approximately 30 percent more rainfall than the same area covered by a lawn.

Choosing a Site

The optimal site for a rain garden is in full sun. Because the garden is a valuable ornamental feature, place it where it will best fit into your existing landscape and where you will enjoy the view. Many people place their gardens near their homes to catch runoff from the roof.

A rain garden should trap water from an average rainfall. Take note of the direction of flow and dimensions of runoff leaving your roof, driveway, or other hard surface during a moderate to heavy shower. The rain garden should be positioned on a relatively level surface on the path of runoff between the source and destination. The site should be at least ten feet away from the foundation of a house or outbuilding, and at least 25 feet from a well head or septic system. You will need to make sure that any overflow from the garden is directed to an appropriate place, such as a storm drain, water it will not impact neighboring properties. Before you get started, call Dig Safe NY at 1-800-962-7962 to locate and protect any underground utilities.

As the slope of the land increases, so does the depth of a rain garden. The bottom of the garden should be as level as possible. A rain garden on a steep slope would require special engineering and may not be practical. Most rain gardens are designed with one side much longer than the other, and situated across the path of rain off or slope to catch the maximum volume of water possible.

Since the purpose of a rain garden is to filter stormwater, the soil underneath the garden should drain easily preferably within 24 hours. If you have standing water or a very high water table, the site is a candidate for a wetland garden instead of a rain garden (contact Cooperative Extension for assistance). You can conduct a simple percolation test for drainage by digging a hole roughly a foot in depth where the soil surface is somewhat dry. If the hole fills with water, stop and locate your rain garden elsewhere. If the hole remains dry, rough up the sides and fill it with water. With 12 to 24 hours, if the water has drained away, the site should be suitable.

As long as most of the storm drain system or the amount of runoff from a given area is taken into account, the size and depth of a rain garden are flexible. A typical rain garden covers 100 to 300 square feet. A shallow garden will need to be wider than a deeper, stormwater site to trap the same amount of water. If your yard will not accommodate a large garden, consider using two or more small ones, or simply the largest area that is reasonable. To calculate how large to make your garden, measure and add together the square feet area of the portions of your roof, driveway, or other surfaces that will drain into the garden. Then consult the following chart:

Building Strong and Vibrant New York Communities.

Impermeable Surface Area*	Required Size of Rain Garden (6" deep)	Potential Rain Garden Dimensions (ft x ft)	Required Size of Rain Garden (3" deep)	Potential Rain Garden Dimensions (ft x ft)
800 ft²	30 ft²	4X10, 5X8, 6X5	60 ft²	7X12, 4X30, 8X9
1000 ft²	50 ft²	5X10, 6X8	90 ft²	7x15, 10X10
1200 ft²	60 ft²	4X15, 8X12, 6X10, 5X12	120 ft²	10X12, 8X15
1400 ft²	70 ft²	5X14, 7X10	140 ft²	10X14, 7X20
1600 ft²	80 ft²	7X12, 8X10, 9X9	160 ft	8X20, 10X16
1800 ft²	90 ft²	8X15, 7X18, 6X12, 9X10	180 ft²	9X20, 10X18, 12X15
2000 ft²	100 ft²	7x15, 10X10	200 ft²	9X20, 10-15X15
2500 ft²	125 ft²	8X16, 10X13	250 ft²	10X25, 13X20, 15X17
3000 ft²	150 ft²	10X15, 12X13	300 ft²	10X30, 15X20
3500 ft²	175 ft²	9X20, 12X15	350 ft²	14X25, 18X20
4000 ft²	200 ft²	10X20, 14X15	400 ft²	14X25, 20X20
5000 ft²	250 ft²	10X25, 13X20, 15X17	500 ft²	20X25

*Roof, driveway, or other surface that serves as a source of runoff.

Constructing the Garden

Use a string, rope or hose to outline the footprint of your garden. When you excavate, create a gentle slope into the center of the garden from the edge. Also remove the full inside to the desired depth of the finished garden, plus additional depth to accommodate any amended additions, such as compost or mulch. A minimum of a couple of inches of mulch are recommended – for example, if a three inch ponding area is desired, dig to a depth of at least five inches. Keep the bottom of the garden as level as possible. If your garden is on a slope, use the excavated soil from the uphill side to level out the downhill side. Save some soil to build a berm.

If you cannot finish the excavation of the garden in one session, mulch the area to prevent erosion until you can complete the task.

