

December 31, 2021

To Town of Skaneateles  
24 Jordan Street  
Skaneateles, NY 13152

Cc File, GTS Holdings LLC

From Lawrence Klee, Ramsgard

Project Tippi Barn/Longview Shores  
Project No. 2114



Dear Board Members,

The proposed project at Longview Shores, Tax Map# 054.-01-08.2, is a custom new residence on a site with only an existing driveway on the southern side of the property. The work would include a new proposed septic system for 4 bedrooms, erosion control measures for the regraded site, new construction of house, and additional driveway for access.

The parcel is in the RF district and conforms to all dimensional requirements of this district except for pre-existing lot width. The existing lot width is +/-209.91 Ft. and the required lot width in this district for a lot on a state road is 300 Ft.

The proposed construction of the custom new home, driveway, and patio areas will be constructed such that the lot will still be in conformance with the dimensional requirements of this district, except for the pre-existing lot width.

The proposed construction will be traditional architecture in keeping with the surrounding parcels. The proposed house will be within the required setbacks and be setback from the road similarly to adjacent parcels, if not more. The existing vegetative barrier to the West and South of the proposed location will be maintained. The drainage from the site shall not increase above the predevelopment conditions.

The septic system is designed for a six-bedroom house with no garbage disposal, water softener or hot tub spa. All non-wastewater flows shall be excluded from the wastewater treatment system.

The erosion control measures to be taken are to install a silt fence pre-construction and install a bioswale to accommodate watershed during and post construction in accordance with M&P Engineering and Land Surveying's drawings.

The construction sequence will be as follows:

1. Stake out work area and accessory structures, allow for working area per builders/building inspector.
2. Install silt fences immediately downhill of working areas and soil storage areas.
3. Install and stabilize bioswale per M&P Engineers drawings using grass, fabric, sod, etc., as necessary and in consideration of working area limits.
4. Undertake rough excavations and install foundations.
5. Protect interior of structure from weather conditions as required during construction.
6. Rough grade working areas around house.
7. Construct home as required.
8. Provide downspouts to disperse rainwater as sheet action on grade.
9. Continually repair, re-mulch, and reseed when working areas are disturbed.
10. Install topsoil, fine grade, and stabilize, complete landscaping.
11. Cleanup sediment at silt socks, stabilize and remove silt fence.

Sincerely,



Lawrence E. Klee LEED AP  
Ramsgard Architectural Design

# PROPOSED NEW CUSTOM HOME

for

## GTS HOLDINGS LLC

### LONGVIEW SHORES

### SKANEATELES, NY 13152



Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
T1.1	Cover Sheet	12/31/21
Z-1	Site Plans	12/31/21
Z-2	Proposed Main Floor Plan	12/31/21
Z-3	Proposed Second Floor Plan	12/31/21
Z-4	Proposed Third Floor Plan	12/31/21
Z-5	Proposed Elevations	12/31/21
Z-6	Proposed Elevations	12/31/21



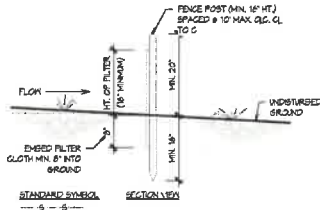
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GTS HOLDINGS LLC

PROPOSED CUSTOM NEW HOME  
LONGVIEW SHORES  
SKANEATELES, NY 13152

- STAKE OUT WORK AREA AND ACCESSORY STRUCTURES, ALLOW FOR WORKING AREA PER BUILDERS/BUILDING INSPECTOR.
- INSTALL SILT FENCES IMMEDIATELY DOWNHILL OF WORKING AREAS AND SOIL STORAGE AREAS.
- INSTALL AND STABILIZE EROSION PER M.P. ENGINEERS DRAWINGS USING GRASS, FABRIC, ROD, ETC. AS NECESSARY AND IN CONSIDERATION OF WORKING AREA LIMITS.
- UNDER TAKE ROUGH EXCAVATIONS AND INSTALL FOUNDATIONS AS REQUIRED DURING CONSTRUCTION.
- PROTECT INTERIOR OF STRUCTURE FROM WEATHER CONDITIONS AS REQUIRED DURING CONSTRUCTION.
- ROUGH GRADE WORKING AREAS AROUND HOUSE.
- CONSTRUCT HOME AS REQUIRED.
- PROVIDE DOWNSPUTS TO DIVERSE RAINWATER AS SHEET ACTION ON GRADE.
- CONTINUALLY REPAIR, RE-HULL, AND RESET WHEN WORKING AREAS ARE DISTURBED.
- INSTALL TOPSOIL, FINE GRADE, AND STABILIZE, COMPLETE LANDSCAPING.
- CLEAN UP DEBRIS AT SILT SOCKS, STABILIZE AND REMOVE SILT FENCE.



