

EGGLESTON & KRENZER ARCHITECTS, PC
The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

Sept 16, 2021

Town of Owasco Planning Board
2 Bristol Ave.
Auburn, NY 13021

Re: Sherry DePerro Residence, Site Plan Review
Lot 58 East Lake Road, Tax Map# 131.01-2-58

NARRATIVE

Ms DePerro owns Lot 58 of the Martins Point Development. This lot is 43,209 SF with 215 ft on East Lake Road. It is in the Lakeshore Zoning District and the EPOD-3 protection district in that the lot has steep slopes greater than 15% on it. The lot is generally cleared with several large trees and underbrush. The western edge of the property abuts common land of the Martins Point Development with access to the Common Facilities and Lake. The property is served by public water and sewer.

This application is to construct a new single family dwelling with 3 three bedrooms and an attached two car garage. The one story house takes advantage of the sloped lot with living space in the walk out basement for a total of 2,607 SF of living space. It will have a first floor screened porch, covered deck, open deck and a lower level patio. The lot will be graded to include driveway access off East Lake Road and will have a bio swale retention area to collect and treat stormwater from the proposed house and driveway, cleaning it before it filters into the ground or passes thru to the lawn below. The house will meet all the required setbacks. The building coverage will be 5.4%, the impervious material coverage will be 6.2% and the green space will be 88.4%.

To meet the SWPPP and stormwater mitigation concerns for the EPOD-3 district, a number of measures have been taken and are shown on the site plan that incorporates the Town's Erosion and Sediment Control Plan for Small Homesite Construction and Owasco Watershed Protection Regulations. A stabilized construction entrance will be established at the new driveway location with stone over filter fabric. Top soil will be stockpiled to the south of the driveway protected by silt fence and mulched/seeded with annual rye grass. Sediment logs will be placed on the west side of the lot, below the construction area. Areas of the site needing to be built up in grade will use the spoils from the excavation to minimize the removal or import of material on site. A bio swale retention area will be established to receive and filter storm water from the driveway way and roof gutters. The mature trees around the perimeter of the property will be maintained. Areas that are maintained or graded to be greater than 30% will be planted with bushes, ground cover and perennials over jute mesh to stabilize the slopes and have been selected for good root structure and reasonably low maintenance. Only 18,600 SF of area will be disturbed and no SPDES permit is required.

(315) 685-8144

Member of the American Institute of Architects

CONSTRUCTION SEQUENCE

1. Remove trees and underbrush from the construction area.
2. Install silt fence below the construction area, maintain during construction.
3. Remove top soil from the area to be disturbed, stockpile to south of driveway and mulch/seed with annual rye grass. Place additional silt fence below this area.
4. Install stabilized construction entrance with stone over filter fabric in location of proposed driveway.
5. Construct bio swale below work area. Spread topsoil, seed and much with straw fabric. Water during dry periods.
6. Excavate for the house foundation. Use spoils to build up graded areas. Install main drain line to bio swale.
7. Construct foundation walls. Install underground utilities and storm water drains for footing drains and downspouts.
8. Backfill foundation and rough grade the exterior. Spread top soil on steep sloped areas away from house work area. Plant bushes, ground cover and perennials in jute mesh and mulch. Water during dry periods. Work area around house - mulch exposed grade with straw.
9. Construct house. When roof and fascia are complete, install roof gutters and down spouts. Tie into storm drains to bio swale.
10. When siding and trim is complete, install walkways and patio, box out final driveway and finish grading. Spread remaining topsoil.
11. Seed and mulch all disturbed lawn area. Water during dry periods.
12. After lawn is established, remove silt fence and patch lawn as necessary.

Town of Owasco Planning Board
2 Bristol Ave.
Auburn, NY 13021
Phone: (315) 253-9021 Fax: (315) 253-2883
owascoplanning@centralny.tvcbc.com

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary ☐ Date 9.21.21 (Check appropriate boxes) Final Date _____

Name of Proposed Development DEPERRO RESIDENCE

Applicant:

Name: SHARON DePERRO

Address: 8220 ROYAL SCARLET DR.

BAIDWINSVILLE, NY 13027

Telephone/Cell: 315.382.7057

Owner: (if different)

Name: SAME

Address: _____

Telephone/Cell: _____

Ownership intentions—i.e., purchase options: CONSTRUCT NEW HOUSE

SINGLE FAMILY RESIDENCE, W/ ATTACHED GARAGE,

PORCHES, DECKS, CONSTRUCT DRIVEWAY

Location of site: LOT 5B, EAST LAKE RD, TOWN OF OWASCO

Tax Map No.: 131.01-2-5B

Current zoning classification: ☐ Residential ☒ Lakeshore ☐ Agriculture/Residential

State and federal permits needed (List type and appropriate departments): _____

YES, NYS DOT PERMIT FOR DRIVEWAY

Plans prepared by:

Name: EGGERTSON & KRENZER ARCHITECTS
P.C.

Address: 1391 E. GENESEE ST.

