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

May 24, 2024

Town of Skaneateles Planning Board and ZBA
24 Jordan Street
Skaneateles, NY 13152

Re: Richard and Marie Garlock – Site Plan Review, Special Permit and Variance
1777 Russells Lading
Tax ID# 063.-03-05.0

NARRATIVE

The property at 1777 Russells Landing is 17,590 SF, 75 FT wide with 80.4 Lin FT of shoreline. It has a 3 bedroom dwelling built in the 1960's, garage with loft, small shed and has 14.6% of the lot area as potential living space and as 9.4% building footprint. The dwelling is non-conforming in that it is 13.2 feet from the northeast side property line and 10.9 ft from the south west property line whereas 15 ft is required and is 37.1 ft off the lake line. The garage is non-conforming in that the southwest side yard setback is 4.0 ft and the shed has a northeast setback of 0.4ft whereas 10 ft is required. There are 453 SF of shoreline structures and 288 SF of off-shore structures. The ISC is 13.6% and TSC is 22.3%. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to remove the shed, remodel the dwelling with an addition the same size as the shed and modify the roof structures and decks. Exterior stair will be added to tie the upper deck in with the lower deck and existing stairs to the lake. The garage will be finished off as a guest area with a bedroom, bathroom and living space with the addition of a dormer in the exiting loft area. The existing setbacks will remain the same and the building height of the house will increase to 21'-8" and the garage to 19'-2". The total building footprint will remain at 9.4% and the potential living space reduced to 14.5%. The property will now have four bedrooms and a new septic system is being designed at the west end of the property, 175 ft from the lake. The driveway will be reduced to bring the ISC down to 11.9%. The total surface coverage will become conforming at 20.0%.

An area variance is required for developing on a lot less than 20,000 SF. The non-conforming shed will be removed and the Total Surface Coverage reduced to make it conforming. Any modifications to the house will have less non-conforming setbacks. Site plan review is required for disturbance within 200 ft of the lake and Special Permit for redevelopment.

Silt fences will be placed below the work area to mitigate any potential erosion during construction. Most of the site disturbance is the replacement of deck footings and a small cellar foundation. In that bio-swales are not practical on this steep slope lot, the stormwater off the roofs will be collected and piped down to the lakeshore to spill out on rocks at the lake line.

(315) 685-8144

Member of the American Institute of Architects

In addition, the owner is prepared to make a payment into the Town's Land and Development Rights Acquisition Fund for the balance of the land necessary to make the ISC 10%. The 2,096 SF ISC requires a 20,960 SF lot to be at 10% ISC. This is 3,370 SF of additional land and at \$1.09/SF would result in a payment of \$3,673.30 to the Town's LDRA Fund.

CONSTRUCTION SEQUENCE

- 1) Mark septic leach field to prevent construction traffic or staging over this area.
- 2) Install silt fence, maintain during construction.
- 3) Install bio-swale and drain lines to house and garage area. Line with straw mat until seeding can be accomplished in the spring.
- 4) Excavate for new foundation under entry addition, construct new foundation walls and deck footings
- 5) Back fill around foundation, spread straw for erosion control.
- 6) Construct addition and roof modifications.
- 7) After roof, walls and siding are complete, install roof gutters and tie down spouts into drainage system towards lake.
- 8) Finish grading, install permeable walks, patio, remove old driveway, box out new driveway, spread top soil, seed or landscape and mulch. Water during dry periods.
- 9) After lawn is established, remove silt fence, patch disturbed areas of lawn.

AREA VARIANCE CRITERIA

The following criteria should be considered in granting an area variance:

- 1) *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.*

Granting the requested variances will not change the character of the neighborhood or be a detriment to nearby properties. The neighborhood is made up of year-round and seasonal dwellings with detached accessory living spaces on various size lots. The redeveloped dwelling and accessory structure will maintain the same building footprint and living area and the modified deck and stairs will be no closer to the lake.

- 2) *Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.*

The benefit sought by the applicant cannot be achieved by any method other than an area variance. Because the lot is less than 20,000 SF of lot area, an area variance is required for most improvements.

