



**Environmental Design & Research,**  
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memorandum

**To:** Karen Barkdull,  
 Planning Board Clerk  
 Town of Skaneateles

**EDR Project No:** 15092

**From:** Jo Anne C. Gagliano, RLA, President

**Date:** May 2, 2018

**Reference:** Neumann Residence lake front stair and seawall replacement  
 2923 East Lake Road Skaneateles, NY 13152  
 Minor Special Permit - Site Plan Review

**Project Description:**

The project site is located on a 0.65-acre residential property in the Rural and Farming District (RF) along the Skaneateles Lake waterfront, within the lake watershed overlay district (LWOD). The property is an existing non-conforming lot, based on overall lot size, side yard and lake-yard setbacks, and lot coverage. The Property Owner received a Variance/Special Permit from the town in 2008. Existing use is residential, an allowed use, as are adjacent properties to the north and south. Neighboring properties to the east, across East Lake Road, are wooded, undeveloped land, and residential use.

The existing property includes a single-family residence with one accessory structure, a gazebo, a stone barbeque grill, lakefront stairs, and a seawall. A paved driveway provides vehicle access from East Lake Road to the residence. Vegetation consists mainly of maintained lawn areas, with wooded vegetation at the northeast corner and along the road, and mature trees located sporadically around the property. The waterfront slope is vegetated with a continuous planting bed. Fencing runs along the top of the seawall. There is a gate at the top of the lakefront stairs.

Proposed improvements include removal and replacement of the lakefront stairs and a portion of the seawall on either side of the stairs. Stair and seawall construction are integral in both the existing and proposed reconstruction condition. The new seawall and stair layout will match the existing alignment, with a minor decrease in coverage area, due to the reduced stair width and elimination of the existing stair cheek walls. Total area of existing shoreline structures (seawall and lakefront stairs) is 347 square feet. Coverage area of existing and proposed shoreline structures complies with zoning code §148-36 A (1) (c) [2]. The existing and proposed height of the stairs above the lake line (mean high water elevation) is 7 feet 6 inches. Height of the stair structure above lake level complies with zoning code §148-36A (1) (d).

The total existing impervious surface coverage is 21.1 %, including all existing structures and site features. Proposed improvements will result in a minor reduction of total impervious surface coverage to 21.0%. Proposed construction will not increase encroachment into setbacks. Drainage patterns will remain generally the same. The character of the property will remain consistent with neighboring residential properties. Proposed property use remains unchanged; therefore, the proposed action will not have an adverse effect on surrounding land uses.

Proposed work will be performed above and below the mean high water (MHW) elevation of 865.02. The total planned seawall and stairs disturbance area is approximately 310 square feet, or 0.007 acres. Total length of seawall and stair reconstruction along the lake line is 24 feet, including approximately 18 linear feet of seawall and 6 feet (width) of the

[ Landscape Architecture • Civil Engineering • Regulatory Compliance • Ecological Resource Management  
 Cultural Resource Management • Visual Impact Assessment • Community Planning • Golf Course Architecture ]

Karen Barkdull  
May 2, 2018

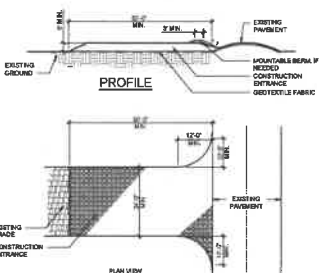
new stairs Disturbance area above MHW is approximately 215 square feet. Disturbance area below MHW is approximately 85 square feet.

The proposed seawall and stair replacement work is subject to NYSDEC and ACOE regional permits. A NYSDEC Joint Application Form for NYSDEC 401 Water Quality Certification/Article 15, and ACOE Section 404 Clean Water Act, Nationwide Permit No. 3 (Maintenance) was submitted on May 3, 2018. Since the project is part of an action being reviewed under the State Environmental Quality Review (SEQR) by the local municipality (Town of Skaneateles), completion of the SEQR process, and documentation to that effect, will be required before NYSDEC will issue the Article 15 permit.