SKANEATELES, NY 13152

Telephone/Cell: 315.685.8144

(If more than one owner, provide information for each)

Proposed use(s) of Site: SINGLE FAMILY RESIDENCE

Total site area (square feet or acres): 43,209 SF

Anticipated construction time: FALL 2021 → SPR 2022

Will development be phased: No

Current land use of site: (agriculture, commercial, undeveloped, etc.): VACANT, RESIDENTIAL

Current condition of site: (buildings, brush, etc.): NO EXISTING BUILDINGS, WOODS, OPEN

Character of surrounding lands: (residential, agriculture, lakeshore, etc.): RESIDENTIAL

Estimated cost of proposed improvement: \$ 320,000

Anticipated increase in number of residents, shoppers, employees, etc.: (as applicable) NA

Describe proposed use including primary and secondary use, ground floor area, height and number of stories for each building:

For residential buildings include number of dwelling units by size (efficiency, one bedroom, two bedrooms, three or more bedrooms) and number of parking spaces to be provided:

3 BEDROOM, 2 1/2 BATH, 2607 SF SINGLE FAMILY RESIDENCE
2 CAR ATTACHED GARAGE

For non-residential buildings, include total floor area, total sales area, number of automobile and truck parking spaces:

N/A

Other proposed structures:

NONE

(Use separate sheet if needed)

Sharon DeWitt
Signature of Applicant

9.24.21
Date:

Cayuga County Planning Review:
(This page to be completed only if to be submitted to CPB)

Project Name: DEPERO RESIDENCE Date Submitted: 9.22.2021

Enclosed for your review and recommendation, pursuant to sections 239-l and 239-m of General Municipal Law, is the following application for (check all that apply):

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Area Variance | <input type="checkbox"/> Special Permit |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Zoning Text Change | <input type="checkbox"/> Other _____ | |

Project Sponsor/Applicant: SHARON DEPERO

Project Location: LOT 58, EAST LAKE RD

Tax Map Number(s): 131.01 - 02 - 58

Municipality: Owasco

Zoning District: ☐ Residential ☒ Lakeshore ☐ Agriculture/Residential

Brief Project Description: CONSTRUCT NEW 3 BR DWELLING,
2 CAR GARAGE, PORCH, DECK, PATIO, DRIVEWAY

Other Pertinent Information: - BIO SWALS FOR STORM WATER, EROSION
CONTROL PLAN, CONSTRUCTION SEQUENCE PROVIDED

This application is qualified for review because it meets one or more of the following (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> Farm in an Agricultural District |
| <input checked="" type="checkbox"/> State/County Road | <input type="checkbox"/> State/County Park |
| <input type="checkbox"/> State/County Drainageway/Watercourse | <input type="checkbox"/> Zoning Text Change |
| <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Other: _____ |

Respectfully Submitted,

Signature

The following public hearings and/or meetings are scheduled by the (check all that apply):

	Public Hearing Date	Meeting Date (if required)
<input type="checkbox"/> Planning Board	_____	_____
<input type="checkbox"/> Zoning Board of Appeals	_____	_____
<input type="checkbox"/> Town Board	_____	_____
<input type="checkbox"/> Other: _____	_____	_____