3) *Whether the requested area variance is substantial.*

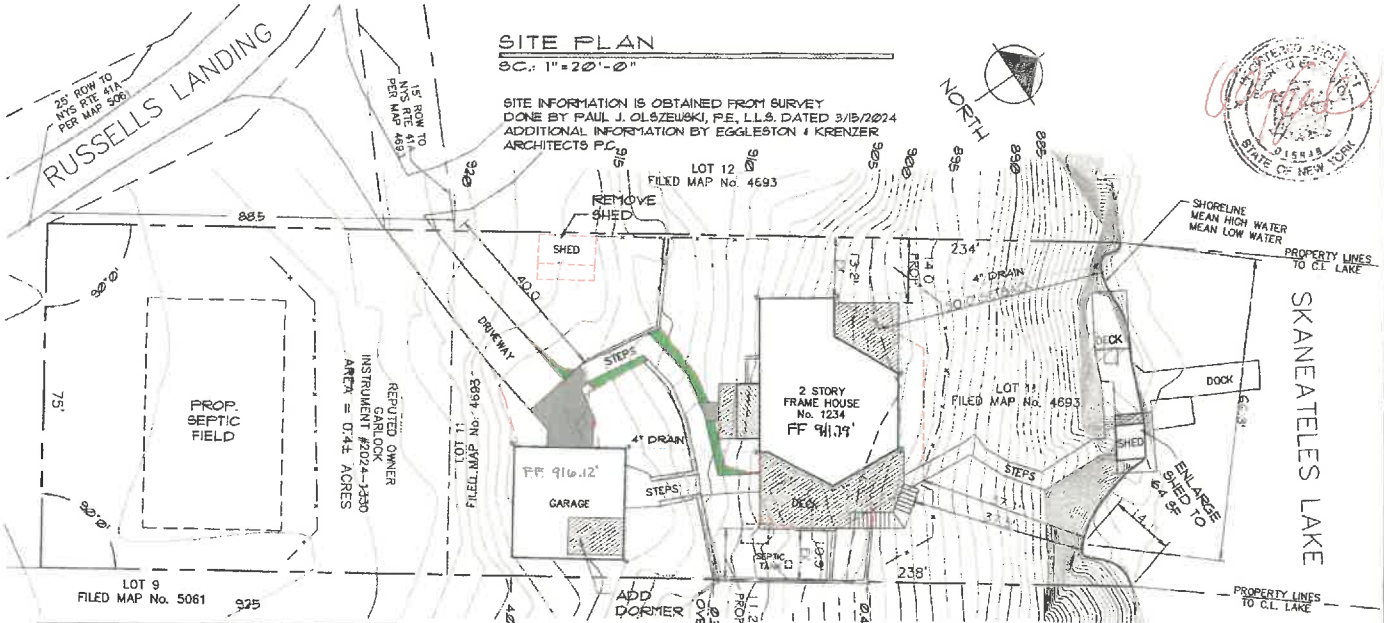
The requested variance is not substantial. If the lot were 2,410 SF larger, no variance would be required. The proposed modifications to the decks are no more non-conforming than the existing and two nonconformities (shed location and the Total Surface Coverage) are eliminated.

4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

Granting the requested variances will not have an adverse effect on the physical or environmental conditions of the neighborhood. The ISC is being reduced by 1.7% and further mitigated by payment into the Town's LDRA Fund which will put other land into conservation. The Total Surface coverage has been reduced to conform. The dwelling remains the same footprint the primary disturbance is footings for the deck modifications. A new septic leach field is being designed over 175ft from the lake with room for expansion. The stormwater drainage will be managed by directing the roof gutters to the edge of the lake past the steep slopes. Silt fences will provide erosion control during construction.

5) *Whether the alleged difficulty was self-created, which shall be relevant to the decision of the Board but which shall not necessarily preclude the granting of the area variance.*

By virtue of making application, one can state that this is self-created. The lot and dwelling have become non-conforming with changes in the zoning law over the years. The redevelopment of this lot will eliminate two non-conformities (TSC and the shed side yard setback). Storm water management and erosion control will improve as a result of this work.