#### CONSTRUCTION NOTES FOR FABRICATING SILT FENCE

- NOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS W/ WIRE TIES OR STAPLES.
  - FILTER CLOTH TO BE FASTENED SECURELY TO NOVEN WIRE FENCE W/ TIES SPACED EVERY 24" AT TOP AND SECTION.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" (6" MINIMUM MESH OPENING) AND FOLDED.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED & MATERIAL REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.
- POSTS:** STEEL, EITHER "1" OR "1 1/2" TYPE OR 2" HARDWOOD
- FENCE:** NOVEN WIRE, 1/4" GA. (6" MAXIMUM MESH OPENING)
- FILTER FABRIC:** FILTER, X-HR491 100G, STABILINKA THON OR APPROVED EQUAL
- FABRICATED INTO:** GEOPAD ENVIROFENCE, OR APPROVED EQUAL

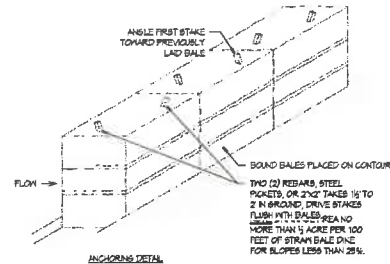
1 Silt Fence Detail  
SCALE 3/4" = 1'-0"



#### CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS THIGHTLY ADJUTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR (4) INCHES, AND PLACED SO THE ENDS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY OTHER TWO (2) STAKES OR REBAR DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH W/ THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR/REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.

2 Straw Bale Dike Detail  
SCALE 1/2" = 1'-0"



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#### REVISIONS

#	DESCRIPTION	DATE

Cover Sheet

PROJ: 13152  
DRAWN BY: LR  
SCALE: As Indicated  
DATE: 2021.12.31

T1.1

12/30/21 11:38:33 AM

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 PROPOSED CUSTOM NEW HOME  
 LONGVIEW SHORES  
 SKANEATELES, NY 13152

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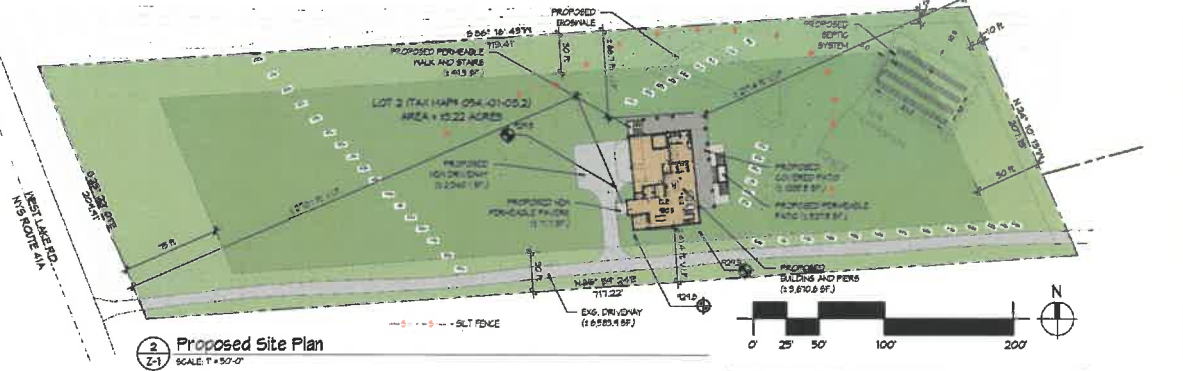
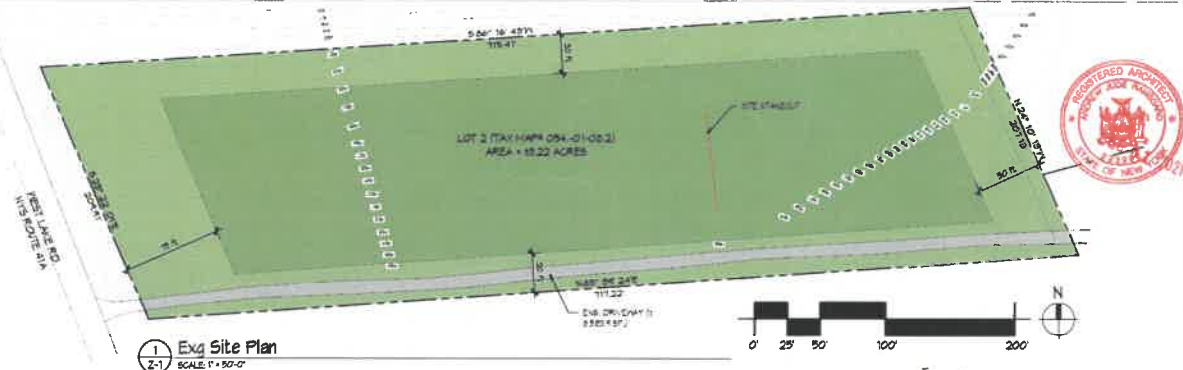
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**REVISIONS**  
 # DESCRIPTION DATE

