

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 6 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



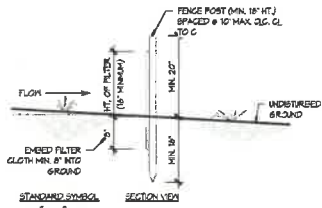
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GTS HOLDINGS LLC
PROPOSED CUSTOM NEW HOME
LONGVIEW SHORES
SKANEATELES, NY 13152

CONSTRUCTION SEQUENCE

- STAKE OUT WORK AREA AND ACCESSORY STRUCTURES, ALLOW FOR WORKING AREA FOR DIVERSITY/CHILDREN INSPECTOR.
- INSTALL SILT FENCES IMMEDIATELY DOWNHILL OF WORKING AREAS AND SOIL STORAGE AREAS.
- INSTALL AND STABILIZE SOD/WALE PER MHP ENGINEERS DRAWINGS USING GRASS, FABRIC, SOD, ETC., AS NECESSARY AND IN CONSIDERATION OF WORKING AREA LIMITS.
- UNDER TAKE ROUGH EXCAVATIONS AND INSTALL FOUNDATIONS. PROTECT INTERIOR OF STRUCTURE FROM WEATHER CONDITIONS AS REQUIRED DURING CONSTRUCTION.
- ROUGH GRADE WORKING AREAS AROUND HOUSE.
- CONSTRUCT HOME AS REQUIRED.
- PROVIDE DOWNSPUTS TO DISPERSE RAINWATER AS SHEET ACTION ON GRADE.
- CONTINUALLY REPAIR, RE-MULCH, AND RESEED WHEN WORKING AREAS ARE DISTURBED.
- INSTALL TOPSOIL, FINE GRADE, AND STABILIZE, COMPLETE LANDSCAPING.
- CLEANUP SEDIMENT AT SILT SOCKS, STABILIZE AND REMOVE SILT FENCE.

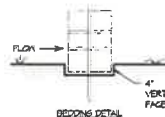


CONSTRUCTION NOTES FOR FABRICATING SILT FENCE

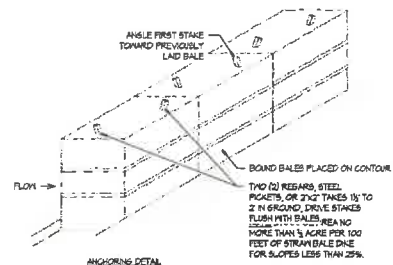
- PROVIDE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO PROVIDE FIVE FOLDINGS WITH SPACING EVERY 24" AT TOP & MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX (6) INCHES & FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED & MATERIAL REMOVED WHEN BULGES DEVELOP IN SILT FENCE.

NOTE: STEEL, EITHER " OR 1/2" TYPE OR 2" W/ALUMINOUM
FENCE: OPEN WIRE, 4x4 GA. (6" MAXIMUM MESH)
FILTER FABRIC: FILTER X, MHP#1 1000, STABILUNA THIN OR APPROVED EQUAL
PRE-FABRICATED UNIT: GEOTAF, ENVIRONMENTAL, OR APPROVED EQUAL

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



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



CONSTRUCTION SPECIFICATIONS:

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR, AND IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
- EACH BALE SHALL BE E-BEDDED IN THE SOIL A MINIMUM OF FOUR (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO (2) STAKES OR REBARS 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 WITH 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 IMPIDE STORM FLOW OR DRAINAGE.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