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

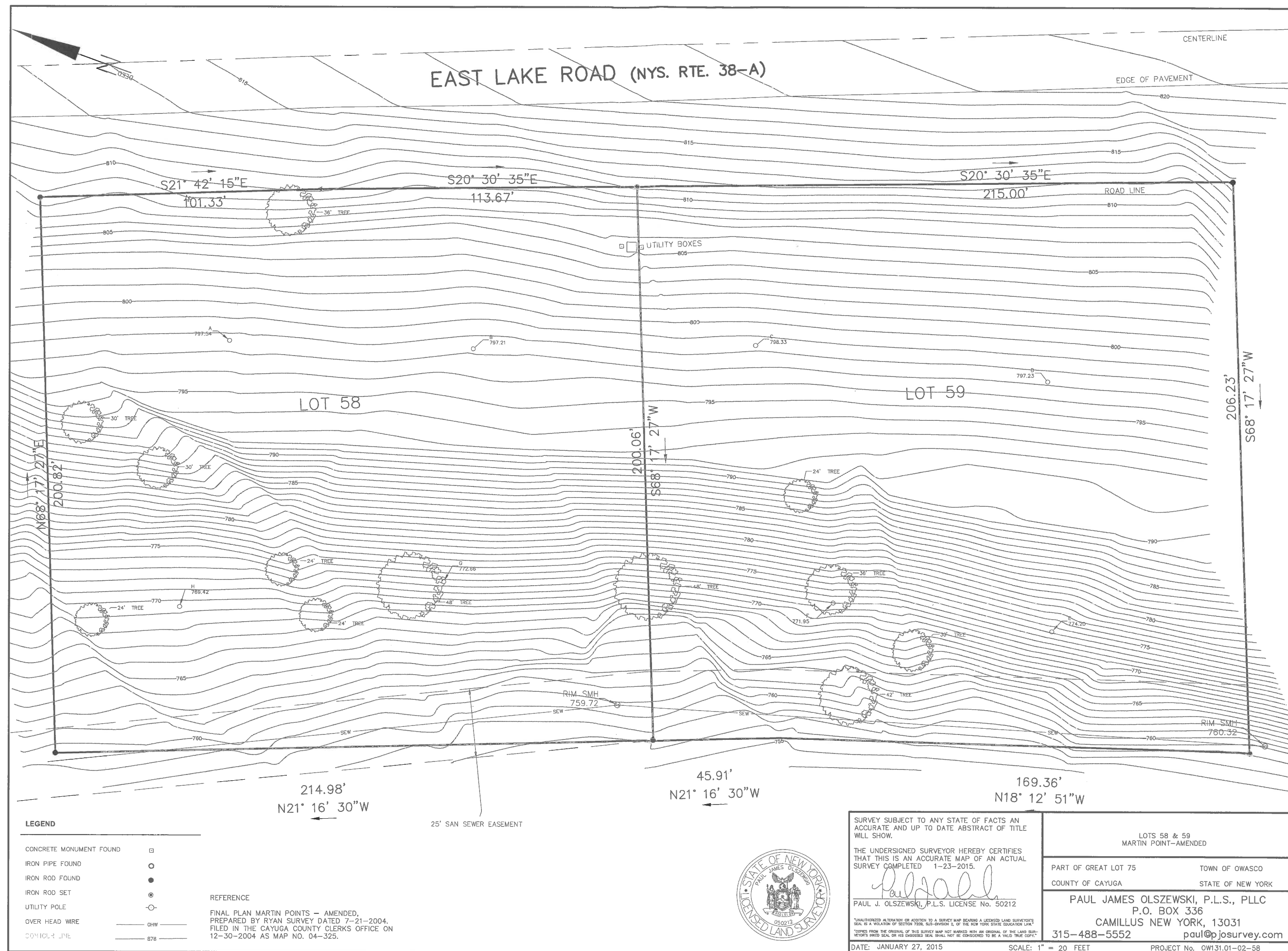
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Deferro RESIDENCE</i>			
Project Location (describe, and attach a location map): <i>Lot 58 East Lake Road - Owasco</i>			
Brief Description of Proposed Action: <i>CONSTRUCTION OF 3BR DWELLING w/ 2 CAR GARAGE, PORCH, DECK, PATIO, DRIVEWAY</i>			
Name of Applicant or Sponsor: <i>Sharon Deferro</i>		Telephone: <i>315-382-7057</i>	
Address: <i>8220 Royal Scarlet Drive</i>		E-Mail: <i>sherrydeperro@gmail.com</i>	
City/PO: <i>Baldwinsville</i>		State: <i>NY</i>	Zip Code: <i>13027</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <i>NYS DOT DRIVEWAY PERMIT</i>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1 acres 0.4 acres 1 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

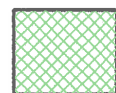
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>ROBERT O EGGLESTON</u> Date: <u>9.21.21</u>		
Signature: <u>RE EGGLESTON</u> Title: <u>ARCHITECT</u>		





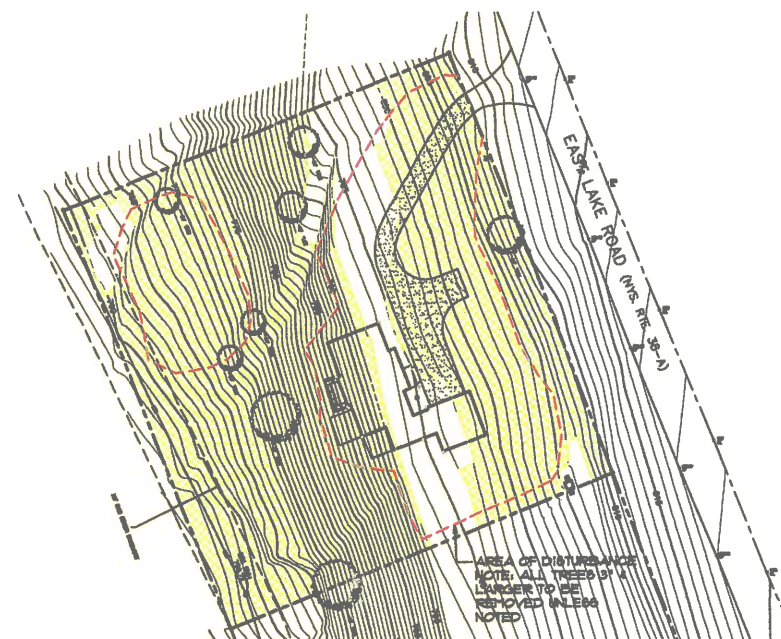
SITE PLAN

1" = 20' - 0"