Site Plans  
 PROJ# 1114  
 DRAWN BY: LC  
 SCALE: As Indicated  
 DATE: 2023.12.28

**Z-1**

4/12/2023 11:38:35 AM



DENSITY CONTROL SCHEDULE (TOWN OF SKANEATELES)					
	REQD./ALLOWED		RF - DISTRICT		REQD. VARIANCE
	REQD.	ALLOWED	EXISTING	PROPOSED	
MINIMUM LOT AREA	2 ACRES	19.22 ACRES	19.22 ACRES	-	-
MINIMUM LOT WIDTH	500 FT.	1,204.81 FT.	1,204.81 FT.	-	1,400.81 FT. (PENG.)
MINIMUM FRONT YARD SETBACK	25 FT.	N/A	1,970.1 FT.	1,970.1 FT.	-
MINIMUM SIDE YARD SETBACK (NORTH)	30 FT.	N/A	1,667.7 FT.	1,667.7 FT.	-
MINIMUM SIDE YARD SETBACK (SOUTH)	30 FT.	N/A	1,414.4 FT.	1,414.4 FT.	-
MINIMUM REAR YARD SETBACK	50 FT.	N/A	1,277.4 FT.	1,277.4 FT.	-
MINIMUM COVERED BUILDING FOOTPRINT	12,000 SF.	N/A	15,704.7 SF.	15,704.7 SF.	-
MAX. IMPERMEABLE SURFACE COVERAGE	10%	14.7%	14.9%	15.2%	-
MINIMUM LOT COVERAGE	20%	14.7%	15.2%	15.7%	-
MINIMUM BUILDING HEIGHT	25 FT.	N/A	194.7 FT.	194.7 FT.	-

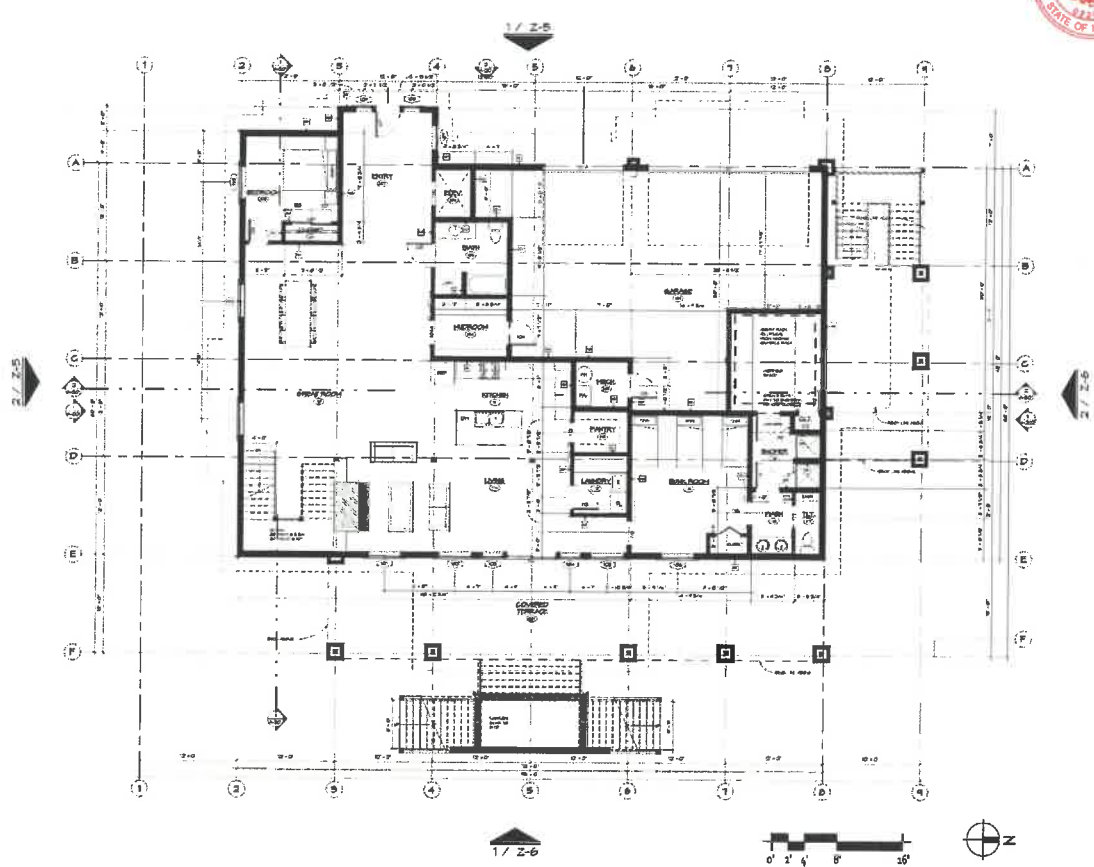
\* (PENG.) - PRE-EXISTING NON-CONFORMING