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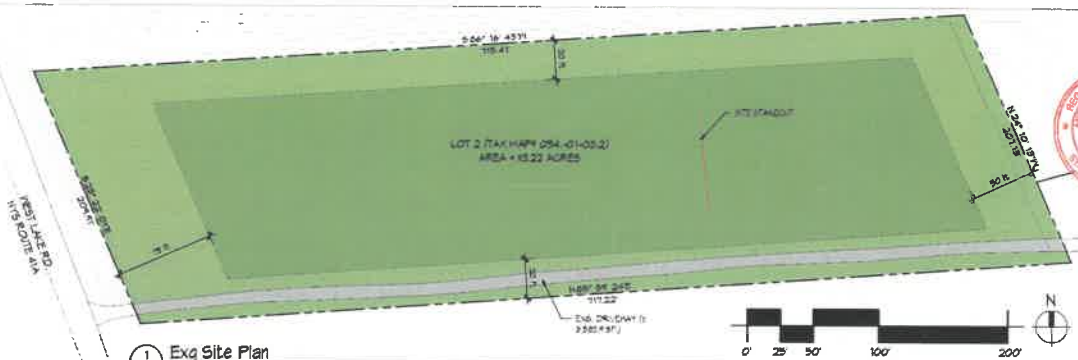
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REVISIONS

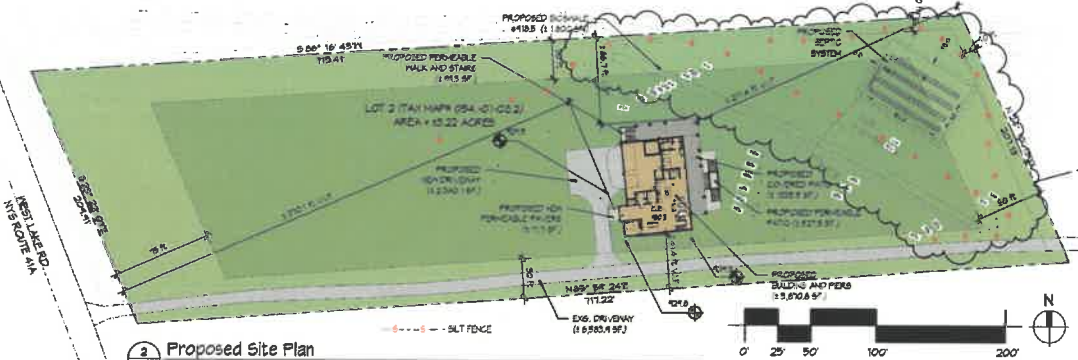
#	DESCRIPTION	DATE

Cover Sheet
PREF: 1114
DRAWN BY: LK
SCALE: As Indicated
DATE: 2021.12.31

T1.1



1 Exg Site Plan
SCALE: 1" = 50'-0"



2 Proposed Site Plan
SCALE: 1" = 50'-0"

DENSITY CONTROL SCHEDULE (TOWN OF SKANEATELES)					
RF - DISTRICT					
	REGD./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REGD. VARIANCE
MINIMUM LOT AREA	2 ACRES	1.922 ACRES	1.922 ACRES	-	-
MINIMUM LOT WIDTH	500 FT.	1,200.91 FT.	1,200.91 FT.	-	1,400 FT. (P.E.N.C.)
MINIMUM FRONT YARD SETBACK	75 FT.	N/A	1,570.1 FT.	1,570.1 FT.	-
MINIMUM SIDE YARD SETBACK (NORTH)	50 FT.	N/A	1,663 FT.	1,663 FT.	-
MINIMUM SIDE YARD SETBACK (SOUTH)	50 FT.	N/A	1,414 FT.	1,414 FT.	-
MINIMUM REAR YARD SETBACK	50 FT.	N/A	1,271.4 FT.	1,271.4 FT.	-
MAXIMUM COMBINED BUILDING FOOTPRINT	12,000 SF.	N/A	15,704.1 SF.	15,704.1 SF.	-
MAX. IMPERMEABLE SURFACE COVERAGE	10%	14.7%	14.9%	15.2%	-
MAXIMUM LOT COVERAGE	20%	14.7%	13.4%	13.7%	-
MAXIMUM BUILDING HEIGHT	35 FT.	N/A	1,843 FT.	1,843 FT.	-

