



SMART RESIDENCE – PROJECT DESCRIPTION & PROPOSED PURPOSE (PROPOSED SHORELINE STABILIZATION & BOAT PORT INSTALLATION)

PROJECT DESCRIPTION

The proposed project consists of installing a new timber-crib style retaining wall system directly south of an existing timber-crib retaining wall along the shoreline/embankment area of this property as a remedial measure to mitigate the uncontrolled embankment erosion. Additionally, to protect the property owner's boat, a single-slip boat port is also proposed directly south of an existing open pile dock system. No re-grading operations are to be performed with this project.

The project parcel is located at 1043 The Lane, Town of Skaneateles, Onondaga County, New York. The property is owned by Ryan and Mona Smart, Tax Map No. 050.-01-19.0. The size of this property is approximately 0.65 acres and includes a main single-family residential structure is located along the center of this parcel with a detached guest cottage. For additional information, refer to the enclosed design permit drawings and property survey plan.

The following information summarizes the construction of the overall proposed project in greater detail. The construction of these proposed items will be in conformance with all local, State and Federal codes, rules and regulations, as applicable. Construction will not occur until all agency approvals and permits have been obtained.

For additional information, refer to the enclosed design permit drawings, site location map, existing site photos and various permit application documents.

PHASE I – SITE WORK PREPARATION

- ◆ Install erosion and sediment control devices (i.e., floating silt fence system) within Skaneateles Lake, as indicated on the design plans. Note that the floating silt fence components can be installed in a segmented approach to protect the immediate areas of construction and not totally encompassing the entire 200 linear feet (+/-) of work along and within the lake.
- ◆ Prepare a designated material storage area on the upland parcel that is used for receiving, storing and distributing building materials, etc. – as needed. The perimeter of this area shall be protected with silt fence (as necessary) and the area will be returned to a pre-construction condition upon completion of the project (i.e., seed and mulch).
- ◆ Establish alignment and configuration of the proposed timber-crib style retaining wall system based on the enclosed design drawings and site conditions.

PHASE II – INSTALL TIMBER-CRIB STYLE RETAINING WALL SYSTEM ALONG SHORELINE

- Install approximately 24 linear feet of a stacked and tapered, timber-crib style retaining wall directly adjacent and south of an existing timber-crib retaining wall along the shoreline area of this property traversing north and south direction, accordingly. The base of the timber crib shall be installed approximately 24 to 32 inches below the existing shoreline such that the timbers are “pinned” to the underlying shale bedrock. The pins shall consist of No. 8 steel reinforcing bars that are drilled a minimum of 24 inches into the bedrock with full length epoxy anchorage.

The new timber crib retaining wall shall also be fastened to the end of the existing timber crib retaining wall and shall match the existing profile, accordingly.

This new retaining wall will mitigate the current uncontrolled erosion along the shoreline embankment and will protect Skaneateles Lake from the uncontrolled release of silts associated with the natural erosion.

Note that medium-sized, rip-rap toe stone (approximately 4 to 6 inches in wide) shall be placed within the timber-cribbing of the new retaining wall system. The rip-rap adds to the stability of the retaining wall and also serves as a filtration to the natural migration of groundwater flow toward the lake. No additional fill be will placed below the mean high-water mark elevation of 865.02 feet (based on NGVD 29 datum).

PHASE III – INSTALL STEEL PIPE PILES, BOAT PORT AND DOCK EXTENSION

- Install a maximum of eight (8), 8-inch diameter steel pipe piles to support the proposed single-slip, covered boat port along the southern side of an existing pipe pile dock system.
- The proposed single-slip, covered boat port is approximately 30 feet long by 14 feet wide.
- No sidewalls are proposed for the boat port.
- Install a maximum of four (4) additional, 8-inch diameter steel pipe piles along the eastern end of the existing pipe pile dock system for the inclusion of an additional dock arrangement.
- The proposed dock extension is approximately 12 feet long by 8 feet wide.
- The proposed dock extension is to match the deck and perimeter staving boards.