To keep runoff contained in the garden and give the water a better chance to seep into the ground, build a berm of excavated earth around the lower perimeter of the garden, or on the side opposite the source of the water flow if the ground is level. The sides of the berm should slope gently. You may leave a couple depressions in one or more parts of the berm for overflow – to reduce erosion, these areas may be covered with decorative stones that allow water to pass through. The soil of the berm should be firmly compacted, then planted with grass or a dense groundcover.

If you would like to hide the berm, you may plant more perennials or shrubs beyond the outside edge. Be sure to mulch the berm to prevent erosion while the plants become established.

An attachment (available at hardware stores) which spreads the water that drains off a roof can be connected to a downspout and positioned to direct the flow of stormwater toward your rain garden. This helps to distribute the water that enters the garden evenly. Alternatively, you may use a downspout extension or install PVC piping to deliver water directly to the garden.

If you cannot reach into the center of the garden from the edge, consider adding a raised pathway, constructed of material such as gravel or stone for access. This will allow you to maintain the garden without compacting the soil.

Planting the Garden

Plant Selection:

The plants in a rain garden must be able to withstand alternating periods of wet and dry soil, as well as occasional flooding. Many of our attractive native plants will handle these conditions. Natives often require less maintenance than exotic ornamentals; these tough plants generally do not require fertilizer or pesticide applications, some are deer resistant. Native plants are also less likely to take over the garden than non-natives.

A mixture of species with varying forms, heights and bloom times will add diversity and interest to your rain garden. As in a traditional perennial garden, repeating blocks or drifts of plants (usually in odd-number groupings) will have a pleasing effect.

Use the chart below as a starting point for plant selection:

Perennials

Latin Name	Common Name	Height	Bloom Time
Asclepias incarnata	Swamp Milkweed	3-5'	L. Summer
Asclepias tuberosa	Butterfly Weed	1-2'	L. Spring
Aster novae-angliae	New England Aster	3-6'	Summer - Fall
Chelone spp.	Turtlehead	1-4'	L. Summer - E. Fall
Coreopsis spp.	Black Eyed-eye, Tickseed, Plains Coreopsis	2-3'	Summer - Fall
Eupatorium spp.	Joe Pye Weed, Mist Flower	4-6'	L. Summer
Filipendula rubra	Meadowsweet	3-6'	Summer
Helenium autumnale	Common Sneezeweed	3-5'	L. Spring
Iris versicolor	Blue Flag	2-3'	L. Spring
Lobelia cardinalis	Cardinal Flower	1-3'	Summer
Monarda didyma	Bee Balm	2-4'	Summer
Osmunda cin.	Cinnamon Fern	3-5'	Summer
Phlox maculata	Meadow Phlox	2-4'	L. Summer - Fall
Rudbeckia spp.	Coneflower	1-6'	L. Summer - Fall
Viburnum cassinoides	Witherod	4-8'	L. Summer - Fall

Ferns

Latin Name	Common Name	Height
Athyrium asplenioides	Lady Fern	1-3'
Dennstaedtia punctilobula	Cinnamon Fern	3-5'
Osmunda regalis	Royal Fern	4-7'

Latin Name	Common Name	Height	Bloom Time
Amsonia spp.	Bluestar	3-5'	L. Summer - Fall
Calamagrostis acutiflora	Feather Reed Grass	4-6'	Summer - Fall
Carex spp.	Sedge	6-36"	L. Spring - E. Summer
Chamaecyparis thyoides	Northern Sea Oats	2-4'	L. Summer
Panicum virgatum	Switch Grass	3-8	Summer - L. Summer

Shrubs

Latin Name	Common Name	Height	Bloom Time
Amorpha spp.	Dwarf Indigo	3-4'	Spring
Callicarpa americana	Beautyberry	4-7	Summer
Caryopteris x clandonensis	Bluebeard	3-5'	L. Summer
Clethra alnifolia	Summersweet	5-10'	L. Summer
Cornus spp.	Red Twig, Gray Dogwood	3-9'	L. Spring - E. Summer
Ilex glabra & *verticillata*	Inkberry, Winterberry	5-15'	L. Spring - E. Summer
Itea virginica	Virginia Sweetspire	3-5'	L. Spring
Myrica pensylvanica	Bayberry	8-12'	Spring
Spiraea sp. (japonica)	Meadowsweet	3-5'	L. Spring
Vaccinium spp.	Blueberry	2-12'	L. Spring
Viburnum spp.	Viburnum	2-15	Spring

Planting the Garden:

Other than excavation to create the depression that holds stormwater and the construction of the berm, preparing a rain garden is similar to that of other perennial borders. Most of the plants will benefit from an addition of an inch or so of compost incorporated into the soil. This will improve drainage and supply organic matter that holds moisture during dry spell, and is especially helpful during establishment.