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

IMPERMEABLE SURFACE COVERAGE (MAX - 10%)		
EXS. SITE ELEMENTS	AREA	KEY
EXS. DRIVEWAY	1,628.4 V.I.F.	
EXS. TOTAL	1,628.4 SF. (3.47% V.I.F.)	
PROP. SITE ELEMENTS	AREA	KEY
EXS. DRIVEWAY	1,628.4 SF. V.I.F.	
PROPOSED DRIVEWAY	12,340.1 SF. V.I.F.	
PROPOSED BUILDING AREA	15,704.1 SF. V.I.F.	
PROPOSED COVERED PATIO	1,255.5 SF. V.I.F.	
PROPOSED TOTAL	19,928.1 SF. (14.9%)	

LOT COVERAGE (MAXIMUM - 20%)		
EXS. SITE ELEMENTS	AREA	KEY
EXS. DRIVEWAY	1,628.4 V.I.F.	
EXS. TOTAL	1,628.4 SF. (3.47% V.I.F.)	
PROP. SITE ELEMENTS	AREA	KEY
EXS. DRIVEWAY	1,628.4 SF. V.I.F.	
PROPOSED DRIVEWAY	12,340.1 SF. V.I.F.	
PROPOSED BUILDING AREA	15,704.1 SF. V.I.F.	
PROPOSED COVERED PATIO	1,255.5 SF. V.I.F.	
PROP. PERMEABLE SURFACES	1,696.5 SF. V.I.F.	
PROPOSED TOTAL	14,824.6 SF. (10.4%)	

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GTS HOLDINGS LLC
PROPOSED CUSTOM NEW HOME
LONGVIEW SHORES
SKANEATELES, NY 13152

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REVISIONS		
#	DESCRIPTION	DATE
1	Revision 1	12/15/23

