

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- _____ - _____
Tax map Section: _____ Block: _____ Lot: _____	Zoning District: _____

1. Address of subject property: 316 Greenwood Place2. Year property was purchased by current owner: 1989

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Stephen and Gayle ThorleyMailing Address: 316 Greenwood PlaceZip: 13210 Daytime phone number: 315-412-1696 home phone number: 315-412-1696E-mail (alternate contact for additional information request): ggiroux@gmail.comb. Contract purchaser(s) ☐, Lessee ☐, or Co-applicant ☐ (if applicable)***note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.**

Name(s): _____

Mailing Address: _____

Zip: _____

Home phone number: _____

Day Phone: _____

E-mail (alternate contact for additional information request): _____

c. Representative: Attorney ☐, Architect ☒, Contractor ☐, Other ☐

(Only if involved in this application)

Name(s): Daniel Reeder @ GreenscapesMailing Address: 6976 East Seneca TurnpikeZip: 13078 Telephone number: 315-882-1302

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): _____

1 familyProposed use and occupancy of property: one familyCurrent number of onsite (off-street) parking spaces: 0Proposed number of onsite (off-street) parking spaces: 1

Days and hours of operation (for any business uses): N/A

Explain in detail what (if any) new additions or construction is proposed on the site: On street parking has become more difficult, more cars. Occupants aging.

Reason for request:

The courts have distinguished between use variances (for uses which are not permitted) and area variance (for excess lot coverage, additions into required yards, etc.). Be aware that **the standards of proof for a use variance are much more demanding** than for an area variance and that **the burden is on the applicant** to provide such proof in arguing their case. (See Standard of Proof requirements on required submittal page.)

Use additional sheets of paper to present proof if necessary.

The addition of one parking space in front of our house would relieve the burden of circling the block looking for parking and safeguard our vehicle from damage. We were recently hit and run on the street. It will create an extra parking space every other night, and be neutral on the night parking is on our side. We can't put a driveway along the side of the house because there is no room; very tight, less than 6 feet either side. We are hiring a landscape architect to assure compliance with all rules and aesthetic improvement to the property and surrounding area. Adjacent neighbor does not object.

The following affirmation must be signed and dated by the CURRENT PROPERTY OWNER or the owner's LEGAL representative (attorney, power of attorney, partner in the business, etc.).

DECLARATION

I understand that false statements made herein are **punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York**. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application **will make consideration of this application null and void**.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

Gayle A Thorley
CURRENT PROPERTY OWNER SIGNATURE

10-25-19
DATE

Gayle A Thorley
Please legibly PRINT SIGNATURE NAME and TITLE

SYRACUSE BOARD OF ZONING APPEALS
CITY HALL COMMONS, ROOM 101
201 EAST WASHINGTON STREET
SYRACUSE, NY 13202
(315) 448-8640

Board of Zoning Appeals application Procedures

Variance applications involve public hearings with the Board of Zoning Appeals. A variance application will not be considered complete on the applicant's part until all required submittals have been received and have been through a preliminary review by Zoning Office staff (and possibly other departments), including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Once an application has been determined to be ready for a public hearing with the Board of Zoning Appeals, it will be scheduled for the **next available** hearing date (allowing the necessary time from for the Board's authorization, newspaper publication, mailing schedules, etc.). A "Public Notice" regarding the hearing date will then be mailed to the applicant (and representative, if any), approximately ten (10) days prior to the hearing date.

The public notice is also published in the Syracuse Post Standard newspaper ten (10) days prior to the hearing date. Public notices are also sent to property owners contiguous to any property subject to a public hearing, and to other city departments and neighborhood organizations.

The application, and its contents, will then be open for inspection at the Syracuse Office of Zoning Administration during regular office hours.

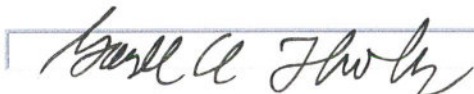
Unless otherwise notified, all meetings at which public hearings are to be held will begin at 1:00 p.m. in the Common Council Chambers on the third floor of City Hall.