SITE PLAN
 SC.: 1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSEWICKI, P.E., L.L.S., DATED 3/15/2024
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.



SITE PLAN
 RICHARD & MARIA GARLOCK
 1777 RUSSELLS LANDING
 TN. OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER ARCHITECTS P.C.
 1391 EAST CHEWEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 24049

DATE:
 24 MAY 2024

1 OF 5

LOT AREA	11590 SF
SHORELINE	804 LF
IMPERMEABLE COVERAGE	
	EXIST. PROPOSED
HOUSE	948 SF 1008 SF
GARAGE	589 SF 589 SF
DRIVEWAY	685 SF 435 SF
SHED	124 SF 64 SF
CONCRETE	41 SF ---- SF
TOTAL	2387 SF 2096 SF
% IMPERMEABLE	13.6 % 11.9 %

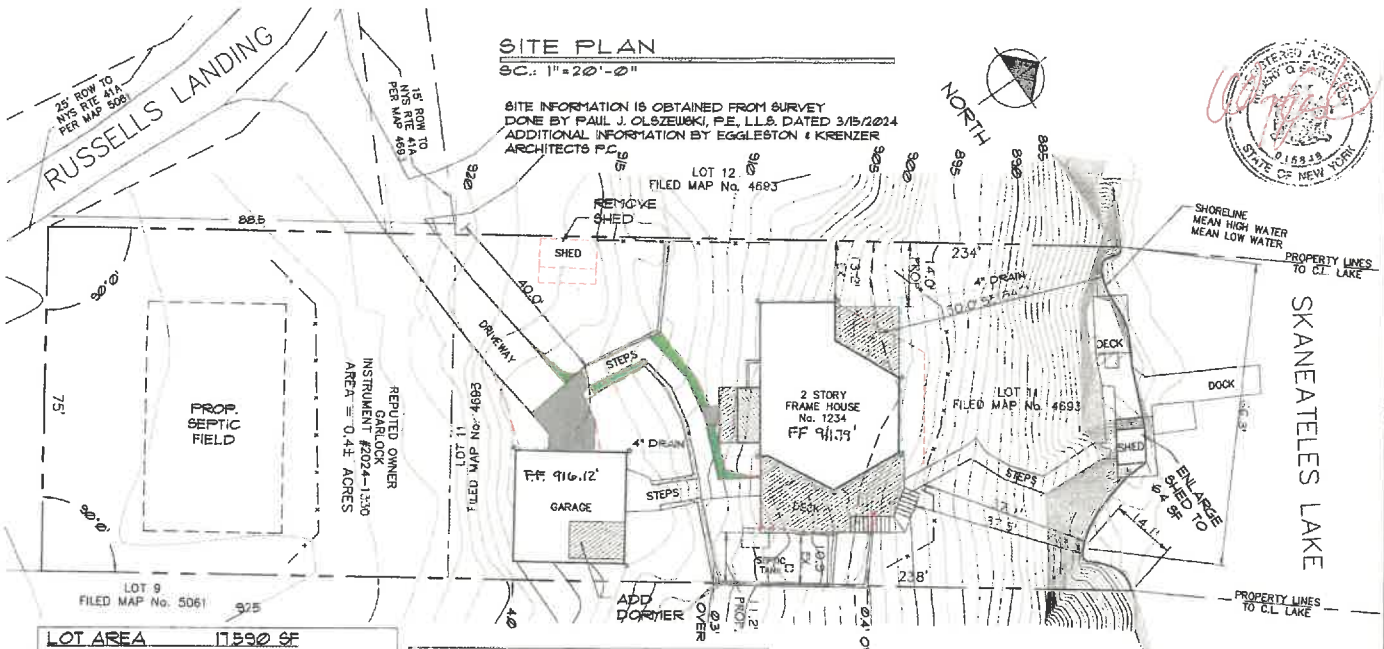
TOTAL COVERAGE		EXIST.	PROPOSED
STEPS/WALKWAYS	659 SF	124 SF	
DECK	830 SF	653 SF	
RETAINING WALLS	45 SF	45 SF	
PERMEABLE	1534 SF	1422 SF	
IMPERMEABLE	2387 SF	2096 SF	
TOTAL	3921 SF	3518 SF	
% T&C	22.3 %	20.0 %	