Z-1



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PROPOSED CUSTOM NEW HOME

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REVISIONS

DESCRIPTION DATE

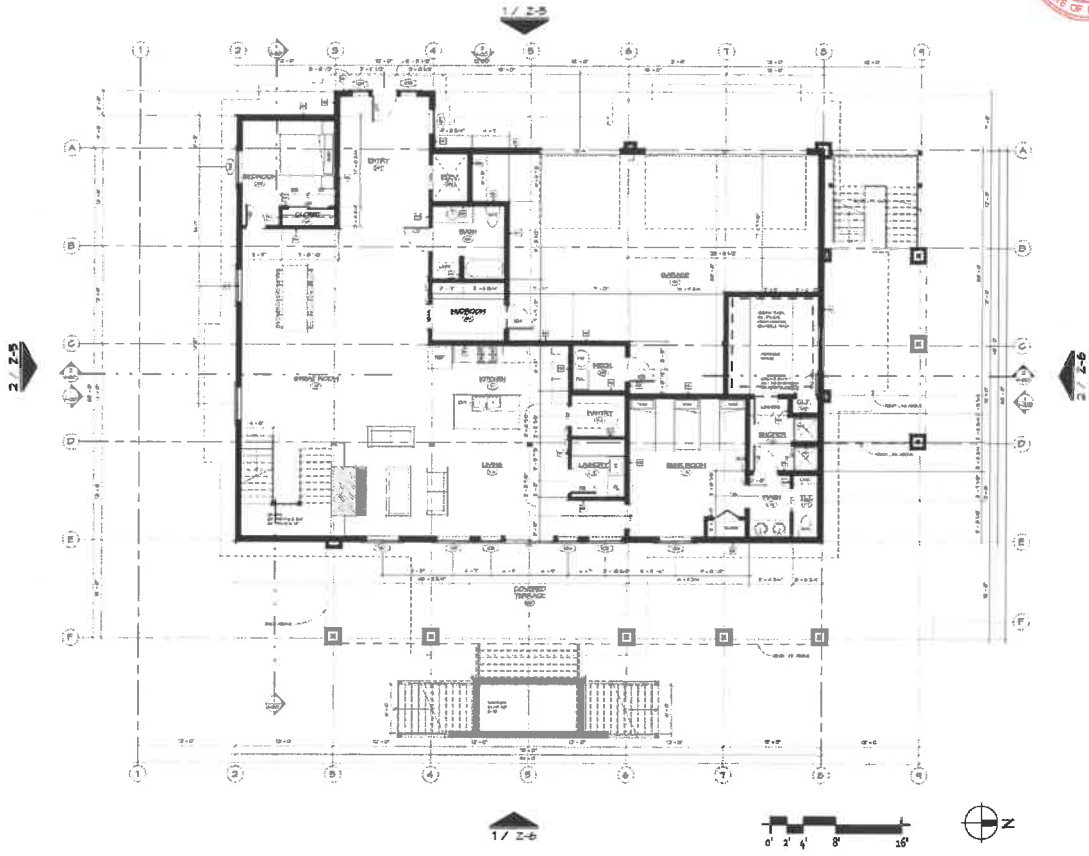
#	DESCRIPTION	DATE

Proposed Main Floor Plan

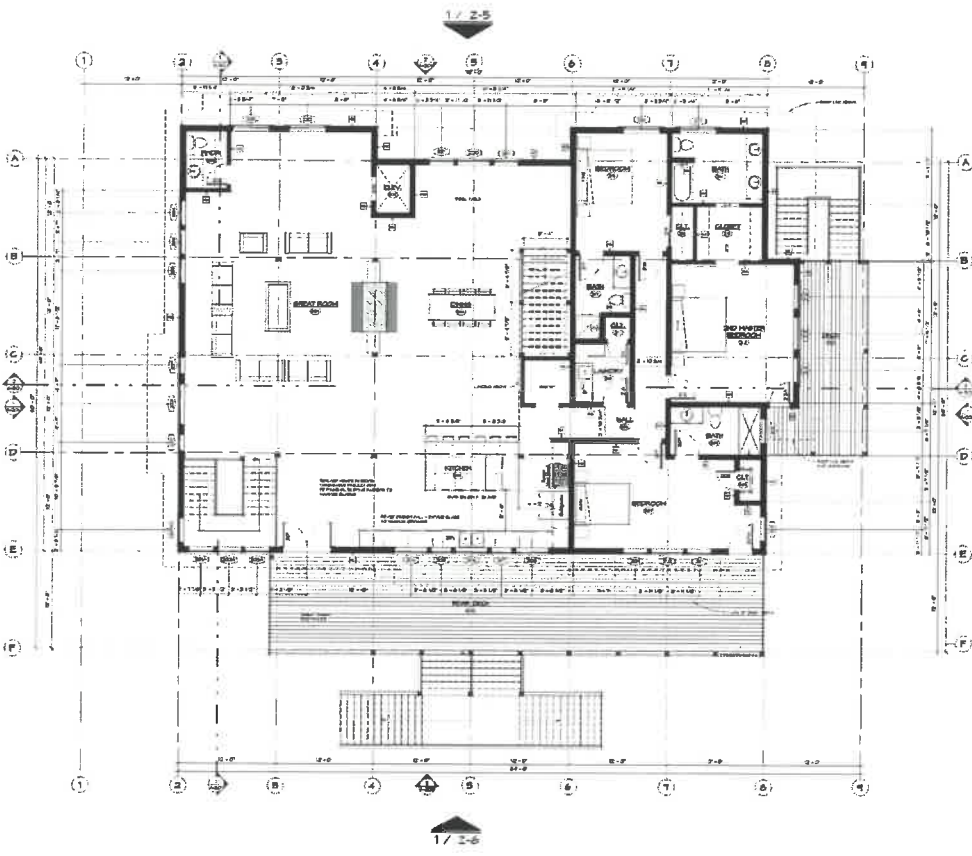
PROJECT: 2344
DRAWN BY: LE
SCALE: 1/8" = 1'-0"
DATE: 2023.03.28