The applicant or his or her representative **must attend** the public hearing to explain the case request to the Board of Zoning Appeals. (The rules of the Board of Zoning Appeals **do not permit postponements** due to the absences of applicants or their representatives.) A variance decision is not final until a written resolution is adopted by the Board of Zoning Appeals and filed with the secretary to the Board. Depending upon the situation, the resolution may possibly not be adopted until a later meeting. A copy of the resolution will be mailed to the applicant.

Depending upon the type and complexity of the application, additional necessary reviews, and the hearing schedule, the entire variance application process from the submission of the application to the release of the resolution may take approximately two months.

Please sign that you have read and understand the above information and return this page with the application.

Signed:



Date:

10-25-19

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration, located in Room 101 at City Hall Commons, 201 East Washington Street, Syracuse, NY 13202-1426. If you wish to discuss the application with a member of our staff, please call ahead for an appointment (448-8640).

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Please sign that you have read and understand the above information and return this page with the application.

Signed: Garrett F. J. [Signature] Date: 10-25-19

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Gayle Thorley
316 Greenwood Place
Syracuse, NY 13210
ggirouxt@gmail.com
315-412-1696

September 28, 2020

Office of Zoning Administration, attention Melissa Sanfilippo

Dear Ms Sanfilippo,

Enclosed is the updated information regarding 316 Greenwood Place, and the notarized Certificate of Suitability. I hope this was interpreted correctly by our landscape architect and myself. If not, we will do whatever we can to complete the application.

As requested, the number of rooms is

First floor: 4 rooms

Second floor: 5 rooms

Third floor: 2 rooms

Thank you,

Gayle Thorley



CITY OF SYRACUSE – CERTIFICATE OF SUITABILITY

Please return this affidavit to:
Office of Zoning Administration
201 E. Washington Street, City Hall Commons
Syracuse, New York, 13202

Affidavit of Homeownership

I, Gayle A Thorley, being duly sworn, under penalty of perjury, depose and state:

According to the Real Property records of the County of Onondaga, I am the owner of the property located at 316 Greenwood Place, within the City of Syracuse.
(street number and street)

Please initial each of the following:

GT

I swear, under penalty of perjury, that I reside at this property, which is located within a Special Neighborhood District, and it is my primary residence.

GT

I swear, under penalty of perjury, that I understand that a non-owner occupied residential property within the Special Neighborhood District shall not be rented without a valid Certificate of Suitability.

GT

I swear, under penalty of perjury, that I understand that if I decide, at any time, to rent this property I will need to apply for and obtain a Certificate of Suitability.

GT

I swear, under penalty of perjury, that I understand if I decide to sell this property to an individual or entity who intends to rent the property that a Certificate of Suitability will be required upon transfer of title.

Furthermore, I state under oath that by signing below, all the aforementioned statements in this Affidavit are true, and I understand that according to New York State Law it is perjury to make false statements to a municipality.

PLEASE NOTE - New York State Penal Law §210.45: It is a Class A Misdemeanor for a person to knowingly offer a false instrument for filing, knowing that a written instrument contains a false statement or false information, and representing said instrument to a public office or public servant with the knowledge or belief that it will be filed with, registered or recorded in or otherwise become a part of the records of such public office or public servant.

Print Name: Gayle A Thorley

Date: Sept 11, 2020

Signature: Gayle A Thorley

Subscribed and sworn to before me this

11th day of September, 2020

Danielle A. Landry
Notary Public

DANIELLE A. LANDRY
Notary Public, State of New York
Qualified in Onondaga County
Reg. No. 01LA6223173
Commission Expires June 7, 2022