Temporary erosion control measures will be implemented to stabilize disturbed areas and to protect the shoreline and lake during stair construction. Temporary dewatering systems and water quality protection measures must comply with NYSDEC/ACOE permit and City of Syracuse Water Department requirements. No trees will be removed by the proposed work. Existing vegetative cover will be re-established on the shoreline slope following construction.

**Copies To:** file  
Chris and Amy Neumann

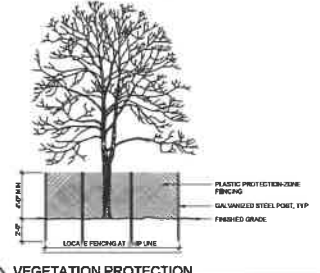




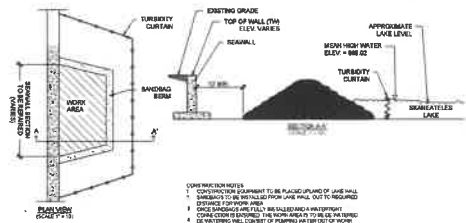
**INSTALLATION NOTES**

- CONSTRUCTION ENTRANCE STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE (SPECIALTY).
- GEOTEXTILE FABRIC - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PAVED ACROSS THE ENTRANCE. IF PAVED IS IMPRACTICAL, A MOUNTABLE BERM WITH 1:1 SLOPES SHALL BE USED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO THE PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND REPAIR AND/OR CLEANOUT OF ANY MEMBERS USED TO TRAP SEDIMENT. ALL SEDIMENT TRAP, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WARNING - VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ON TO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE CLEAN WITH STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED TRAPPING DEVICE.
- INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED ON A WEEKLY BASIS.

**1 STABILIZED CONSTRUCTION ENTRANCE**  
Scale: 1/16"=1'-0"



**3 VEGETATION PROTECTION**  
Scale: 1/4"=1'-0"



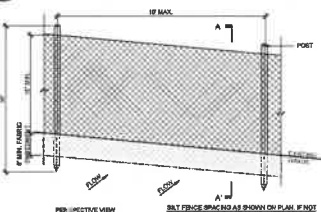
**CONSTRUCTION NOTES**

- CONSTRUCTION EQUIPMENT TO BE PLACED UPWIND OF WALL SHALL BE WASHED OR WETTED FOR USE WALL, OUT TO REQUIRED DISTANCE TO PREVENT SLOTTING.
- ONCE SANDBAG CURTAIN IS IN PLACE, THE UNDERLYING CONSTRUCTION SHALL BE MAINTAINED TO PREVENT CONCENTRATED FLOWING OF WATER INTO THE BERM AREA. THIS THROUGH A TRENCH OR DRAINAGE SYSTEM.

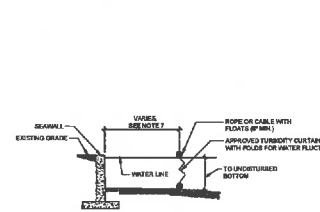
**SHOULDER BERM NOTES**

- SHOULDER BERM SHALL BE PLACED UPWIND OF WALL.
- SHOULDER BERM SHALL BE RECONSTRUCTED AS NECESSARY.
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**2 SANDBAG BERM**  
Scale: NTS