If possible, set your plants out in early spring so they may begin to develop a good root system before the stress of summer heat. Start out with plants that have well established root systems – those will be able to withstand a flood without washing away, and will fill in more quickly than plants started from small plugs or seed. Set the plants at the recommended spacing for the species. If you use containerized plants, you can move them around in their pots to try different patterns and combinations before you settle on a permanent design.

Dig planting holes deep enough to accommodate plants' root balls. Make sure that the crowns of the plants will be set in the garden at the same level that they had grown in their containers, or in the case of nonnatives, at the original landscape. Dig and loosen the soil of an area at least two or no wider in the next hole than on the plant in, firm the soil gently to remove air pockets, and water well. Finally, spread two inches of mulch to cover the garden soil. Use a heavy mulch, such as hardwood, that will not float away in a heavy rain. Do not pile mulch around the plants' crowns or stems.

Maintenance

Your new rain planted garden will require regular watering for the first season, or until the plants are established. Unless drought restrictions are in effect, supplemental water should be applied whenever there has been an inch of rainfall in the previous week, and a soaking rain is not predicted. Once the garden is established, it will not require additional water unless there is a long, dry spell without any rainfall plants do not perk up after dark.

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Rain Garden Diagrams

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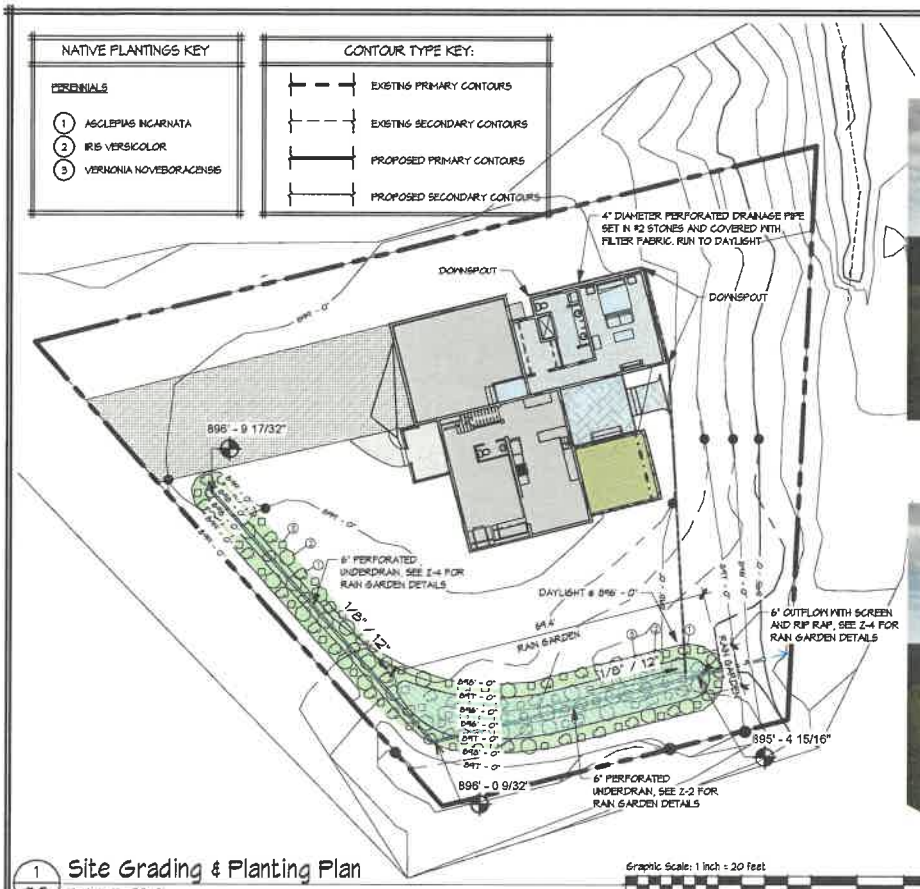
NATIVE PLANTINGS KEY
PERENNIALS
1 ASCLEPIAS INCARNATA
2 IRIS VERSICOLOR
3 VERNONIA NOVEBORACENSIS

CONTOUR TYPE KEY:
EXISTING PRIMARY CONTOURS
EXISTING SECONDARY CONTOURS
PROPOSED PRIMARY CONTOURS
PROPOSED SECONDARY CONTOURS



1 / Z-5 Site Grading & Planting Plan

SCALE: 1" = 20'-0"

Graphic Scale: 1 inch = 20 feet

0 20' 40' 60' 80'

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Site Grading & Planting Plan

Z-5