617.20
Appendix B
Short Environmental Assessment Form

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>Parking area (driveway) with retaining wall at 316 Greenwood Place</i>							
Project Location (describe, and attach a location map): <i>316 Greenwood Place, Syracuse NY 13210</i>							
Brief Description of Proposed Action: <i>Soil will be removed from the front left hill at street and a 2 level retaining wall with proper drainage and esthetic improvement to property. This will be done with gabion baskets + stone by our landscape architect Daniel Reeder with Greenscapes</i>							
Name of Applicant or Sponsor: <i>Stephen and Gayle Thorley</i>		Telephone: <i>315-412-1696</i> E-Mail: <i>ggirouxte@gmail.com</i>					
Address: <i>316 Greenwood Place</i>							
City/PO: <i>Syracuse</i>		State: <i>NY</i>	Zip Code: <i>13210</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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center; vertical-align: middle;"><i>X</i></td> <td></td> </tr> </table>	NO	YES	<i>X</i>	
NO	YES						
<i>X</i>							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center; vertical-align: middle;"><i>X</i></td> <td></td> </tr> </table>	NO	YES	<i>X</i>	
NO	YES						
<i>X</i>							
3.a. Total acreage of the site of the proposed action?		<i>0.12</i> acres					
b. Total acreage to be physically disturbed?		<i>0.005</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.12</i> acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input 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 type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input checked="" type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO X	YES	N/A
b. Consistent with the adopted comprehensive plan?	X		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	X
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	N/A
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	X
b. Is the proposed action located in an archeological sensitive area?	X		
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	X
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X		
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 type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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	X
16. Is the project site located in the 100 year flood plain?	NO	YES	X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	X
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO X	YES
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 X	YES
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 X	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Gayle Thorley Date: 8-5-20

Signature: Gayle Thorley

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

August 8, 2020

Syracuse Office of Zoning Administration

Hello!

As you can see by the October date on the application, it has taken me far too long to finish this application. I finalized it with the help of Dan Reeder, our landscape architect. I hope our responses were appropriate and we understood what you are looking for.

We are looking to put a single parking space in front of our house with a tasteful retaining wall and landscaping and plantings. The narrow width of our yard does not permit a space alongside the house. There is at least one house on our street that has the same arrangement and for the same reason. We do not think it will detract from the appearance or parking availability. In fact it will add another parking space to the street every other night.

Additional reasons for needing off street parking are 1. Several large rental houses with many cars 2. If residents park carelessly it has repercussions for blocks 3. Our car has been hit and run twice while parked appropriately just this year. 4. We have lived here 30 years and are now senior citizens!

Thank you in advance for considering our application and please do not hesitate to contact us for any clarification.

Looking forward to hearing from you,

Gayle Thorley

ggiroux@gmail.com

315-412-1696

Thorley
316 Greenwood Pl.
Syracuse, 13210
315-412-1696

Area Variance Test

1. Describe whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by granting of the area variance:

The changes associated with our parking space project will produce desirable change in the neighborhood because:

- a. It will create an additional parking opening on the street on odd nights, and will be an even exchange on even nights, as the parking spot will only remove one space from the street. Also, between 5 and 7 pm, cars are parked on both sides, creating a greater risk for accidents, which we have experienced firsthand when our car mirror was hit during this period. Fewer cars on the street, less congestion and chaos.
- b. The work will be tastefully and professionally done by a registered landscape architect and will enhance the curb appeal of our house and the surrounding neighborhood. As a long-term resident here, I have observed how improving your property encourages others to do the same.

2. Describe whether the benefit sought by the applicant can be achieved by some other method which will be feasible for the applicant to pursue but would not require an area variance:

Since the lot is too narrow, there is not possibility of creating a parking space alongside the house. This makes a variance necessary.

3. Describe whether the requested area variance is substantial:

The area impacted is 12 x 18 feet on the south front lawn. We have been told that the work will be finished in a day or two, so I would say it is not especially substantial.