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March 17, 2022

PHASE IV –PROJECT CLOSE OUT

- Perform any seed/much to lawn areas disturbed during the new retaining wall installation and material storage area, install various plantings along the wall, as needed.
- Remove any remaining floating silt fencing from the lake.

PROPOSED PURPOSE

The proposed purpose of this project is to stabilize a section of the shoreline that is experiencing erosion and without new measures, the uncontrolled entry of fill (soil) material into the lake will continue to occur. These proposed improvements are intended to protect the applicant's property and the adjacent waterway by decreasing shoreline erosion, ultimately increase water quality and related wild life habitats within the lake system.

The proposed timber-crib retaining wall system is consistent with the shorelines of adjacent property owners that consist of various shoreline wall systems consisting of sheet metal, segmental concrete block units, cast-in-place concrete, and/or timber framing.

Additionally, the inclusion of open pile supported covered boat port will protect the property owner's boat.

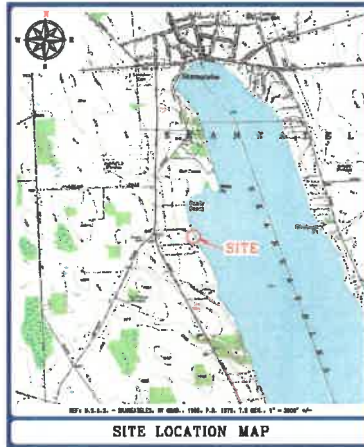
All proposed property improvements will not adversely affect the surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution or other nuisances. The request for approval of the proposed project by the Town of Skaneateles Planning Board and Zoning Board of Appeals is consistent with the comprehensive plan and all relevant site planning criteria in §148-10-6 are satisfied.

SMART RESIDENCE

TOWN OF SKANEATELES, ONONDAGA COUNTY, NEW YORK

GENERAL NOTES

- THE PROJECT SITE IS LOCATED BY "HOLD THE LINE" IN THE TOWN OF SKANEATELES, NEW YORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO INITIATING CONSTRUCTION AND SHALL MAINTAIN ALL NECESSARY SET-BACKS, IF APPLICABLE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE FOLLOWING AGENCIES:
 - ENVIRONMENTAL SAFETY AND HEALTH ADMINISTRATION (EPA)
 - THE TOWN OF SKANEATELES PLANNING AND ZONING DEPARTMENT
 - BUILDING CODE OF NEW YORK STATE, LATEST EDITION, AS APPLICABLE.
- BEFORE THE INITIATING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THEIR INSURANCE IN FULL WRITING COVERAGE WITH THE TOWN OF SKANEATELES AND SHALL MAINTAIN THE SAME THROUGHOUT THE PROJECT PERIOD.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL MAINTAIN THE SAME THROUGHOUT THE PROJECT PERIOD.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PLANS CONFORMING WITH ALL APPLICABLE REGULATIONS TO AVOID EROSION AND TO MAINTAIN THE STABILITY OF THE CONSTRUCTION SITE THROUGHOUT THE PROJECT PERIOD.
- THE CONTRACTOR SHALL PROVIDE SLOTTED CURBS ALONG THE ROAD AREA TO CONTROL THE FLOW OF WATER TO THE CONSTRUCTION SITE THROUGHOUT THE PROJECT PERIOD.
- ANY OTHERS TO BE APPLICABLE, SUBJECT TO THE TOWN OF SKANEATELES, NEW YORK.