IMPERMEABLE SURFACE COVERAGE (MAX - 10%)		
EXS. SITE ELEMENTS	AREA	KEY
EXS. DRIVEWAY	10,559.4 V.I.F.	
<b>EXS. TOTAL</b>	<b>10,559.4 SF. (8.47% V.I.F.)</b>	
PROP. SITE ELEMENTS	AREA	KEY
EXS. DRIVEWAY	15,553.4 SF. V.I.F.	
PROPOSED DRIVEWAY	12,240.1 SF. V.I.F.	
PROPOSED BUILDING AREA	15,870.8 SF. V.I.F.	
PROPOSED COVERED PATIO	1,329.9 SF. V.I.F.	
<b>PROPOSED TOTAL</b>	<b>44,994.2 SF. (34.04%)</b>	

LOT COVERAGE (MAXIMUM - 20%)		
EXS. SITE ELEMENTS	AREA	KEY
EXS. DRIVEWAY	10,559.4 V.I.F.	
<b>EXS. TOTAL</b>	<b>10,559.4 SF. (8.47% V.I.F.)</b>	
PROP. SITE ELEMENTS	AREA	KEY
EXS. DRIVEWAY	15,553.4 SF. V.I.F.	
PROPOSED DRIVEWAY	12,240.1 SF. V.I.F.	
PROPOSED BUILDING AREA	15,870.8 SF. V.I.F.	
PROPOSED COVERED PATIO	1,329.9 SF. V.I.F.	
PROP. IMPERMEABLE SURFACES	44,994.2 SF. V.I.F.	
<b>PROPOSED TOTAL</b>	<b>84,988.4 SF. (64.04%)</b>	

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



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SALAMANCA, NY 13354

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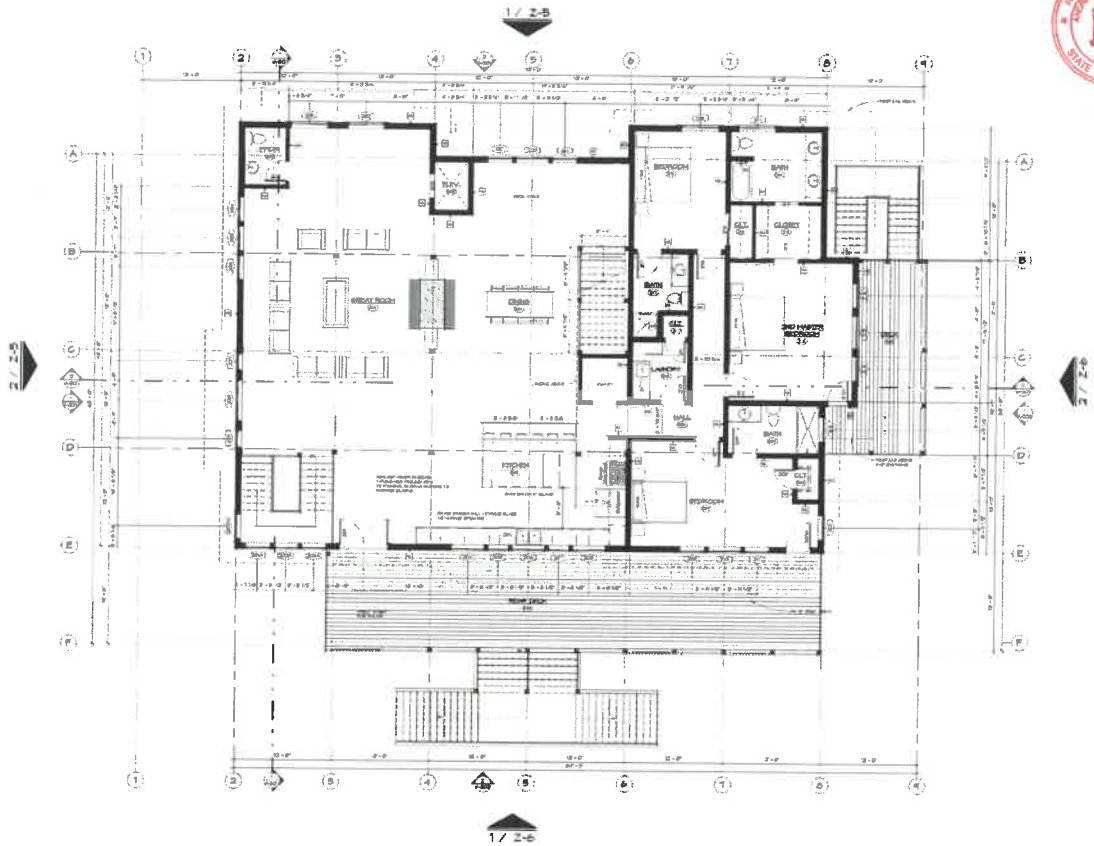
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**REVISIONS**

#	DESCRIPTION	DATE

Proposed Main Floor Plan  
PROJ#: 3334  
DRAWN BY: LK  
SCALE: 1/8" = 1'-0"  
DATE: 2023.02.23