4. Describe whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

The proposed project will not have an adverse effect on the surrounding area. Since parking is a big problem on our street, it will have the positive effect of removing a vehicle

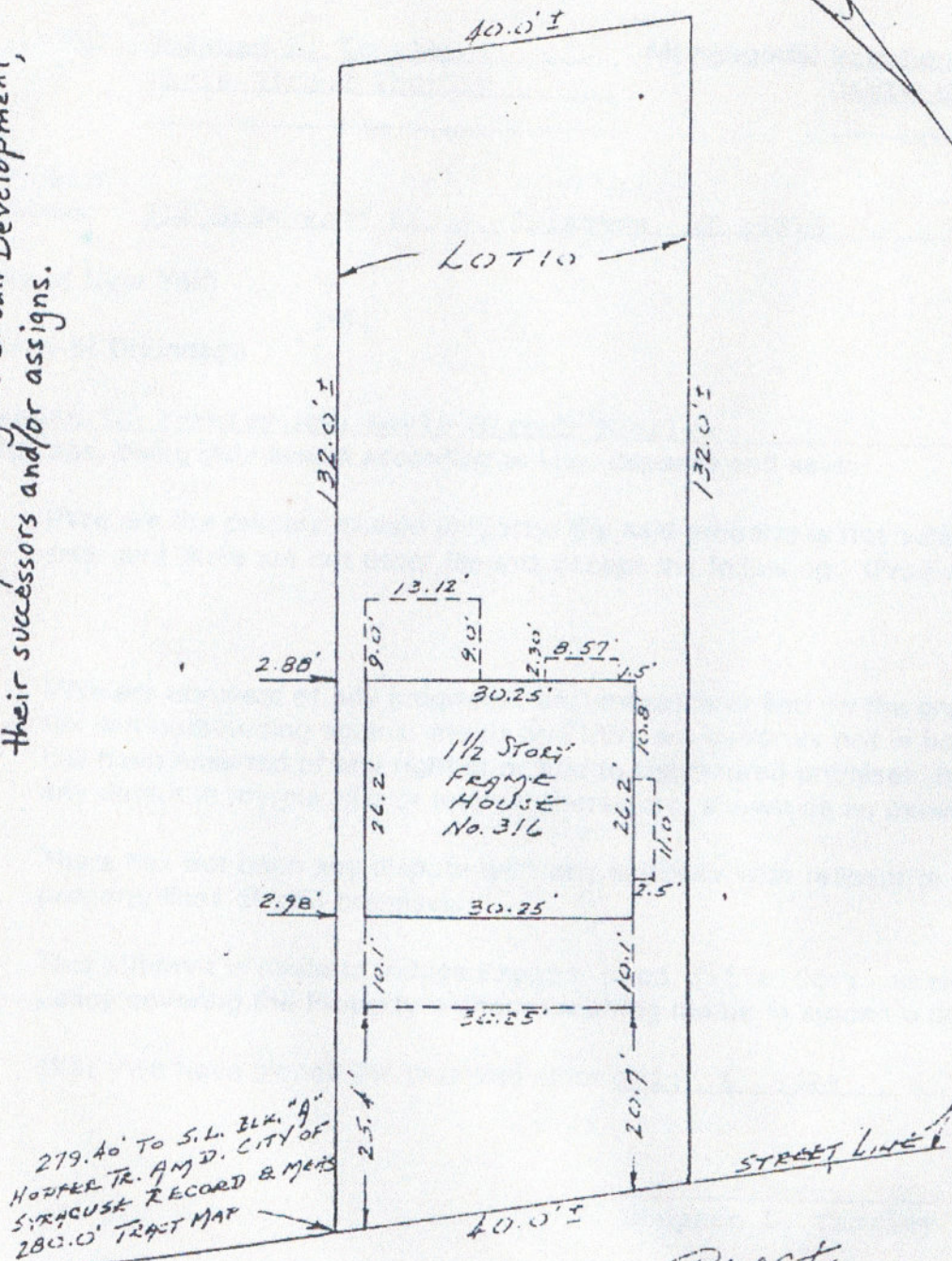
from the street, freeing up space for other vehicles. The project will be done to high standards; it will be structurally sound, well drained and aesthetically pleasing.

5. Describe whether an alleged difficulty is self-created.

We have lived in our house for 31 years. During that time the number of student tenants who own cars has grown.

