

Village of Skaneateles
Planning Board Meeting
July 1, 2010

In the matter of the application submitted for an amendment to an approved site plan for the residence at 101 Ramblewood Drive - in the Village of Skaneateles.

Present Bruce Kenan, Chairman
 William Eberhardt, Member
 Douglas Sutherland, Member
 Toby Millman, Member

Jorge Battle, Clerk to the Planning Board
Riccardo Galbato, Attorney for the Planning Board

JoAnn Gagliano, EDR representing the Neumanns
Danielle Carr, EDR
Chris & Amy Neumann, Owners
Andrew Ramsgard, Architect for the applicants

Absent: Steve Krause, Member

Chairman Kenan opened the meeting at 7:42pm for the Neumann residence on Ramblewood Drive. “We have an amended Site Plan to look at.”

JoAnne Gagliano, from EDR said, “you have seen this site plan before. The Site Plan that you see here is Andy’s site plan from October of last year that you approved and the house was moving along and we were asked by the Neumanns to come in and take a look at the site and just look at a planting plan for the site. While we were on-site, we noticed a few things that could have possibly been changed to maybe be a little less impact and also to save some vegetation.

One of the first things that you’ll see, and I’ll compare the 2 plans - I put this one up in the same perspective. This is Ramblewood Drive. Here’s the property line. Originally this roadway came through this area, across the front of the home and connecting to Ramblewood Drive in this location. Once we did a survey and got a chance to look at the trees and the size of the trees, there’s a row of mature evergreens here, which could provide and do provide screening to the houses on the circle here to the new house – as well as providing screening out from that house. We thought that in that way we could save those trees and simply move the driveway to this position. We went ahead and did a grading plan for that and also looked at how we could better make this connection here. When the roadway was coming across this way and this bridge-like structure – it’s a very small swale but it needed more of a bridge-like structure because it was moved farther away from the existing drainage, which is in this location right here. So, currently in the right-of-way there’s a culvert pipe that leads to this swale that you can see here. So, our feeling was that what we could do is attach to this pipe and bring it to this point and then merely take the driveway across there. We know that in storms, we’ve been told that maybe once

a year, this swale up on East (Street) sometimes can get clogged and some water will come directly down Ramblewood Drive. Even though it has gutters on both sides, that water moves across and actually comes over the right-of-way, overland and comes in through here. So, either way, whether it's on Ramblewood Drive or on the property, there is this situation that we should address. So, Danielle had some conversations with Bob Lotkowitz from the DPW. We have also talked with Jon Putnam and have tried to address all those comments for you tonight. But we have put in an additional pipe here, which is in the depression that would pick up water, that if it came overland, it would come into this depression and this would be an extra pipe that could help with the situation on the property line between the 2 neighbors. Also, this is raised so that it's a better connection to Ramblewood Drive and the driveway. So, in that way, it's raised so I would believe that we would get that function happening here, making a better condition that we have today. So, if the driveway is there, this driveway moved down the front. It is very similar to what used to do before. When we looked at the condition here, originally we had a retaining wall. The survey had a bit of a bust to it, the original survey. So, we found out that we don't need this retaining wall. Therefore we can eliminate some impervious surface. So, there is a slope in this case now. Everything really stayed the same in this area. The only major change was what I mentioned. There was a slight alignment change to the patio. Really to add some more space in this rear area. But, it actually turns out to be less linear footage of the wall. So, we have provided the table, the Site Data Table, and we have gotten comments from the engineer, Jon, and we have responded to those in a letter and provided revised drawings as well, so that everything would be accounted for tonight."