**Z-2**



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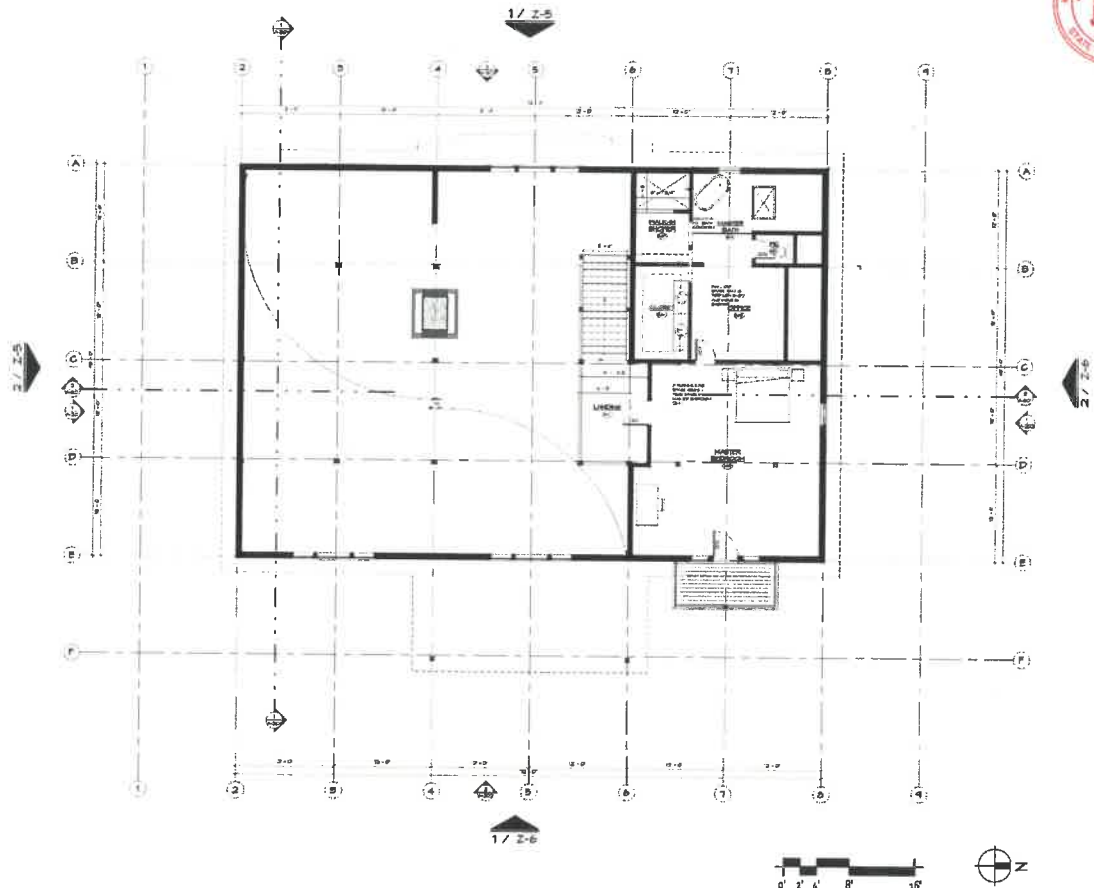
**REVISIONS**

#	DESCRIPTION	DATE

Proposed Second Floor Plan  
 PROJ. 1514  
 DRAWN BY: LR  
 SCALE: 1/8" = 1'-0"  
 DATE: 10/11/13

**Z-3**

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



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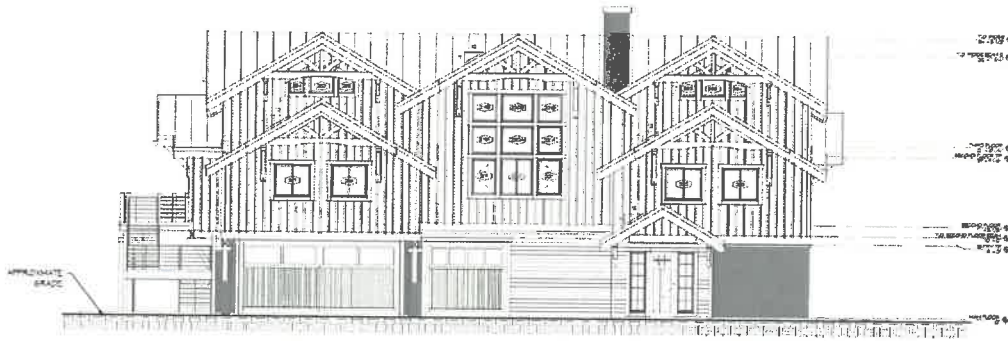
#	DESCRIPTION	DATE