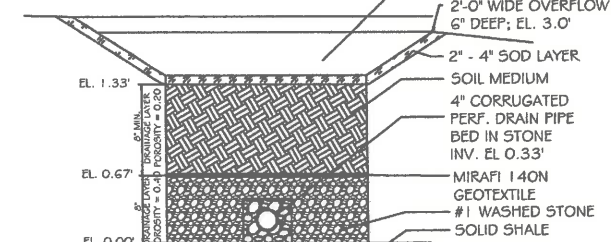
PLANTING LIST FOR STEEP SLOPES

- GRO-LOW SUMAC
- DAY LILIES
- FORSYTHIA
- BURNING BUSH
- ENGLISH IVY
- PACHYSANDRA



15 % SLOPE

SC.: NTS



BIO-SWALE DETAIL

SC.: NTS

BIO-SWALE REQUIREMENT

$$WQV = \frac{(0.05 + 0.009 \times 1) \times A}{12}$$

WQV = WATER QUALITY VOLUME - CUFT

I = IMPERVIOUS SURFACE COVERAGE - 12.6 %

A - DRAINAGE AREA - 43,209 SF

$$WQV = \frac{(0.05 + 0.009 \times 12.6) \times 43,209 \text{ SF}}{12}$$

$$WQV = \frac{16 \times 43,209 \text{ SF}}{12}$$

$$WQV = 588 \text{ CUFT}$$

BIO-SWALE SIZE : 8' x 50' x 15' DEEP = 600 CUFT

LOT AREA 43,209 SF

BUILDING COVERAGE

	EXIST.	PROPOSED
HOUSE	8F	2,084 SF
PORCH	8F	258 SF
TOTAL	8F	2,342 SF
% BUILDING COVERAGE	0 %	5.4 %

IMPERVIOUS MATERIAL

	EXIST.	PROPOSED
DRIVEWAY	8F	2,396 SF
WALKWAYS	8F	16 SF
PATIO	8F	96 SF
RETAINING WALL	8F	12 SF
DECK	8F	84 SF
TOTAL	8F	2,604 SF
% IMPERVIOUS MATERIAL	0 %	6.2 %
% GREEN SPACE	100.0 %	88.4 %

DISTURBED AREA 10,600 SF

SITE PLAN:

SHERRY DePERRO
LOT 58, EAST LAKE ROAD
TN OF OWASCO, NY

architect

EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 20226

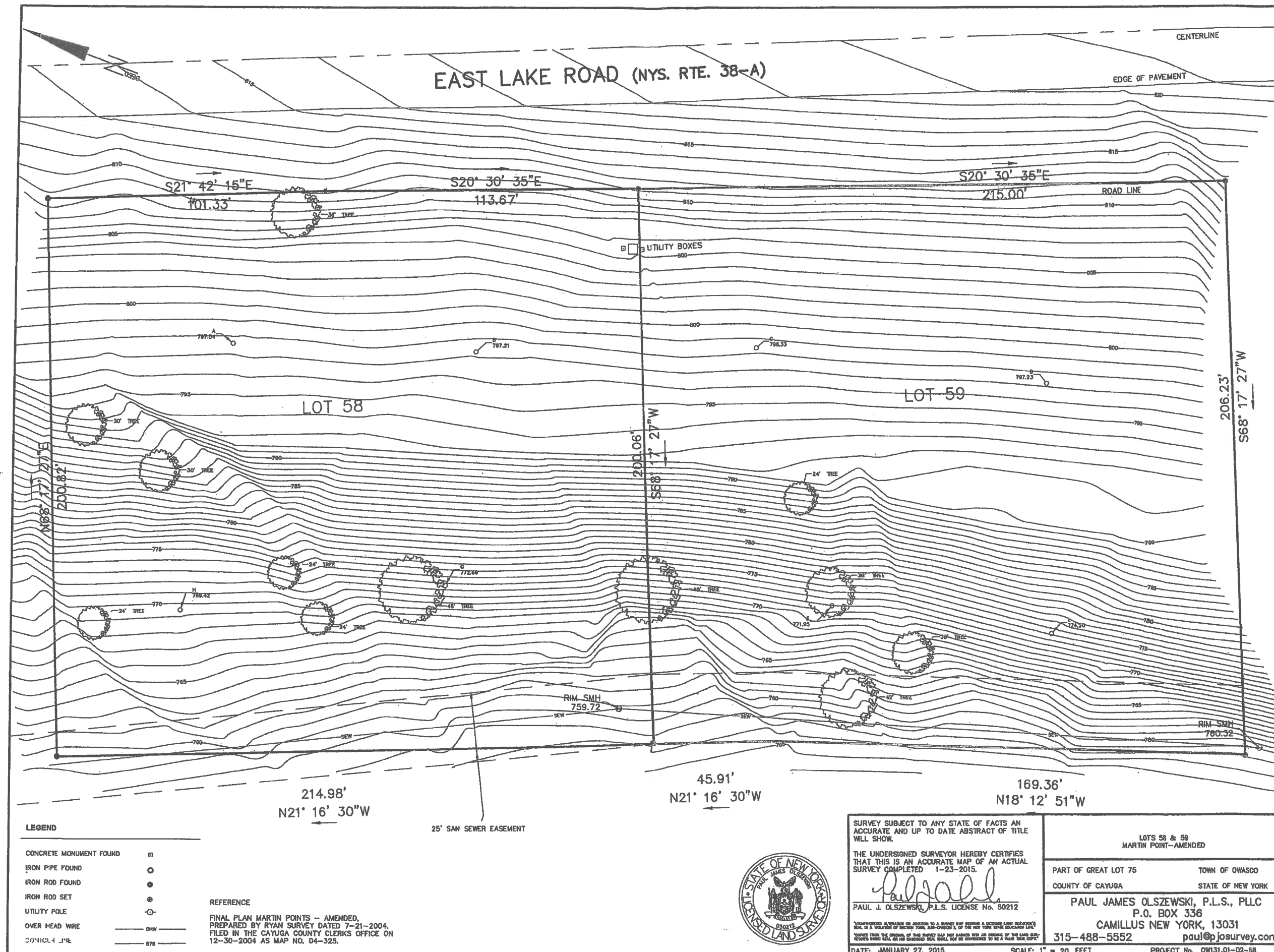
DATE:

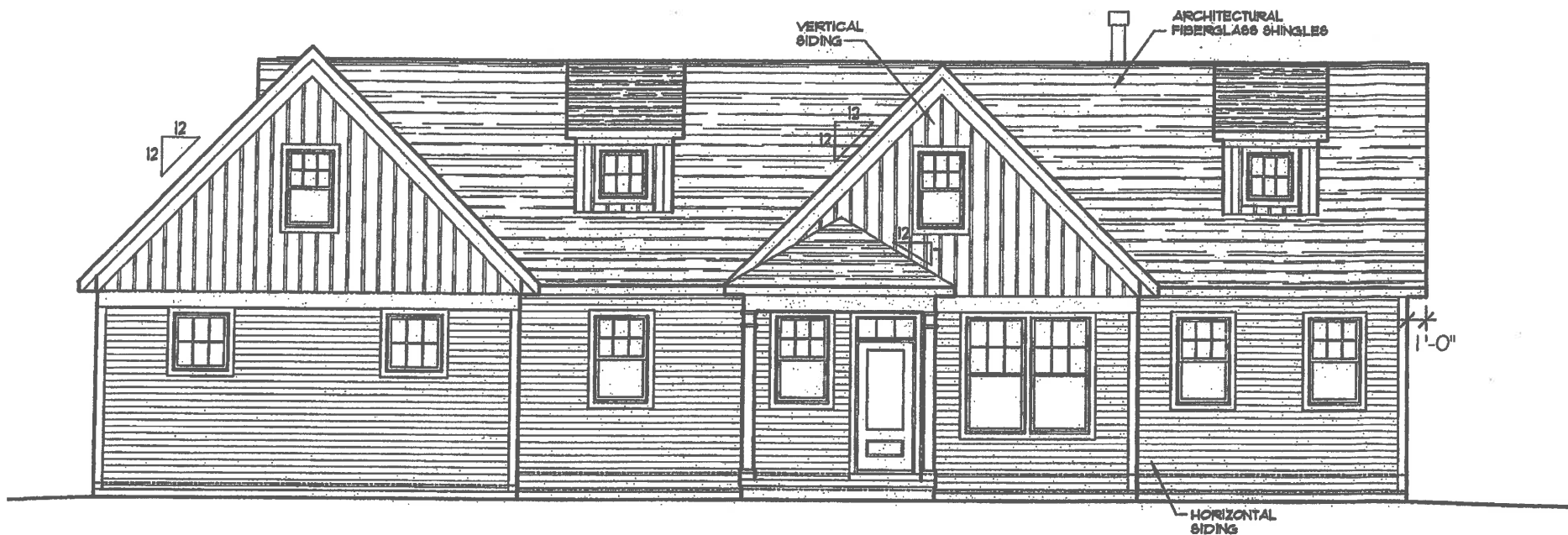
16 SEPT 2021

RECEIVED

SEP 22 2021

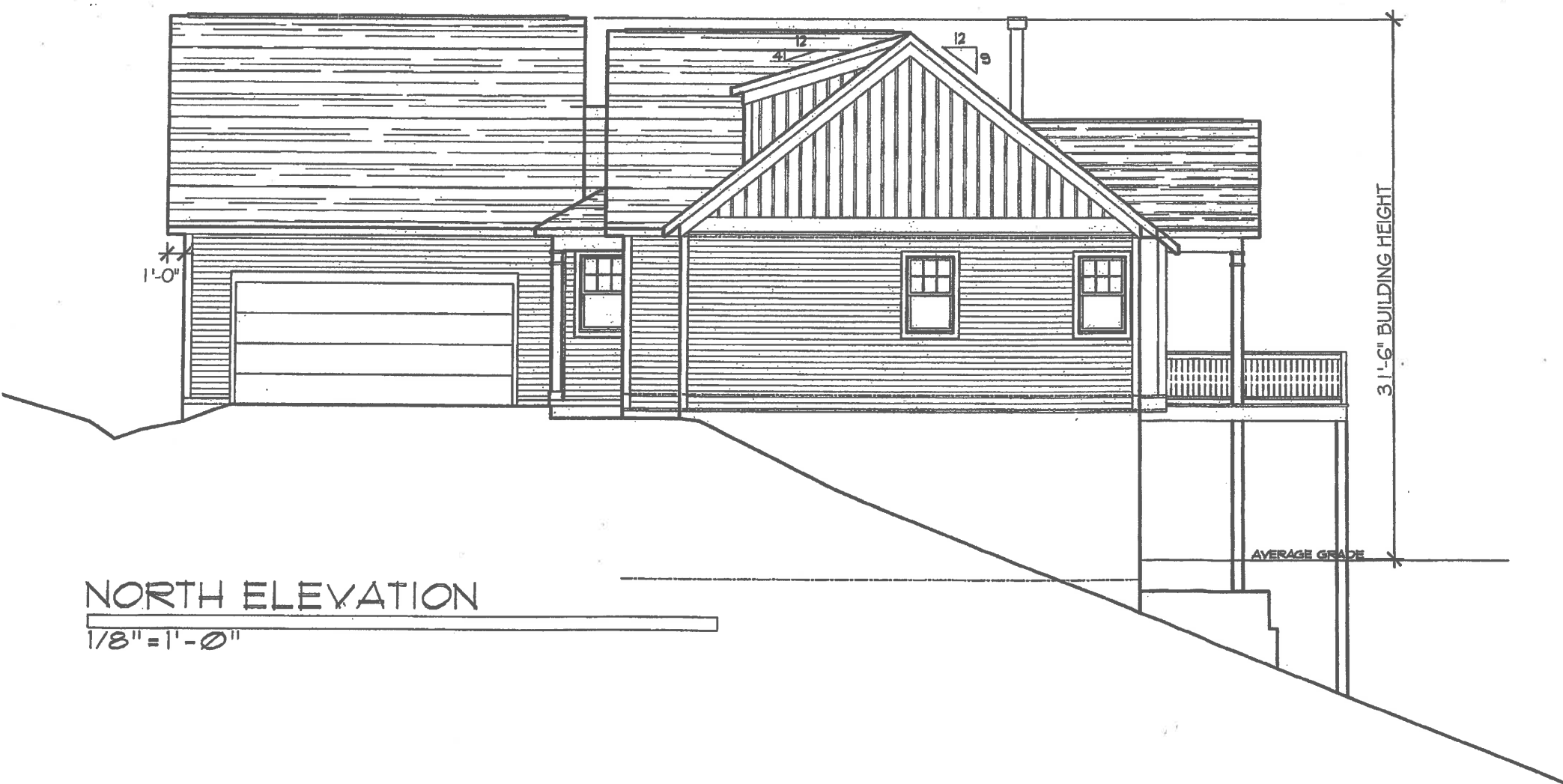
Town of Owasco
Code Enforcement





EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