Z-2

1/1/2022 11:09:36 AM



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



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



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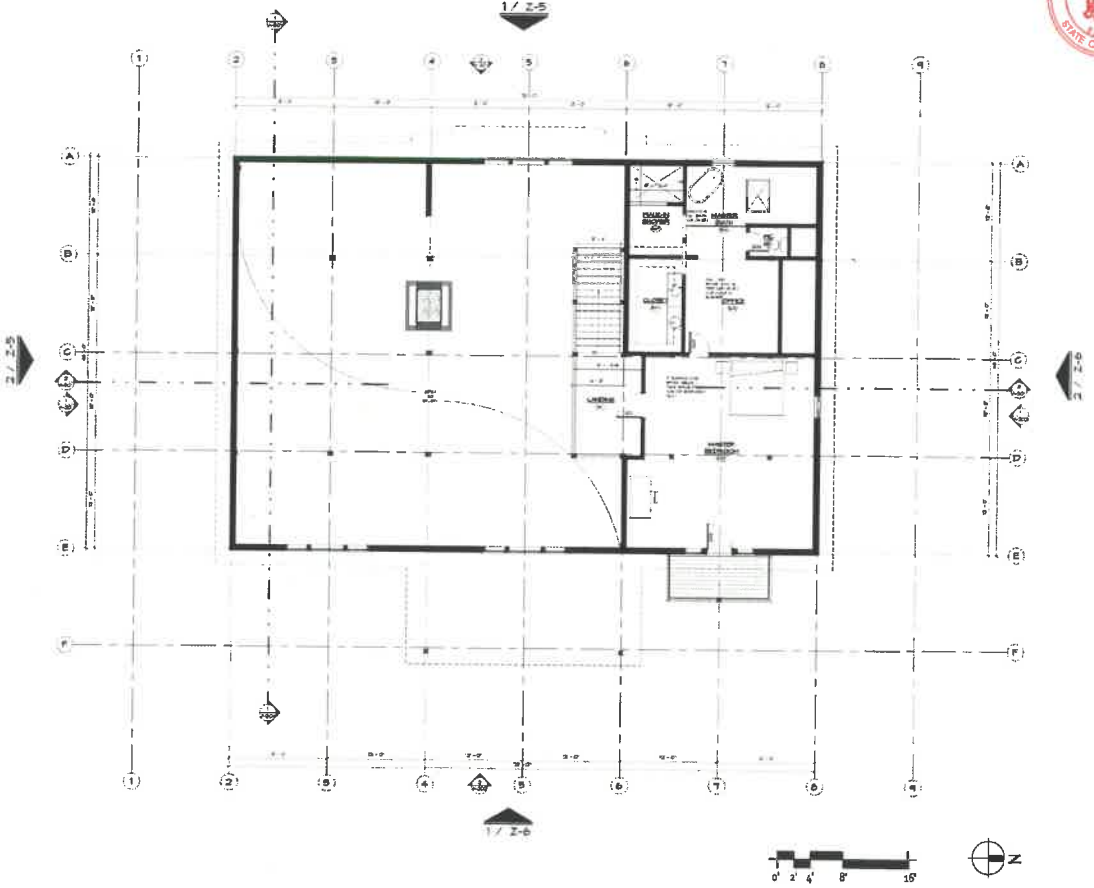
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REVISIONS

#	DESCRIPTION	DATE

Proposed Second Floor Plan
 PROJ#: 3334
 DRAWNBY: LK
 SCALE: 1/8" = 1'-0"
 DATE: 2022.03.31