Statutes have changed to help alleviate parking problems, however surrounding rental properties benefit from grandfather clauses, allowing them to continue renting with inadequate numbers of parking spaces. The rental property across the street from our house has at times had as many as 9 cars associated with it. There are at most 8 spaces on our block. When the houses in this neighborhood were built, I assume this level of parking congestion was not anticipated. Also, in the past year our car has been hit twice while parked without the perpetrator stopping to leave a note with identifying information. In the past, when there was an accident, there would always be a note left. I don't know what the reason is for this change, but it has created an expensive and inconveniencing hardship for us as it would for any resident. For the above reasons, I don't believe our hardships have been self-created.

Certified to: Onondaga Savings Bank
 and Trans America Title Insurance Services,
 and The Secretary of Housing and Urban Development,
 their successors and/or assigns.



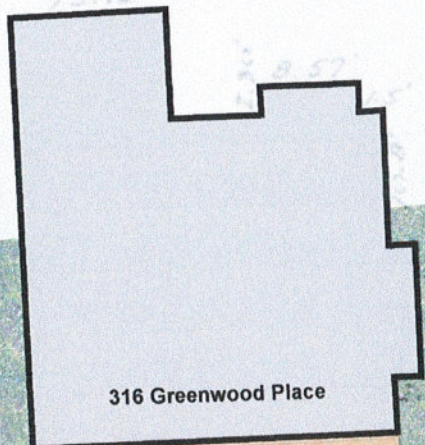
GREENWOOD PLACE

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY AND SAME IS CORRECT. LICENSED LAND SURVEYOR R. J. LIGHTON SYRACUSE, N.Y.	Location Survey on Lot No. 10, Block "A" of the Hopper Tract, Amended.		
	Known as No. 316 Greenwood Place, City of Syracuse, County of Onondaga, State of New York.		
DRAWN BY: J.D.L.	SCALE: 1"=20'	DATE: 4-20-89	
REVISIONS:			

their successors and/or assigns.

279.40' To S.L.
HODDER TR. AND
SURRENDER RECORD
280.0' TRACT MA

10.0' 1/2
LOT 10
132.0' 1/2
132.0' 1/2



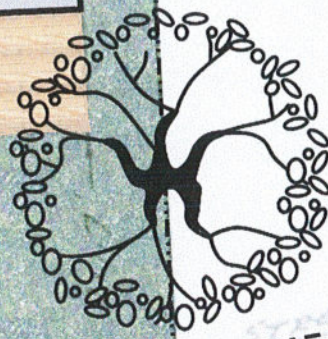
covered porch

12'
+/- 30" HIGH
GABION WALLS

wood
steps

12'
18'

concrete
steps




ASPHALT DRIVE

12'

ASPHALT DRIVE
DROP CURB





GREENSCAPES
www.greengscapesonline.com
DESIGN BUILD SUPPLY CREATE

SITE PLAN			
Thorley Residence			
DATE	10/28/20	DAR	
SCALE	1" = 10'		



Plantcry





Proposal

Green Scapes, Inc.

Client Name: Thorley, Gayle + Stephen

Project Name: Thorley, Gayle + Stephen

Jobsite Address: 316 Greenwood Place Syracuse, New York
13210

Billing Address: 316 Greenwood Place Syracuse, New
York 13210

Estimate ID: EST1524386

Date: Sep 13, 2019

revised 09/25/19

DRIVEWAY INSTALLATION - boulder option

\$13,248.06

Supply and install materials needed to complete the designated **Stone Slab Wall** per the design and specifications to include the following.