NEW RESIDENCE:

SHERRY DePERRO
LOT 58, EAST LAKE ROAD
TN OF OWASCO, NY

a r c h i t e c t

EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 20226

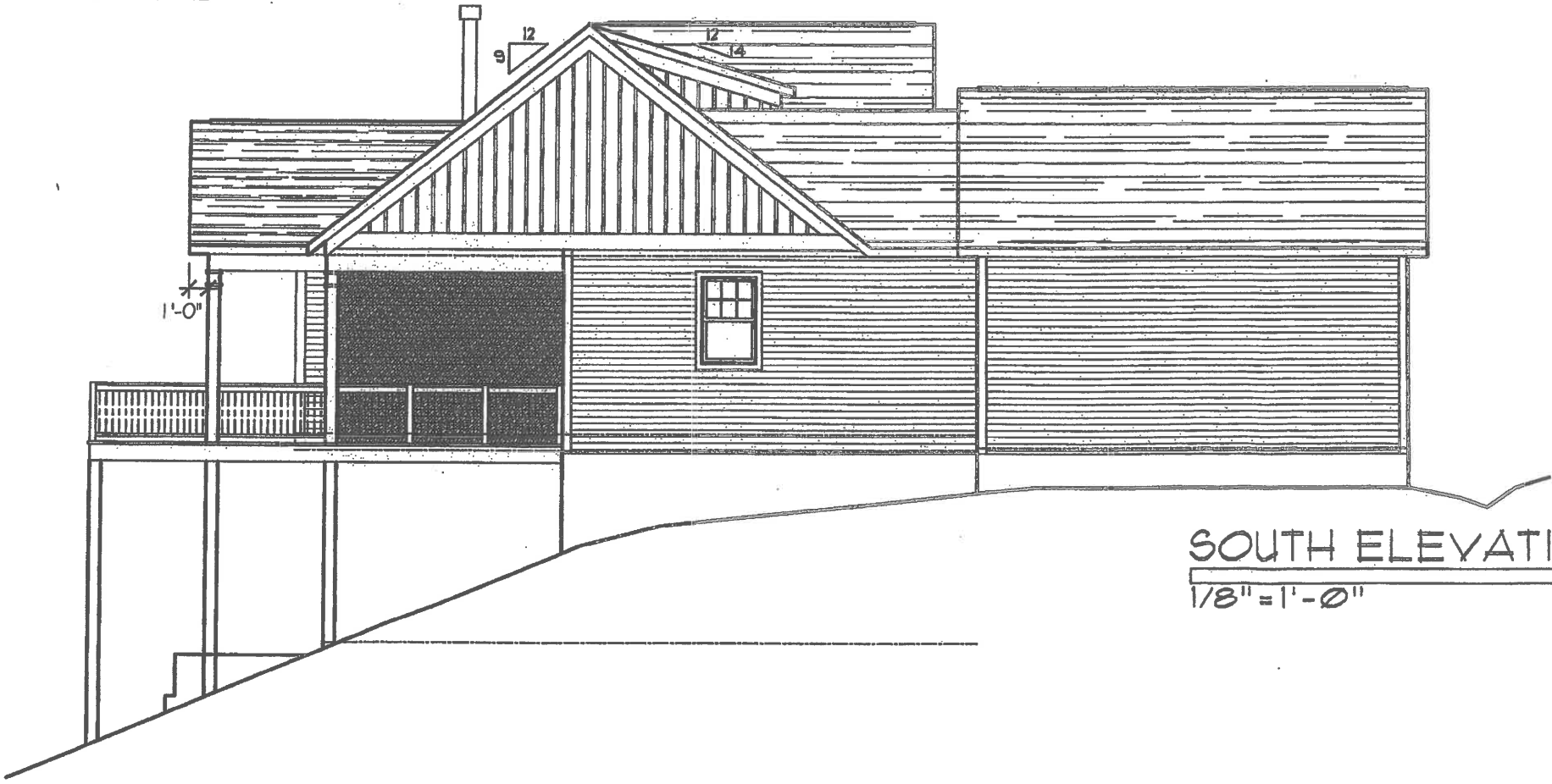
DATE:

21 SEPT 2021



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

NEW RESIDENCE:

SHERRY DePERRO
LOT 58, EAST LAKE ROAD
TN OF OWASCO, NY

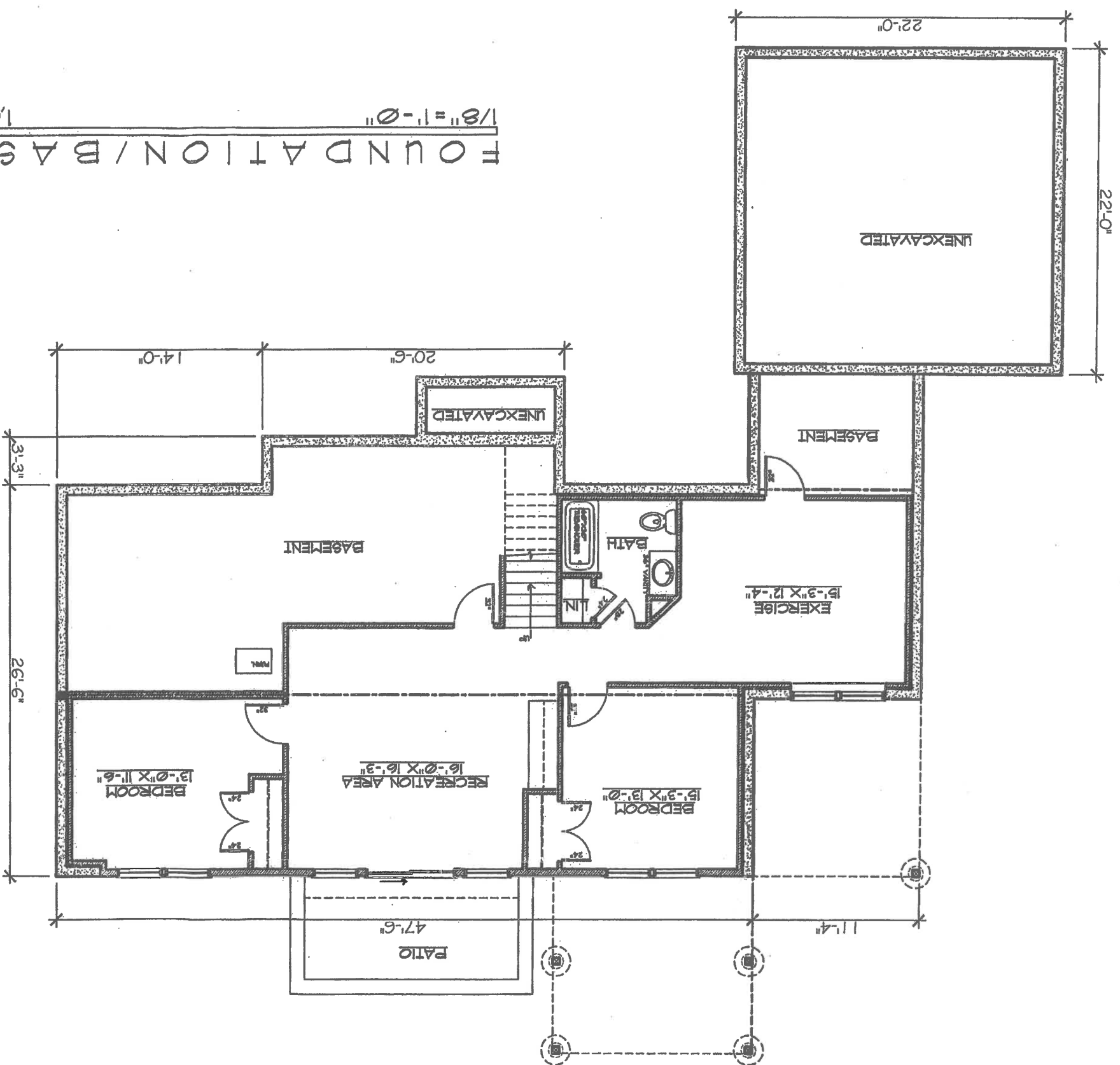
a r c h i t e c t

EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 20226

DATE:

21 SEPT 2021



FOUNDATION/BASEMENT PLAN
1/8" = 1'-0"
1,006 SF FINISHED LIVING

3 OF 4

21 SEPT 2021

DATE:

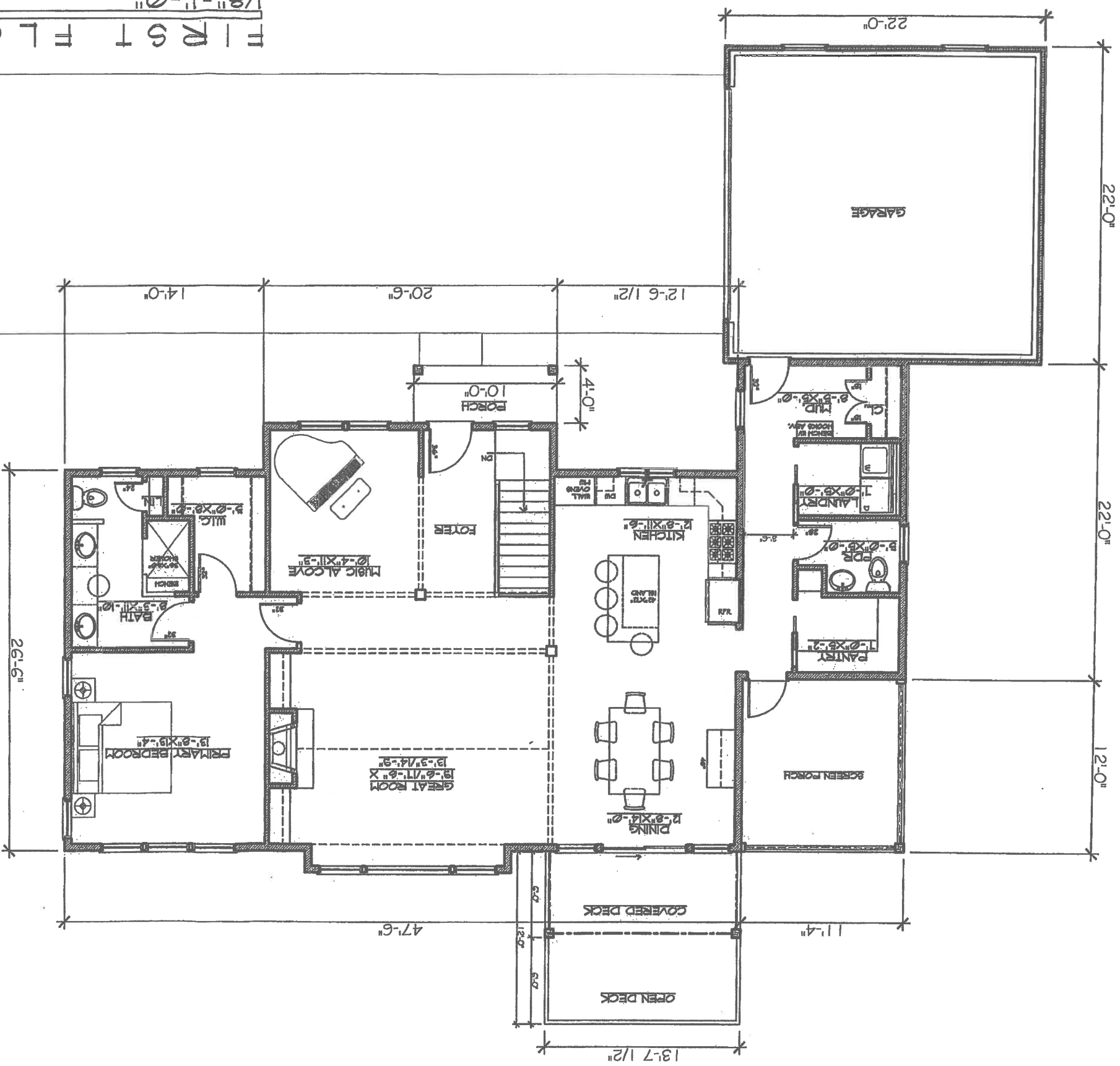
PROJ: 20226

architect

EGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

NEW RESIDENCE:

SHERY DEPERO
LOT 58, EAST LAKE ROAD
TN OF OWASCO, NY



FIRST FLOOR PLAN
1/8" = 1'-0"
1,601 SF LIVING

4 OF 4
DATE: 21 SEPT 2021

PROJ: 20226

architect
EGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

NEW RESIDENCE:
SHERRY DEPERRO
LOT 58, EAST LAKE ROAD
TN OF OWASCO, NY