Proposed Third Floor Plan

PROJ#: 1314  
 DRAWN BY: LK  
 SCALE: 1/8" = 1'-0"  
 DATE: 10/11/10

**Z-4**

**1**  
**Z-4**  
 Proposed Third Floor Plan  
 SCALE: 1/8" = 1'-0"



1 Proposed West Exterior Elevation  
SCALE: 1/8" = 1'-0"



2 Proposed South Exterior Elevation  
SCALE: 1/8" = 1'-0"



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REVISIONS

#	DESCRIPTION	DATE

Proposed Elevations

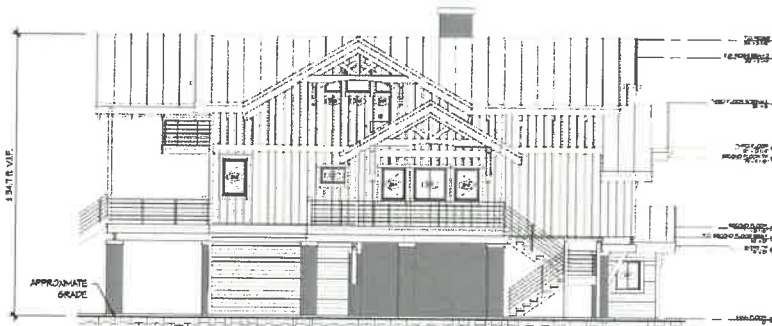
PROJ#: 1314  
DRAWN BY: LK  
SCALE: 1/8" = 1'-0"  
DATE: 2023.02.28

Z-5





1 Proposed East Exterior Elevation  
SCALE: 1/8" = 1'-0"



2 Proposed North Exterior Elevation  
SCALE: 1/8" = 1'-0"



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SCANLATELES, NY 13152

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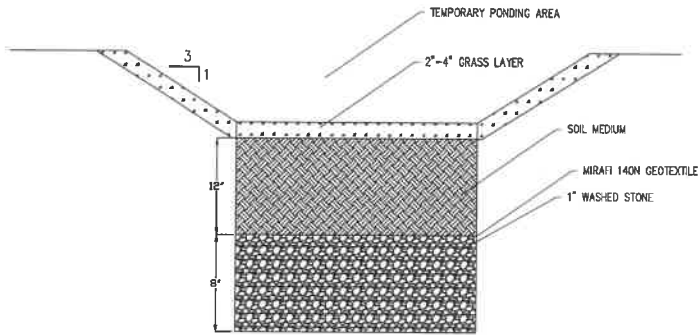
**REVISIONS**

#	DESCRIPTION	DATE

Proposed Elevations

PROJ. 3114  
DRAWN BY: LK  
SCALE: 1/8" = 1'-0"  
DATE: 03/13/23

**Z-6**



BIOSWALE CROSS SECTION

$$WQv = \frac{(0.05 + 0.009 \times I) \times A}{12}$$

WQv = WATER QUALITY VOLUME (CU.FT.)

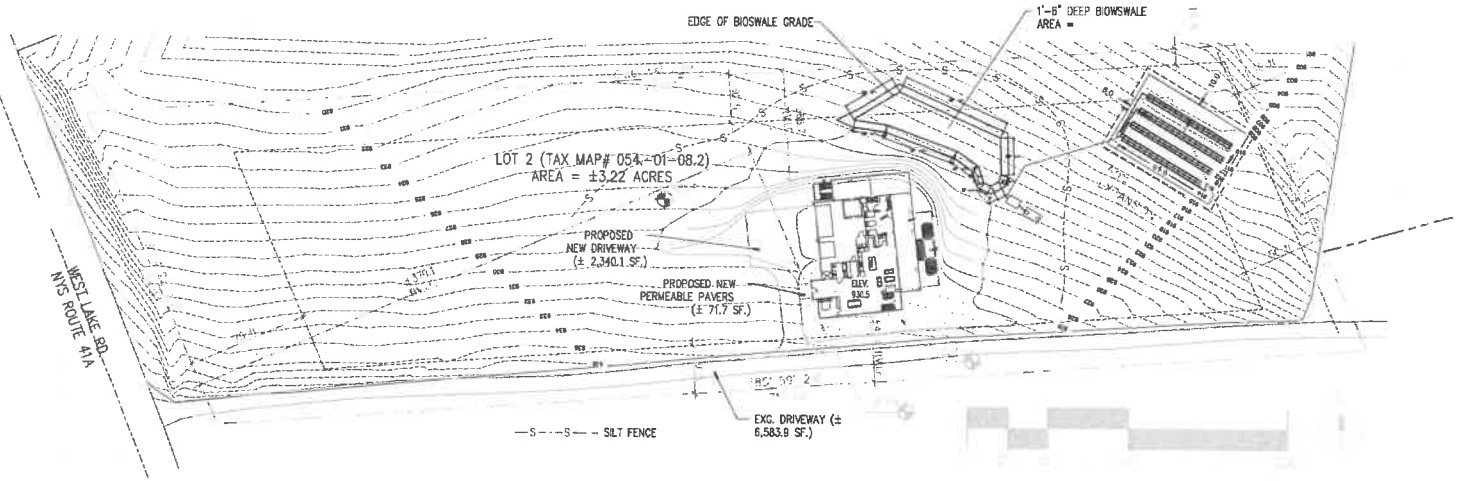
I = IMPERVIOUS SURFACE COVERAGE - 10%

A = DRAINAGE AREA = 140263 SF

WQv = 1636 CU.FT.