Z-3



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



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REVISIONS

#	DESCRIPTION	DATE

Proposed Third Floor Plan

PROJ#: 2314
DRAWN BY: EK
SCALE: 1/8" = 1'-0"
DATE: 2/7/2022

Z-4



1
Z-5 Proposed West Exterior Elevation
SCALE: 1/8" = 1'-0"



2
Z-5 Proposed South Exterior Elevation
SCALE: 1/8" = 1'-0"



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LONGVIEW SHORES
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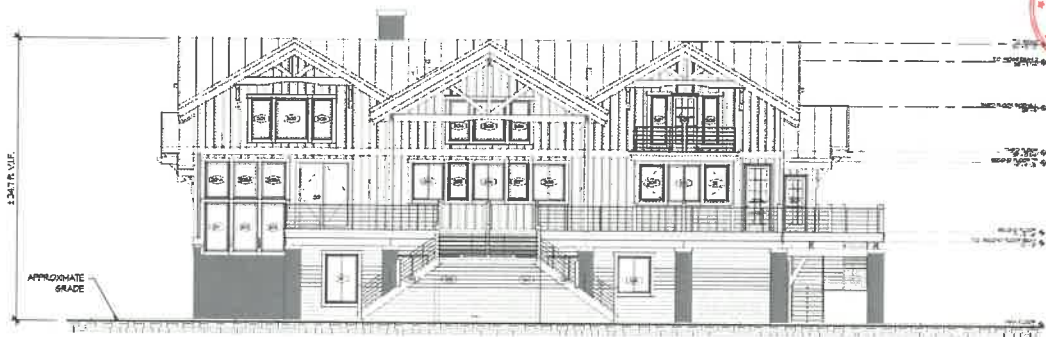
PART 69.5 (B) OF TITLE VII OF THE EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THE DRAWING OR DOCUMENT BY ANY PERSON UNLESS THE ARCHITECT IN THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE IDENTIFIED, SCALED AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 69.5 (B).

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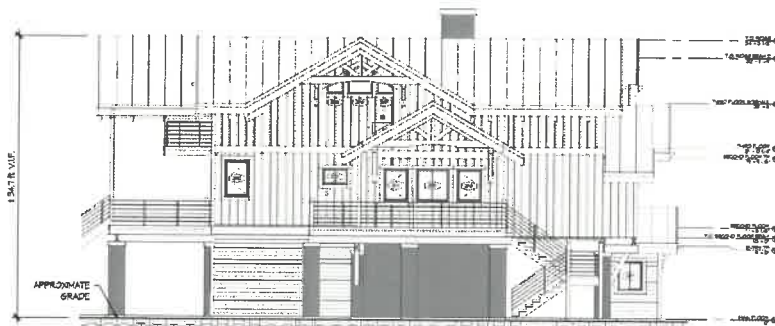
#	DESCRIPTION	DATE

Proposed Elevations
PROJ: 2114
DRAWN BY: LK
SCALE: 1/8" = 1'-0"
DATE: 2023.03.25

Z-5



1 Proposed East Exterior Elevation
 2-6 SCALE: 1/8" = 1'-0"



2 Proposed North Exterior Elevation
 2-6 SCALE: 1/8" = 1'-0"



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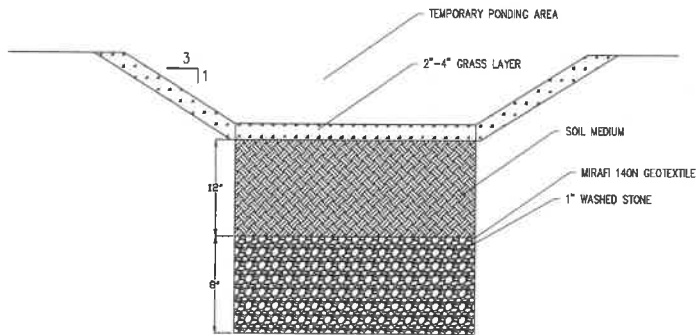
DESCRIPTION DATE

#	DESCRIPTION	DATE

Proposed Elevations

PROJECT: 3114
 DRAWN BY: LK
 SCALE: 1/8" = 1'-0"
 DATE: 10/11/18

Z-6



BIOSWALE CROSS SECTION

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

WQ_v = WATER QUALITY VOLUME (CU.FT.)