POTENTIAL LIVING SPACE 10% ALLOWED		EXISTING	PROPOSED
HOUSE	948 SF	1008 SF	
1ST FLR	948 SF	1008 SF	
BASEMENT	948 x 8 = 758 SF	948 x 8 = 758 SF	
GARAGE	589 SF	589 SF	
LOFT	198 SF	198 SF	
SHED	124 SF	64 SF	
TOTAL	2565 SF	2553 SF	
% LIVING SPACE	14.6 %	14.5 %	

OFF SHORE		EXIST.	PROPOSED
DECK	14 SF	14 SF	
DOCK	214 SF	214 SF	
TOTAL	288 SF	288 SF	

LAKE FRONT STRUCTURES		EXIST.	PROPOSED
DECK	90 SF	14 SF	
STEPS	207 SF	207 SF	
DOCK	108 SF	108 SF	
SHED	48 SF	64 SF	
TOTAL	453 SF	453 SF	

FOOTPRINT 6% ALLOWED		EXISTING	ALLOWED
HOUSE	948 SF	1008 SF	
GARAGE	589 SF	589 SF	
SHED	124 SF	64 SF	
TOTAL	1661 SF	1661 SF	
% FOOTPRINT	9.4 %	9.4 %	



SITE PLAN

SC.: 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S., DATED 3/15/2024
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.



SITE PLAN
 RICHARD & MARIA GARLOCK
 1777 RUSSELLS LANDING
 TN. OF SKANEATELES, NY

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

PROJ: 24049

DATE:
 24 MAY 2024

1 OF 5

LOT AREA	17590 SF
SHORELINE	804 LF
IMPERMEABLE COVERAGE	
	EXIST. PROPOSED
HOUSE	948 SF 1008 SF
GARAGE	589 SF 589 SF
DRIVEWAY	685 SF 435 SF
SHED	124 SF 64 SF
CONCRETE	41 SF ---- SF
TOTAL	2387 SF 2096 SF
% IMPERMEABLE	13.6 % 11.9 %

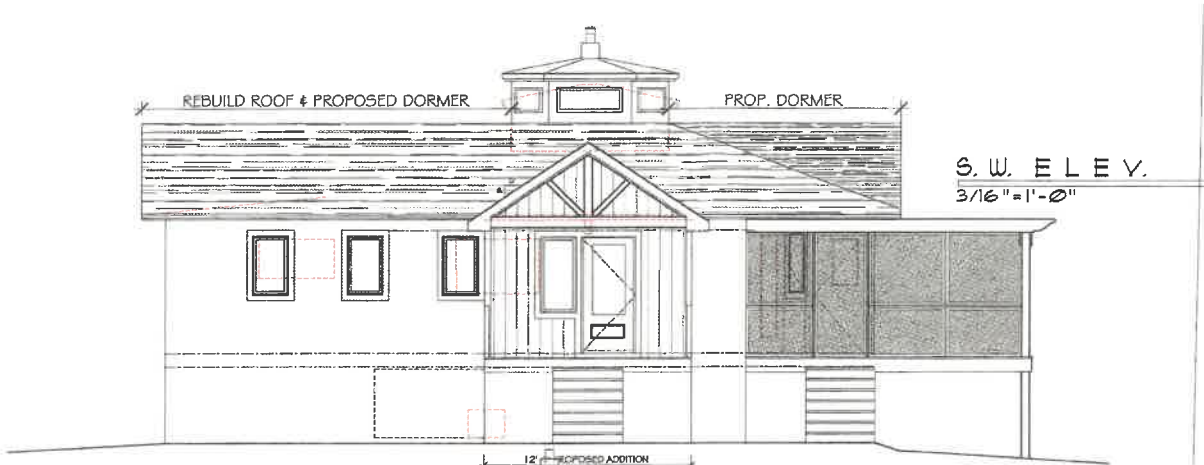
TOTAL COVERAGE		
	EXIST.	PROPOSED
STEPS/WALKWAYS	659 SF	124 SF
DECK	830 SF	653 SF
RETAINING WALLS	45 SF	45 SF
PERMEABLE	1534 SF	1422 SF
IMPERMEABLE	2387 SF	2096 SF
TOTAL	3921 SF	3518 SF
% TSC	22.3 %	20.0 %

