

PROJECT NARRATIVE

Lakefront Site Improvements

Arleo Real Estate, LLC

218 Main Street

Village of Aurora

Cayuga County, NY

7-23-23

Dr. Robert Arleo is the owner of a 0.5-acre lakefront parcel located at 281 Main Street in the Village of Aurora. Dr. Arleo wishes to make lakefront improvements including the construction of stone seawalls, stone steps, and a stone terrace at the shoreline. The walls will be 4.5' tall at their tallest point. The existing large rip-rap at the shoreline will be removed and reused as slope protection at the north and south ends of the new seawalls. The existing wood stairs and dock will remain. Even though all work is proposed to be completed above the mean high-water mark, a Joint Application Form was submitted to the NYSDEC, NYSDOS, NYSOGS, and USACE on for jurisdictional determinations. A copy of the Joint Application Form is attached. To date we have received a letter from the NYS DOS stating no review or permit is necessary from their office. A copy of the DOS letter is attached.

The contractor is The Stonemasons, Inc from Westport MA. This firm has constructed similar, larger, and much more complicated projects on lakefront properties within the Village and on Cayuga Lake. As requested by the Planning Board, below is a brief narrative from The Stonemasons describing the sequence of the work to be done above the ordinary/mean high water mark.

Erosion controls will be installed on site including silt logs at the shoreline as well as along the North and South property lines. Large equipment and materials will be delivered to the site. Any loose soil or aggregate materials will be stockpiled on site and surrounded by silt logs. An excavator will be used from the lawn area to carefully lift the existing rip-rap from the shore and the existing beach shale will be removed and stockpiled. A trench will be excavated for the wall sub-structure and the sub-structure will be installed. The stone stairs will be installed then the rock facing will be installed over the substructure. The existing rip-rap will be reinstalled at the North and South ends, and the beach shale will be installed. The terrace above the wall will be installed after all wall and stair stonework is complete. All lawn areas disturbed during construction will be restored with four inches of topsoil then seeded and heavy mulch cover applied. All equipment and excess materials will be removed from the site. After new lawn areas have reached 80% vegetative cover the silt logs will be removed from the site. It is anticipated that the work will be completed within 6 weeks.

Below are photographs of the existing shoreline and a photo of a wall mockup The Stonemasons built for this project in Massachusetts. The final walls will resemble the mockup in stone materials, color, and proportions.



Photo of Existing Shoreline North of Dock



Photo of Existing Shoreline South of Dock



Mockup of Proposed Wall With Deep Raked Joints

We look forward to continuing our presentation of this application to the Community Preservation Panel and Planning Board. Attached to this narrative are the following documents in support of this application:

- Village of Aurora Application for Zoning Permit (Originally Submitted on 6-22-23)
- Short Environmental Assessment Form
- Joint Application Form
- Letter of No Permit or Review Required from NYS DOS
- 8.5"x11" Photos of Existing Conditions
- 8.5"x11" Photo of Proposed Wall Mockup
- Drawings
 - Boundary & Topographic Survey Map No. 218 Main Street
 - C101 Existing Conditions Plan`
 - C101A Erosion & Sediment Control Plan
 - C102 Demolition Plan
 - C103 Layout Plan
 - C104 Grading Plan
 - C105 Wall Sections

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