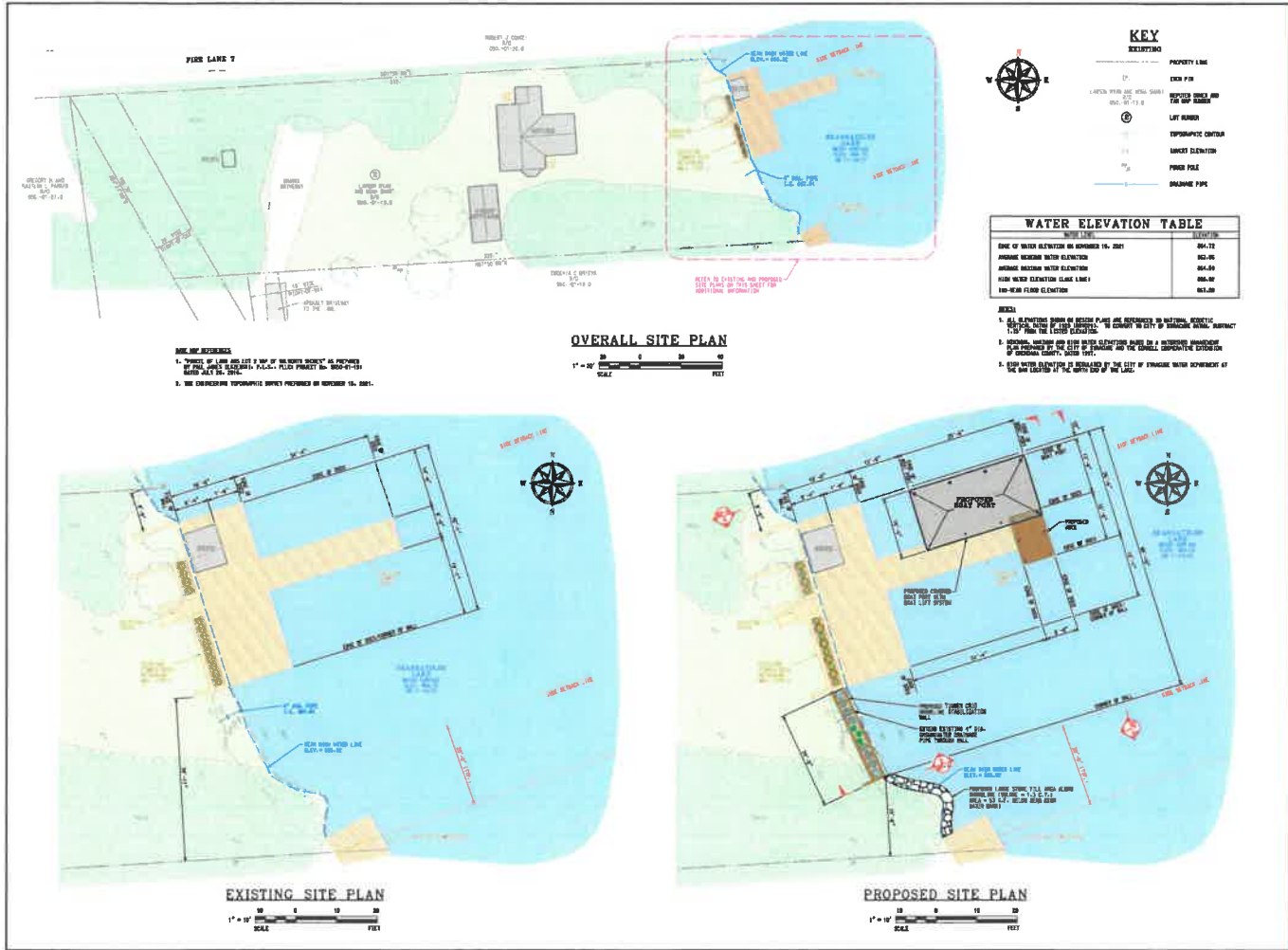
INDEX TO SHEETS	
DRAWING TITLE	SHEET NUMBER
GENERAL LOCATION AND PROPOSED SITE PLAN	SP-1
EXISTING AND PROPOSED LOT CORNER SITE PLAN	SP-2
SHORELINE AND EROSION CONTROL PLAN	SP-3
EROSION AND SEDIMENT CONTROL, PLAN, DETAILS AND SPECIFICATIONS	SP-4

SHORELINE STABILIZATION

(PROJECT No. 2021073)
MARCH 2022

APPROVED FOR THE TOWN OF SKANEATELES AND AUTHORITY: TOWN OF SKANEATELES	SP-1-01
APPROVED FOR THE TOWN OF SKANEATELES AND AUTHORITY: TOWN OF SKANEATELES	SP-1-02
APPROVED FOR THE TOWN OF SKANEATELES AND AUTHORITY: TOWN OF SKANEATELES	SP-1-03
APPROVED FOR THE TOWN OF SKANEATELES AND AUTHORITY: TOWN OF SKANEATELES	SP-1-04