- Mobilize all heavy equipment & job trailer to/from site.
- **Note:** roadside parking in front of house to be coned off prior to start of project to ensure adequate spaces for equipment & trucks.
- Confirm all horizontal & vertical dimensions of proposed project.
- Condition of existing concrete sidewalk to be noted prior to construction, and will be protected as best we can.
- Excavate out hill (approx. 15' wide x 24' long) between front concrete steps & neighbor's driveway. Remove & dispose of concrete embankment up to existing crack in wall, & sawcut existing cracked edge into cleaner line. (Clients to remove any viable transplants prior to excavation.)
- Also excavate median between road & sidewalk (approx. 18' wide & 6' long), and remove approx. 18' of road curbing & reinstall to be flush with road pavement (as per City Specs.)
- Supply & install approx. 12" compacted Crusher Run gravel base (installed in compacted lifts on geotextile fabric) in both excavated areas. Final grade of compacted gravel to be approx. 4" lower than future finished grade of driveway (to match grade of neighboring driveway.)
- Upon excavation, any open areas potentially found under the existing concrete step cheekwall will be filled with concrete & troweled flush to cheekwall.
- Boulder wall to be approx. 20 feet (length) x 4 feet (height), with portions of bottom layer of wall buried in base gravel. Wall to run from neighbors' driveway to existing concrete walk (approx. 15' long) & turn to run to end of concrete step cheekwall (approx. 5' long.)
- Wall material will be **approx. 20 ton of Limestone quarry boulders**, colors are a natural variation and will vary from stone to stone. Boulders to be stacked in layers, each layer stepping back to provide a battered angle for retaining hill. Small pockets within edges of boulders to be filled with soil for clients to install small plantings.
- Any variation in the square footage +/- 10 square feet will be brought to your attention, as will any overall changes in dimensions.
- Clean up all areas & remove all debris from site.
- **Note:** final driveway & apron surfacing (asphalt or concrete) to be installed by others.

Stone slab or natural stone wall specifications & warranty information

- Trench will be dug for base preparation approximately 12" deep by approx. 36-48" wide. The excavated width will depend on the actual depth of the chosen wall stone.
- Sub base will be compacted & Crusher Run stone base will be installed at a depth of 6" and compacted.
- A 4" drainpipe will be installed at foundation & exited to daylight.
- Wall will be constructed and backfilled with clean, drainable #3A stone as it is built, with a minimum of 18-24" of drainable stone to be installed behind wall.
- Large boulders will be shimmed with smaller stones if needed. Gaps will be filled with small cobbles or rip rap (12" minus) to prevent drainage stone from falling out.

- Drainage stone fill will be covered with fabric & backfilled with soil.
- Top of wall will typically be capped with larger stones, either from the selected wall stone or additional larger wall stone.
- Excavated material may be used onsite for backfill, landscape mounds, & lawn repair. An additional fee may be included for removal and disposal of cement, blacktop, or rocky fill discovered once work is underway.
- All debris will be disposed offsite. Disturbed lawn areas will be topdressed & seeded upon completion.
- **Please Note:** Natural boulder walls are inherently rough & sizes, colors, shapes of rock vary greatly. A rustic look is desirable & every effort will be made to maintain uniformity & tight joints.
- **Retaining wall work carries a 2 year warranty for the integrity of the wall. Not included in the warranty are any problems from sub-grade settling beyond our control or damage due to excess water flow or flooding, or any severe acts of nature.**

DRIVEWAY INSTALLATION - gabion option

\$12,729.58

Supply and install materials needed to complete the designated **Stone Slab Wall** per the design and specifications to include the following.