POTENTIAL LIVING SPACE 10% ALLOWED		
	EXISTING	PROPOSED
HOUSE	948 SF	1008 SF
1ST FLR	948 SF	1008 SF
BASEMENT 948 x 8	758 SF	948 x 8 = 758 SF
GARAGE	589 SF	589 SF
LOT	138 SF	138 SF
SHED	124 SF	64 SF
TOTAL	2565 SF	2553 SF
% LIVING SPACE	14.6 %	14.5 %

OFF SHORE		
	EXIST.	PROPOSED
DECK	14 SF	14 SF
DOCK	214 SF	214 SF
TOTAL	288 SF	288 SF

LAKE FRONT STRUCTURES		
	EXIST.	PROPOSED
DECK	90 SF	74 SF
STEPS	207 SF	207 SF
DOCK	108 SF	108 SF
SHED	48 SF	64 SF
TOTAL	453 SF	453 SF

FOOTPRINT 6% ALLOWED		
	EXISTING	ALLOWED
HOUSE	948 SF	1008 SF
GARAGE	589 SF	589 SF
SHED	124 SF	64 SF
TOTAL	1661 SF	1661 SF
% FOOTPRINT	9.4 %	9.4 %



S.W. ELEV.
3/16" = 1'-0"



N.E. ELEV.
3/16" = 1'-0"

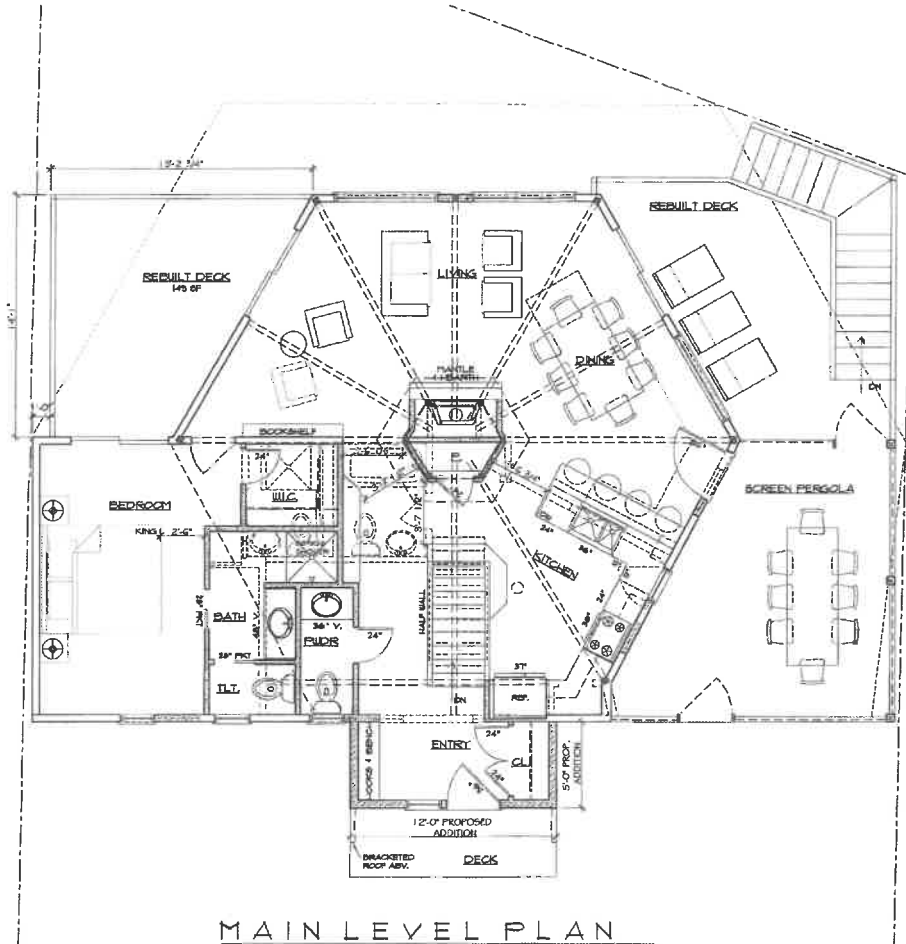
AS-BUILT
 RICHARD & MARIA GARLOCK
 1777 RUSSELLS LANDING
 TN. OF SKANEATELES, NY