TDK Engineering Associates, PC



Engineering Associates, PC

TPK

SMART RESIDENCE

LEATHERSTOCKING LAKE SERVICES

CLIENT: LEATHERSTOCKING LAKE SERVICES

LOCATION: TOWN OF BOWNEVILLE, OHIO, COUNTY NEW VENTURE

PROJECT NO.: 2011-013

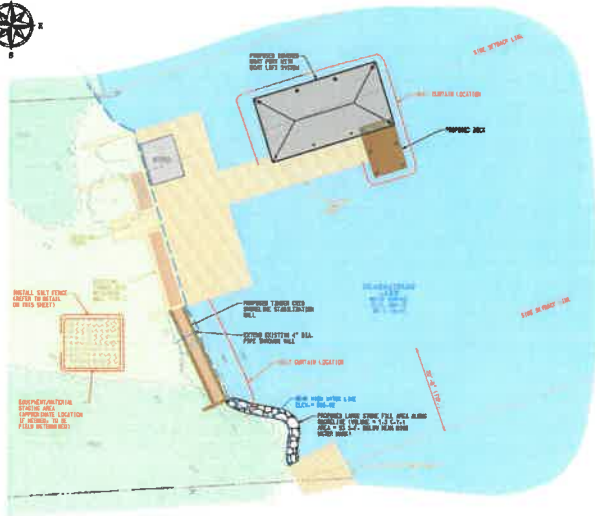
DATE: 04/11/11

SCALE: 1/8" = 1'-0"

DATE: 04/11/11

BY: TKT

SP-1

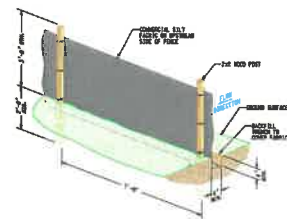


EROSION & SEDIMENT CONTROL PLAN

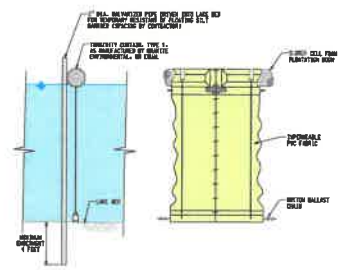
1" = 10' SCALE

KEY

- PROPERTY LINE
- EDGE OF LOT
- EROSION CONTROL
- I.E. EXIST. ELEVATION
- PROPOSED PIPE
- SILT FENCE/SCREEN
- EROSION CONTROL STRUCTURE



- NOTES:**
1. FENCE SHALL BE MADE OF APPROX. 2" DIA. WOOD POSTS, 12" HIGH, WITH 12" DIA. WOOD RINGS AT EACH END. FENCE SHALL BE STAKED AND SECURED TO PREVENT SWAYING.
 2. THE SILT TRAP SHALL BE MADE OF 2" DIA. WOOD RINGS AND SHALL BE 12" HIGH AND 12" DIA. WOOD RINGS SHALL BE STAKED TO PREVENT SWAYING.
- SILT FENCE DETAIL**
SCALE - 1" = 1'



- NOTES:**
1. THE SECTION OF TURBIDITY CURTAIN SHALL BE AS SHOWN. VERIFY THE SECTION OF TURBIDITY CURTAIN WITH THE SUPPLIER.
- FLOATING TURBIDITY (SILT) CURTAIN DETAIL**
SCALE - 1" = 1'

TPK Engineering Associates, PC

SMART RESIDENCE

LEATHERSTOCKING LAKE SERVICES
TOWN OF BARNWELLS, ORANGE COUNTY, NEW YORK

PROJECT NO. SP-5

DATE: 08-11-22

SCALE: AS SHOWN

PROJECT: EROSION & SEDIMENT CONTROL PLAN DETAILS & SPECIFICATIONS

SP-5