BIOSWALE SIZE: 1800 SF X 1.5 FT DEEP = 2700 CU.FT.

BIOSWALE CALCULATION



SITE PLAN



M&P ENGINEERING AND LAND SURVEYING, PLLC  
 51 FENNEL STREET  
 SKANEATELES, NY 13152  
 315-447-7252  
 MPENGINEERS.COM



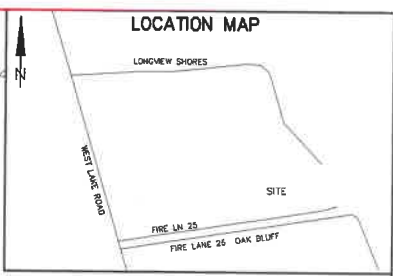
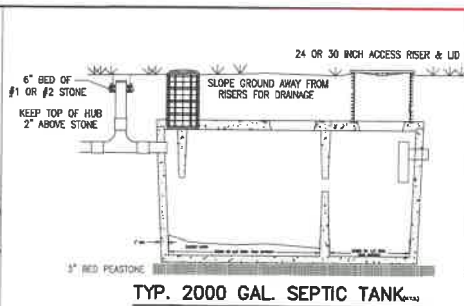
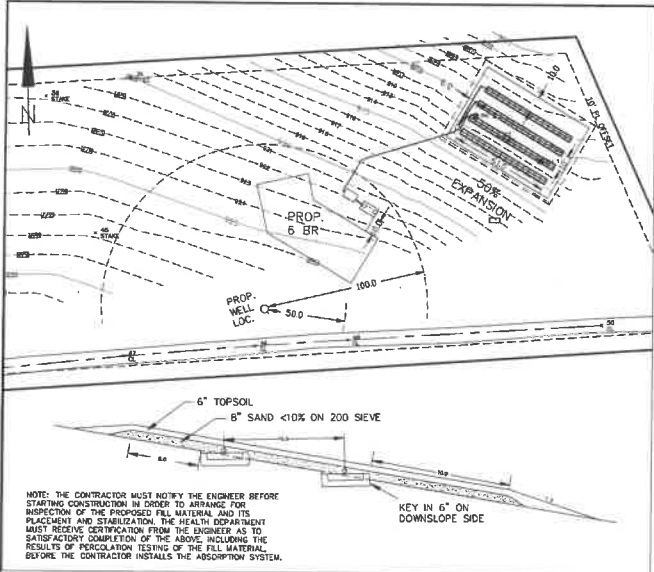
REVISIONS:	DATE:	BY:

PROJECT: GTS HOLDINGS LLC  
 CLIENT: RAMSGARD  
 LOCATION: LONGVIEW SHORES, SKANEATELES, NEW YORK

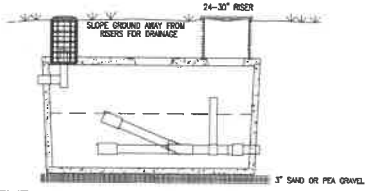
DRAWING TITLE: EROSION & SEDIMENT CONTROL PLAN  
 SHEET NO: 2021009  
 DATE: 1/25/2022  
 SCALE: NTS

ENG BY:	MPO
DRAWN BY:	MPO
CHECKED BY:	MPO

01



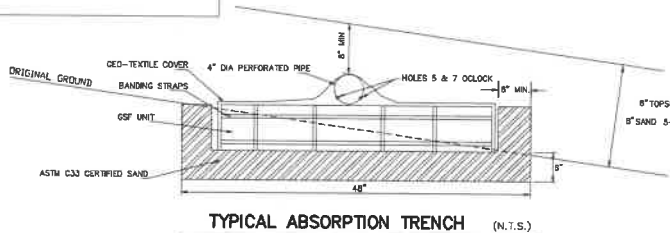
TYP. 2000 GAL. SEPTIC TANK



TYP. 500 GAL. DOSING TANK



TYPICAL D-BOX (N.T.S.)



TYPICAL ABSORPTION TRENCH (N.T.S.)