**4 STABILIZED CONSTRUCTION STAGING AREA**  
Scale: NTS

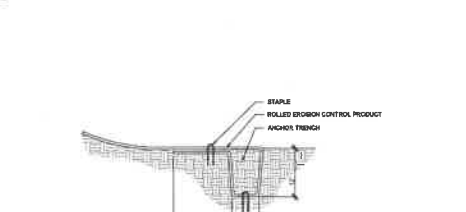


**TYPICAL SECTION**

**NOTES**

- THE PURPOSE OF A TURBIDITY CURTAIN IS TO SEPARATE WORK AREAS OR ADJACENT TO WATERWAYS TO PREVENT TURBIDITY FROM ENTERING THE WATERWAY.
- TURBIDITY CURTAIN SHALL NOT BE PLACED AS CLOSE AS POSSIBLE TO THE WATERWAY.
- CONCENTRATED FLOW (LETTERS SUCH AS OILY/SLURRY, ETC.) SHALL NOT BE LOCATED TO BEHIND TURBIDITY CURTAIN.
- TURBIDITY CURTAIN SHALL BE A MAXIMUM OF 100' LONG FOR EACH SECTION OF CURTAIN REQUIRED. END SECTIONS SHALL TERMINATE AT THE END OF OBSTACLE.
- THE TURBIDITY CURTAIN SHALL BE PLACED AS CLOSE TO THE WORK AREA AS POSSIBLE WITHOUT INTERFERING WITH CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL CONTINUALLY MONITOR THE INSTALLATION TAKING INTO ACCOUNT WEATHER PATTERNS AND FLOWING WHICH INDICATES THAT THEY AFFECT WATER LEVELS, VELOCITY AND MOVEMENT OF THE TURBIDITY CURTAIN.
- THE TURBIDITY CURTAIN SHALL BE REMOVED BY PULLING TOWARD THE SHORE TO REMOVE CUMULATIVE SEDIMENTS INTO THE WATERWAY.

**5 TURBIDITY CURTAIN**  
Scale: NTS



**SECTION (NOT TO SCALE)**

**6 SANDBAG BERM**  
Scale: NTS

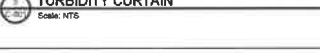
**7 SILT FENCE**  
Scale: NTS



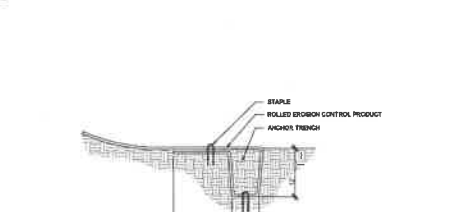
**SECTION AA'**

**NOTES**

- SILT FENCE SHALL BE PRE-FABRICATED UNITS PRODUCED BY BIRDAIR, INC. EAST COAST NETWORK, ACT ENVIRONMENTAL, OR EQUIT.
- WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY A MINIMUM OF 12" AND SECURED TOGETHER TO OBTAIN A CONTINUOUS BARRIER.
- ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED 1/2 THE HEIGHT OF THE FENCE, OR WHEN BLAGS OF SEDIMENT ARE OBSERVED.
- SILT FENCE SHALL BE INSPECTED REGULARLY AND MAINTAINED IN WORKING ORDER FOR THE DURATION OF CONSTRUCTION.



**PLAN VIEW**



**TERMINAL ANCHOR TRENCH-DOWNHILL**

**8 ANCHOR TRENCH**  
Scale: NTS

**9 INITIAL ANCHOR TRENCH-UPHILL**



**INITIAL ANCHOR TRENCH-UPHILL**

**10 ANCHOR TRENCH**  
Scale: NTS

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**REMANNT RESIDENCE LAKEFRONT STAIR REPLACEMENT**  
111 MONTGOMERY STREET, SUITE 1000, NEW YORK, NY 10037  
DR. JAMES J. ERKSON & PARTNERS  
ERKSON & PARTNERS  
111 MONTGOMERY STREET, SUITE 1000, NEW YORK, NY 10037  
P: 315.471.0555

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DATE: 11/11/2015  
TIME: 10:00 AM  
BY: JAMES J. ERKSON  
C-601