Danielle Carr said, "I think it would be good to mention that Jon had a few comments which we addressed on the revised version of our revised Site Plan. It was that we provide some stone stabilization at the inlet and outlets of the pipe which would be with large size washed cobble. At the ends of the pipes a flared end section would be used rather than just the cut end of the pipe. We did show a detail for that as well as for pipe bedding which he asked for. He asked for some technical information on the piping – the pipe ends and the fill above it would be able to withstand as H2O load, which would be essentially a big delivery truck coming into the Neumann's property. With the amount of cover on the pipe and with the amount of cover on pipe, between the pipe and the driveway subgrade elevation, which is approximately 18 inches that is sufficient to handle H2O and above loading. One of the other things was that he wanted to confirm that we checked with Bob Lotkowitz on how the driveway met the edge of Ramblewood Drive. There are concrete gutters on both sides and he just wanted to be sure that we met the Village's standard detail for the driveway meeting the gutter, which is to meet it flush as all the other driveways on Ramblewood do. I think that's everything."

Gagliano said, "so in summary, we are looking at this as a very minor modification to the original site plan. But, it is a modification, so we are bringing it before you for your decision."

Chairman Kenan asked, "I guess that Jon Putnam suggested creation of a drainage easement?" Gagliano said, "he did. We are prepared to – the clients are prepared to provide that. You can see on the drawing that we actually dashed in that area." The Chairman asked, "the easement covers both of the 2 pipes that are there?" Gagliano said, "that's correct. The

maintenance would be handled by the Neumanns but we'd certainly be willing to have the easement there. if there was any need for it to be cleaned or worked on in the future."

Member Sutherland said, "one of Jon Putnam's questions was how you arrived at your calculations for run-off?" Carr said, "well, he asked that the pipe that we install be properly sized to handle the drainage area. Actually, the one pipe that we are connecting to is essentially extending an existing 15 inch culvert. That culvert currently comes from an open drainage swale on the east side of East Street. It runs under East Street, down Ramblewood and out in the right-of-way just outside the Neumann's property." Member Sutherland said, "so your assumption is that you are tying into something existing and water is already doing it, except for one time a year everything works fine." Gagliano said, "we are not changing the watershed at all. We are just allowing that water, with the same size pipe, to move through as it did before. We are trying to put in a safety as well for the one time of the year that it might happen, that might alleviate some of the pressure downstream that is currently there today." Member Sutherland said, "the pipe that's there now is sized for 7 1/2 cubic feet capacity."

Member Millman asked if the realignment of the trees was to save just the vergreen trees?" Gagliano said, "we really tried to minimize grading to save as much as possible for a buffer between neighbors and also there's some really just for your information, you might look from the back side of the property are some really huge, huge old trees that were with those existing homes well over 100 years old. So we are being very mindful of the trees – specially toward this part. If you walk along the sidewalk on Onondaga Street, you can see some of them. There are some firs that are very big around. Bartlett Trees is caring for them. Yes, we are really sensitive to the plant material. We've taken down very little, only to accommodate the house itself." Member Millman asked, "that saving of the vegetation is indicated on the plan?" Gagliano said, "yes. Everything that you see here. There is a shrub line which is the tops of trees, like this. And the large circles indicate some very large trees. What we tried to do – the placement of the driveway was very careful in that it saved the trees. They are big." The Chairman said, "you can see that shrub line a little more clearly on this other plan."

Gagliano said, "the aerial helps a lot. You can see where the house actually was placed there weren't that many trees. You can see this heavy dark line. This area was cleared and those are the shadows. All of this and this big grouping here, these are really large – all right in through here is where the firs are. Right along the side of this house on Onondaga. Then there's a really big maple right there." Member Eberhardt said, "just going to the site you can see it's apparent what you have already saved." Gagliano said, "it's a great spot because you are right there in the Village but it feels really natural because you have so much vegetation."

The Chairman asked the Board if they had any questions? The Chairman called for a motion. Member Sutherland said, **"I move that we approve the revised Site Plan as shown on the drawing dated June 28, 2010 conditioned upon the review and approval of an easement for the drainage."**

Seconded by Member Eberhardt. The vote was 4-0 in favor of the motion. The meeting was closed at 7:54pm.

email: P Board, Galhato
cc: MJB, Putnam, Lotk.
copy to EDR