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

PROJ: 24049

DATE:
 24 MAY 2024

4 OF 5



MAIN LEVEL PLAN

3/16" = 1'-0" EXISTING: 948 SF
 PROPOSED: 1,008 SF

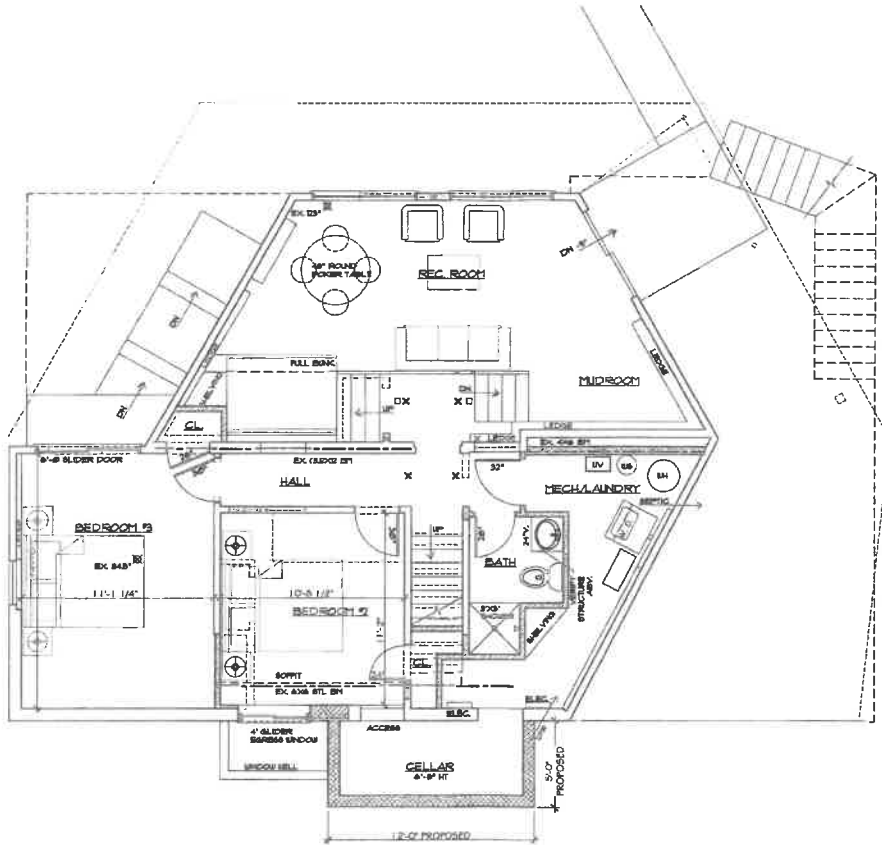
AS-BUILT
 RICHARD & MARIA GARLOCK
 1777 RUSSELLS LANDING
 TN. OF SKANEATELES, NY

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

PROJ: 24049

DATE:
 24 MAY 2024

3 OF 5



LOWER LEVEL PLAN

3/16" = 1'-0" EXISTING: 758 SF (80%)
 PROPOSED: 758 SF (80%)