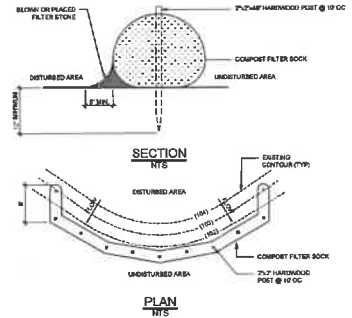


NO.	DATE	DESCRIPTION

**MERIMANN RESIDENCE, LAKEFRONT STAIR REPLACEMENT**  
 1701 LAKEFRONT BLVD. PHILADELPHIA, PA 19104  
 DR. J. JIMMY CHRISTOPHER, AIA, P. MERIMANN  
 EROSION & SEDIMENT CONTROL DETAILS

DATE: MAY 2, 2019  
 DRAWN BY: J. JIMMY CHRISTOPHER  
 CHECKED BY: J. JIMMY CHRISTOPHER  
 PROJECT NO.: 15495\_Merimann-Stair-Rep  
 SCALE: AS SHOWN

C-602



- NOTE:**
1. COMPOST FILTER SOCKS SHALL BE PLACED ON THE CURBLINE WITH BOTH TERMINAL ENDS OF THE SOCK EXTENDING FULLY UPONTO 1/4" INCH ANGLES TO THE CURB FACE FROM ELEVATION. LEFT TO RIGHT VIEWS FROM ELEVATION. LEFT TO RIGHT VIEWS FROM ELEVATION.
  2. THE FLAT DIMENSION OF THE SOCK SHALL BE AT LEAST 1.6 TIMES THE NOMINAL DIAMETER.
  3. THE MAXIMUM SLOPE LENGTH IN FEET ABOVE A COMPOST FILTER SOCK SHALL NOT EXCEED THE FOLLOWING LENGTHS:
- | MAXIMUM SLOPE LENGTH ABOVE COMPOST FILTER SOCK (FEET) | SOCKS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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4. THE COMPOST SOCK SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS, WEED FREE, DRAGGABLE MATTER IT SHALL BE APPROXIMATELY COMPOSTED, POSSIBLY ON AN OXIDIZABLE CORE) AND CONTAIN LESS THAN 1% BY DRY WEIGHT OF NON-BIODEGRADABLE FOREIGN MATTER. THE PHYSICAL PARAMETERS OF THE COMPOST SHALL MEET THE STANDARDS SET FORTH IN THE FOLLOWING TABLE.
  5. ALL BIODEGRADABLE COMPOST PRODUCED IN NEW YORK STATE ARE APPROVED FOR IMPORTATION INTO NEW YORK STATE IF THEY COMPLY WITH THE STANDARDS SET FORTH IN THE FOLLOWING TABLE. THE PARTICLE SIZE REQUIREMENTS ARE EQUAL TO OR MORE STRINGENT THAN AN OAS PART 200 WHICH INCLUDES SAFE STANDARDS FOR PATHOGEN REDUCTION AND HEAVY METALS CONTROL. WHEN USING COMPOST FILTER SOCKS ADJACENT TO SURFACE WATER, THE COMPOST SHOULD HAVE A LOW NITROGEN RATIO.
  6. THE COMPOST FILTER SOCK FABRIC MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
  7. COMPOST FILTER SOCKS SHALL BE ANCHORED IN EARTH WITH 2" X 2" WOODEN STAKES (MINIMUM 12" INTO THE SOIL OR 10 FOOT CENTER ON THE CURBLINE OF THE DRIVE IN URBAN SETTINGS) EFFECTIVE OVER THE ENTIRE LENGTH OF THE SOCK. THE PLACEMENT OF A FILTER OR FILTER MEDIA ON THE DISTURBED AREA SIDE OF THE COMPOST SOCK.
  8. ALL SPECIFIC CONSTRUCTION DETAILS AND MATERIAL SPECIFICATIONS SHALL APPEAR ON THE EROSION AND SEDIMENT CONTROL CONSTRUCTION DRAWINGS WHEN COMPOST FILTER SOCKS ARE INCLUDED IN THE PLAN.

**1 FILTER SOCK**  
 Scale: NTS NYS 5253C

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 NOT FOR CONSTRUCTION