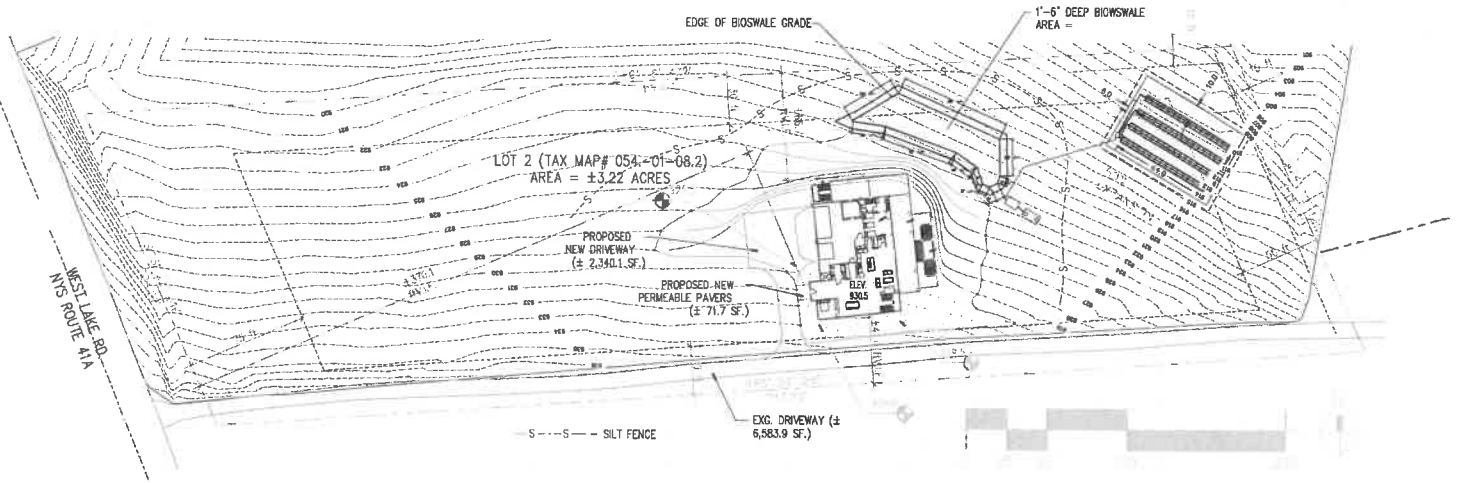
I = IMPERVIOUS SURFACE COVERAGE - 10%

A = DRAINAGE AREA = 140263 SF

WQ_v = 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



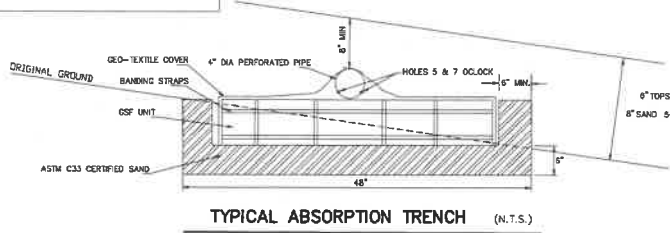
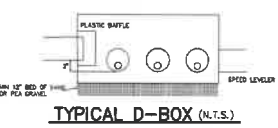
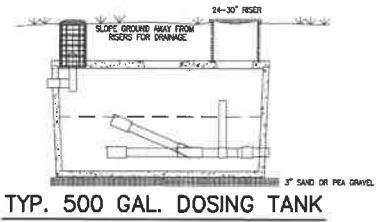
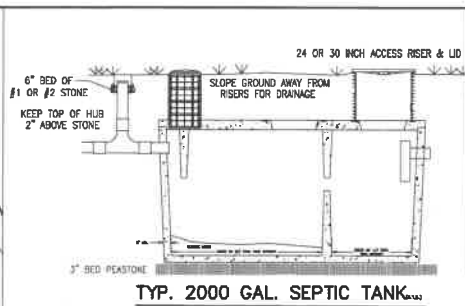
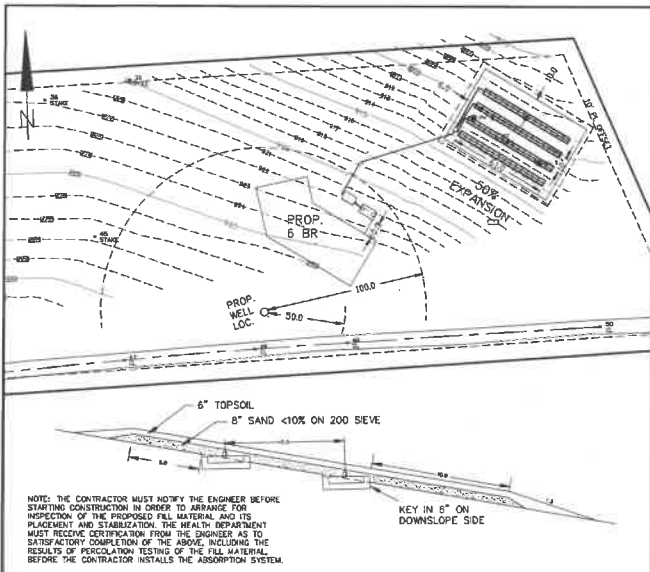
REVISIONS:	DATE:

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

DRAWING TITLE:
EROSION & SEDIMENT
CONTROL PLAN
 MAP PROJECT NO. 2021-009
 DATE: 1/6/2022
 SCALE: NTS

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

SHEET NO.
01



- NOTES**
- CALL BEFORE YOU DIG. 811
- HOUSE TO ST-4" TIGHT JOINT SCHEDULE 40 PVC MINIMUM SLOPE 1/4" PER FT. (NO 90 BENDS ALLOWED)
 - ST TO DOSING TANK & DOSING TANK TO D-BOX - 4" TIGHT JOINT SCHEDULE 40 PVC PIPE SLOPE 1/8" PER FT. MIN.
 - SOLID WALL PIPE FROM DISTRIBUTION BOX TO LEACH FIELD TRENCHES TO BE 4" SDR 35 PIPE. MINIMUM SLOPE 1/32" PER FOOT. PIPE TO BE SURROUNDED AND COVERED WITH EXCAVATED SOIL.
 - DISPERSE WITH ELEN GSF B-43 MATS PER MANUFACTURER'S RECOMMENDATIONS
 - 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" (2012). TANK MAY REQUIRE MEASURES TO PREVENT BUOYANCY.
 - NO VEHICULAR TRAFFIC IS TO BE ALLOWED OVER ANY PART OF THE SEPTIC SYSTEM.
 - DISPOSAL AREA TO BE FREE OF TREES, STUMPS AND BRUSH.
 - LEACH FIELD TO BE LOCATED A MINIMUM OF 100' FROM WELL ON THIS AND ANY ADJACENT LOT.
 - LEACH LINES TO BE INSTALLED PARALLEL TO GROUND CONTOURS.
 - DO NOT DIG TRENCHES IN WET SOIL.
 - RAKE SIDES AND BOTTOM OF ALL TRENCHES PRIOR TO INSTALLING DISTRIBUTION SYSTEM

- 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.
 - ALL COMPONENTS OF THIS WASTEWATER TREATMENT SYSTEM SHALL BE DESIGNED, INSTALLED AND OPERATED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
 - 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 WATER TIGHT SEPTIC TANK AT LOCATION SHOWN ON PLAN.
 - TANK SHALL BE INSTALLED LEVEL ON A 6" BED OF SAND OR PEA STONE
- DOSING TANK:**
- INSTALL NEW 500 GAL WATER TIGHT DOSING TANK WITH FLOUT SYSTEM SET TO DOSE BETWEEN 180 AND 230 GALLONS PER DOSE
 - INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- LEACH FIELD:**
- EXCAVATE ABSORPTION TRENCHES THROUGH 8" SAND FILL KEY 6" INTO 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 - 0-20" TOPSOIL
20"-64" FRACTURED SHALE
BEDROCK AT 64", NO EVIDENCE OF WATER

NUMBER OF BEDROOMS: 6 DAILY FLOW: 880 GPD
SEPTIC TANK SPECIFICATIONS: 2000 GALLON
DISPOSAL SYSTEM SPECIFICATIONS:
APPLICATION RATE = 0.5

TILE LINE NUMBER & LENGTH: 80'
TOTAL LINEAL FEET 24" ELEN GSF B-43 MATS IN 24" OF TRENCH
WATER SAVING FIXTURES (2007 1891) 1.6 G.P.F. MAX. WATER CLOSETS 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. BUCK, P.E.
1111 WOODMANCY ROAD
TULLY, NEW YORK 13159
315-727-9252

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