- Mobilize all heavy equipment & job trailer to/from site.
- **Note:** roadside parking in front of house to be coned off prior to start of project to ensure adequate spaces for equipment & trucks.
- Confirm all horizontal & vertical dimensions of proposed project.
- Condition of existing concrete sidewalk to be noted prior to construction, and will be protected as best we can.
- Excavate out hill (approx. 15' wide x 24' long) between front concrete steps & neighbor's driveway. Remove & dispose of concrete embankment up to existing crack in wall, & sawcut existing cracked edge into cleaner line. (Clients to remove any viable transplants prior to excavation.)
- Also excavate median between road & sidewalk (approx. 18' wide & 6' long), and remove approx. 18' of road curbing & reinstall to be flush with road pavement (as per City Specs.)
- Supply & install approx. 12" compacted Crusher Run gravel base (installed in compacted lifts on geotextile fabric) in both excavated areas. Final grade of compacted gravel to be approx. 4" lower than future finished grade of driveway (to match grade of neighboring driveway.)
- Upon excavation, any open areas potentially found under the existing concrete step cheekwall will be filled with concrete & troweled flush to cheekwall.
- Gabion wall to be approx. 20 feet (length) x 3 feet (height), with a portion of wall bottom buried below final future grade of driveway. Wall to run from neighbors' driveway to existing concrete walk (approx. 15' long) & turn to run to end of concrete step cheekwall (approx. 5' long.)
- Wall material will be **6 gabion wire baskets (24" deep x 36" high x 48" long)** made of **5 gauge steel mesh (treated with Galvan for corrosion resistance.)** Baskets to be assembled on site, wired together, and filled with **approx. 10 ton of Limestone cobbles & #3/#4 round limestone**, colors are a natural variation and will vary from stone to stone. **Approx. 60 sf of irregular limestone flagstone** will be placed on top of baskets & overlap onto rear drainage stone. Stockpiled soil will then be placed on rear edges of flagstone & blend into hillside.
- Any variation in the square footage +/- 10 square feet will be brought to your attention, as will any overall changes in dimensions.
- Clean up all areas & remove all debris from site.
- **Note:** final driveway & apron surfacing (asphalt or concrete) to be installed by others.

Stone slab or natural stone wall specifications & warranty information

- Trench will be dug for base preparation approximately 12" deep by approx. 36-48" wide. The excavated width will depend on the actual depth of the chosen wall stone.
- Sub base will be compacted & Crusher Run stone base will be installed at a depth of 6" and compacted.
- A 4" drainpipe will be installed at foundation & exited to daylight.
- Gabio wall baskets will be constructed and filled with clean, drainable limestone cobbles & #4/#4 round stone, with a minimum of 18-24" of drainable stone to be installed behind wall.
- Drainage stone fill will be covered with fabric & backfilled with soil.
- Top of wall will be capped with 1" thick irregular flagstone.
- Excavated material may be used onsite for backfill, landscape mounds, & lawn repair. An additional fee may be included for removal and disposal of cement, blacktop, or rocky fill discovered once work is underway.
- All debris will be disposed offsite. Disturbed lawn areas will be topdressed & seeded upon completion.
- **Retaining wall work carries a 2 year warranty for the integrity of the wall. Not included in the warranty are any problems from sub-grade settling beyond our control or damage due to excess water flow or flooding, or any severe acts of nature.**

Subtotal

\$25,977.64

Taxes

\$0.00

Estimate Total

\$25,977.64

TERMS & CONDITIONS:

- 1) Any required Deposits are due prior to commencement of work. All other Payments are due upon the date posted on the invoice/contract or as otherwise set forth in the invoice/contract. Upon completion of the project, ALL remaining unpaid Payments and/or Balances are immediately due and payable.
- 2) Late payments are subject to a 2.5% monthly charge. All Payments are due and payable pursuant to the terms of the invoice/contract. Any account not paid in full within fifteen (15) days of payment due, will be turned over for collection unless Green Scapes, Inc. agrees in writing to a payment plan with the Owner. In the event that collection efforts are necessary, you agree that in addition to the monthly late charge, you shall be responsible for all costs of collection including but not limited to reasonable attorney's fees and court costs.
- 3) Returned checks will be charged a minimum fee of \$75.00, plus the original amount of invoice up to the maximum amount allowable by law. The amount of the returned check must be paid by cash, credit card, money order or guaranteed funds within three (3) days of notice that the check has been returned.
- 4) All applicable sales and use taxes are the responsibility of the Owner and are due on work performed or supplies installed and/or delivered.
- 5) Any additional work above estimate will only be performed after an "additional work order" and estimate is signed by the Owner. Green Scapes, Inc. may accept a verbal request for change in its discretion but shall not be required to do so.
- 6) Disposal costs, if any, are estimated at the signing of estimate, but are subject to change without notice. Final costs will be stated in your final bill.
- 7) All work will be given an approximate start and finish date, but agricultural work is affected by weather and availability of various plants and materials. Good faith efforts will be made to adhere to the schedules set forth in the invoice/contract, but **we cannot guarantee start and completion dates**. Late season projects which may not be fully completed due to extreme conditions will be completed as soon as suitable weather and scheduling allow. Balance of estimates are still due, but with the understanding that a suitable retainer be held by the client until all of the work is completed. Retainer amount will be determined by the percentage of work completed or a percentage of the total original estimate.
- 8) Any and all guarantees will be as stated in the estimate, or will be limited to that offered by the manufacturer or supplier. Warranty work will be performed only if account is paid in full. Applicable retainers for commercial work or retainers as above (# 7) are not included.
- 9) Timely completion of work proposed in the invoice/contract is subject to delay resulting from acts of God (such as, but not limited to, fires, explosions, earthquakes, drought, tidal waves and floods); war, hostilities, invasion, act of foreign enemies; riots, strikes, lock outs; or, acts of threats or terrorism.