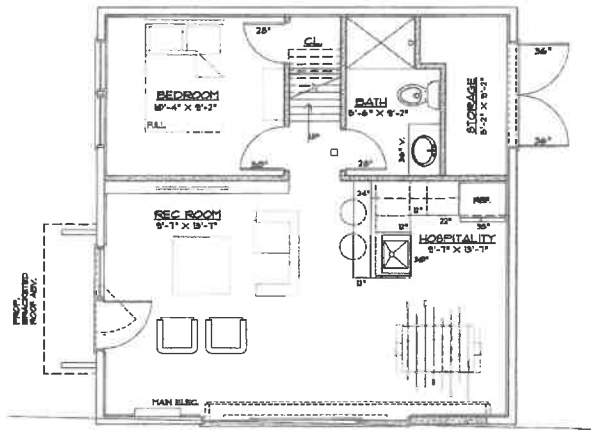
AS-BUILT
 RICHARD & MARIA GARLOCK
 1777 RUSSELLS LANDING
 TN. OF SKANEATELES, NY

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

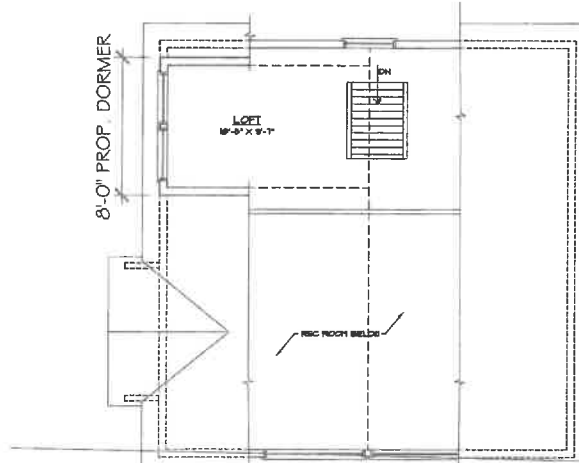
PROJ: 24049

DATE:
 24 MAY 2024

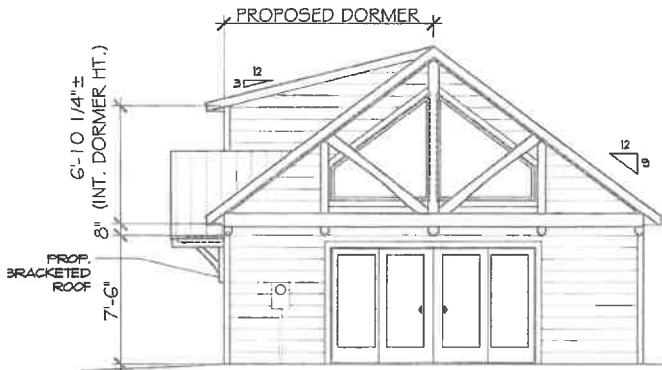
2 OF 5



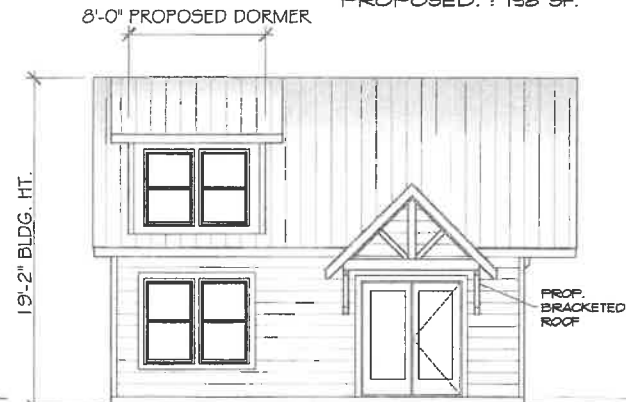
FIRST FLOOR PLAN
3/16" = 1'-0" 589 SF.



LOFT PLAN
3/16" = 1'-0" EXIST. : 198 SF.
PROPOSED. : 198 SF.



NORTH ELEVATION



EAST ELEVATION

GUEST SPACE:
RICHARD & MARIA GARLOCK
1777 RUSSELLS LANDING
TN. OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-6144

PROJ: 24049

DATE:
24 MAY 2024