**NOTES**

- CALL BEFORE YOU DIG, 811
- 1 HOUSE TO ST-4" TIGHT JOINT SCHEDULE 40 PVC MINIMUM SLOPE 1/4" PER FT. (NO 90 BENDS ALLOWED)
- 2 ST TO DOSING TANK & DOSING TANK TO D-BOX - 4" TIGHT JOINT SCHEDULE 40 PVC PIPE SLOPE 1/8" PER FT. MIN.
- 3 SOLID WALL PIPE FROM DISTRIBUTION BOX TO LEACH FIELD TRENCHES TO BE 4" SCH 30 PIPE, MINIMUM SLOPE 1/32" PER FOOT. PIPE TO BE SURROUND AND COVERED WITH EXCAVATED SOIL.
- 4 DISPERSE WITH ELEN GSF B-43 MATS PER MANUFACTURER'S RECOMMENDATIONS
- 5 SEPTIC TANK DESIGN AND INSTALLATION TO CONFORM WITH SPECIFICATIONS SET OUT IN THE NYS DEPT. OF HEALTH PUBLICATION ENTITLED "WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS" (0717). TANK MAY REQUIRE MEASURES TO RESET BUOYANCY.
- 6 NO VEHICULAR TRAFFIC IS TO BE ALLOWED OVER ANY PART OF THE SEPTIC SYSTEM.
- 7 DISPOSAL AREA TO BE FREE OF TREES, STRAPS AND BRUSH.
- 8 LEACH FIELD TO BE LOCATED A MINIMUM OF 100' FROM WELL ON THIS AND ANY ADJACENT LOT.
- 9 LEACH LINES TO BE INSTALLED PARALLEL TO GROUND CONTOURS.
- 10 DO NOT DIG TRENCHES IN WET SOIL.
- 11 RAKE SIDES AND BOTTOM OF ALL TRENCHES PRIOR TO INSTALLING DISTRIBUTION SYSTEM.

- 12 THIS SYSTEM IS DESIGNED FOR A SIX BEDROOM HOUSE WITH NO GARAGE DISPOSAL, WATER SOFTENER OR HOT TUB SPA. ALL NON-WASTEWATER FLOWS SHALL BE EXCLUDED FROM THE WASTEWATER TREATMENT SYSTEM.
- 13 ALL COMPONENTS OF THIS WASTEWATER TREATMENT SYSTEM SHALL BE DESIGNED, INSTALLED AND OPERATED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
- 14 NO GUARANTEE AS TO THE FUNCTIONALITY OR THE LIFE EXPECTANCY OF THE SEPTIC SYSTEM IS WARRANTED OR IMPLIED BY THE ENGINEER.
- SEPTIC TANK:**
  - INSTALL NEW 2000 GALLON WATERTIGHT SEPTIC TANK AT LOCATION SHOWN ON PLAN.
  - TANK SHALL BE INSTALLED LEVEL ON A 6" BED OF SAND OR PEASTONE.
- DOSING TANK:**
  - INSTALL NEW 500 GAL WATERTIGHT DOSING TANK WITH FLOUT SYSTEM SET TO DOSE BETWEEN 190 AND 230 GALLONS PER DOSE.
  - INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- LEACH FIELD:**
  - EXCAVATE ABSORPTION TRENCHES THROUGH 6" SAND FILL KEY 6" INTD IN-SITU SOIL ON DOWNSLOPE SIDE.
  - INSTALL ELEN GSF B-43 MATS PER PLAN AND MANUFACTURER'S RECOMMENDATION.
  - TRENCH BOTTOMS SHALL BE LEVEL, RAKE SIDES AND BOTTOM OF TRENCHES PRIOR TO PLACING SAND. DO NOT USE BUCKET TEETH TO RAKE BOTTOM OF TRENCHES.

**DESIGN DATA**

DATE OF PERCOLATION TEST: 10/9/20  
 PERCOLATION RESULTS PT 1 24" AT 18 MIN PT 2 24" AT 27 MIN  
 DEEP TEST HOLE DATA - D - 20" TOPSOIL  
 20" - 64" FRACTURED SHALE  
 BEDROCK AT 64", NO EVIDENCE OF WATER  
 NUMBER OF BEDROOMS: 6 DAILY FLOW: 860 GPD  
 SEPTIC TANK SPECIFICATIONS: 2000 GALLON  
 DISPOSAL SYSTEM SPECIFICATIONS:  
 APPLICATION RATE = 0.5  
 TILE #ME NUMBER & LENGTH: 60  
 TOTAL LINEAL FEET 240' ELEN GSF B-43 MATS IN 24" OF TRENCH  
 WATER SAVING FIXTURES (FOOT 180V) 1.6 G.P.F. HEAT WATER CLOSURES AND 3.0 G.P.M. MAX FAUCETS/SHOWERHEADS. DESIGN FLOW 110 G.P.D. PER BEDROOM.

**HEALTH DEPARTMENT APPROVAL**

SEWAGE DISPOSAL PLAN  
 PARCEL OF LAND  
 LONGVIEW SHORES  
 TOWN OF SKANEATELES  
 ONONDAGA Co., NEW YORK

TAX MAP No. 054-01-08.2  
 OWNER: GTS HOLDINGS LLC

ERIC J. RUCK, P.E.  
 1111 WOODMANCY ROAD  
 TULLY, NEW YORK 13159  
 315-727-9252

DATE: NOVEMBER 2, 2021 SCALE: 1" = 40 FEET