OWNER RESPONSIBILITIES:

- 1) Provide adequate water and outside electrical service.
- 2) Notify Green Scapes Inc. of any problems or work items (in a timely fashion) which may result in back charges so that we have an opportunity and a reasonable amount of time to correct same.
- 3) Acquire and pay for Permits, Fees, Town permission and/or inspections for any work which requires such.

PAYMENT SCHEDULE:

- 1) Deposit of 1/3 due upon acceptance of estimate, 1/3 due upon delivery of materials and balance due upon completion of work.
- 2) Cash, check or credit cards accepted. **Please note: Mastercard, Visa & Discover credit card payments may be subject to a 2.5% service charge (American Express cards subject to a 3.5% service charge) to recover processing fees, as allowed by NYS.**

- 3) All projects are only scheduled once the initial down payment & contract have been received.
- 4) Qualified Capital Improvement Projects are not charged NYS sales tax (*attached form must be signed & returned.*)
- 5) All prices quoted above are valid for 60 days from the date of this proposal - after 60 days a revised quote can be provided.

ACCEPTANCE OF PROPOSAL:

The preceding prices, specifications and conditions are accepted. You are authorized to do the work specified, and we agree to the work as specified. A signature by both parties will reflect acceptance by both parties, and all steps necessary to initiate the project may now be executed. All work is to be completed in a workman like manner, in accordance with industry standards.

I HAVE READ AND FULLY COMPREHEND ALL PARTS OF THE ABOVE TERMS AND CONDITIONS AS WELL AS THE PRECEDING ESTIMATE, AND AGREE TO ABIDE BY ITS CONTENTS, AND ACKNOWLEDGE THIS BY SIGNATURE BELOW:

Estimate authorized by:

D. REEDOR

Company Representative

Signature Date:

9/25/19

Estimate approved by: _____

Customer Representative

Signature Date: _____



Thorley Residence – looking South West



Thorley Residence – looking North West



Thorley Residence – looking North



Thorley Residence – looking South



CURB CUT PERMIT APPLICATION

Date of Application: 8/5/20

Property Owner's Name: Gayle + Stephen Thorley

Property Owner's Address: 316 Greenwood Place Syracuse, NY 13210

Property Owner's Telephone Number(s): 315-412-1696

Property Owner's Email Address: ggiroux@gmail.com

Location of Curb Cut: southeast corner of 316 Greenwood Place

Reason for Curb Cut: for parking space; related applications
are submitted

Dimensions of Curb Cut: 15 feet

Other: _____

I, the Property Owner, understand and hereby agree to abide by the TERMS & CONDITIONS on Page 1 of this application.

Property Owner's Signature: *Gayle Thorley* Date: 8/5/20

FOR OFFICE USE ONLY

APPROVED: _____

DENIED: _____

COMMENTS: _____

Commissioner of Public Works

____/____/____
Date