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

July 16, 2024 Revised
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 Landing 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 roof modified but kept at the same height for the adjusted** loft area. The existing setbacks will remain the same and the building height of the house will increase to 21'-8" and the **garage building height will be maintained at 15'-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 retaining walls will be rebuilt in kind.** The driveway will be reduced to bring the ISC down to **12.6%, but still accommodate three cars on site.** The total surface coverage will **be reduced to 21.5%**.

An area variance is required for developing on a lot less than 20,000 SF. The non-conforming shed will be removed and the **Toal Surface Coverage reduced.** 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, **build a small cellar foundation and rebuild the retaining walls in kind.** 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.

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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 2,212 SF ISC requires a 22,120 SF lot to be at 10% ISC. This is **4,530 SF** of additional land and at \$1.09/SF would result in a payment of **\$4,93.70** 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 storm drains to lake. Patch trench in side hill, cover with mulch and jute mesh.**
- 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) **Replace retaining walls.**
- 9) 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.
- 10) 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. **While not required to do so, the applicant has eliminated raising the roof of the garage structure to preserve the neighbor's winter lakeview across this property and has not added a second floor to the main house.**

- 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.*

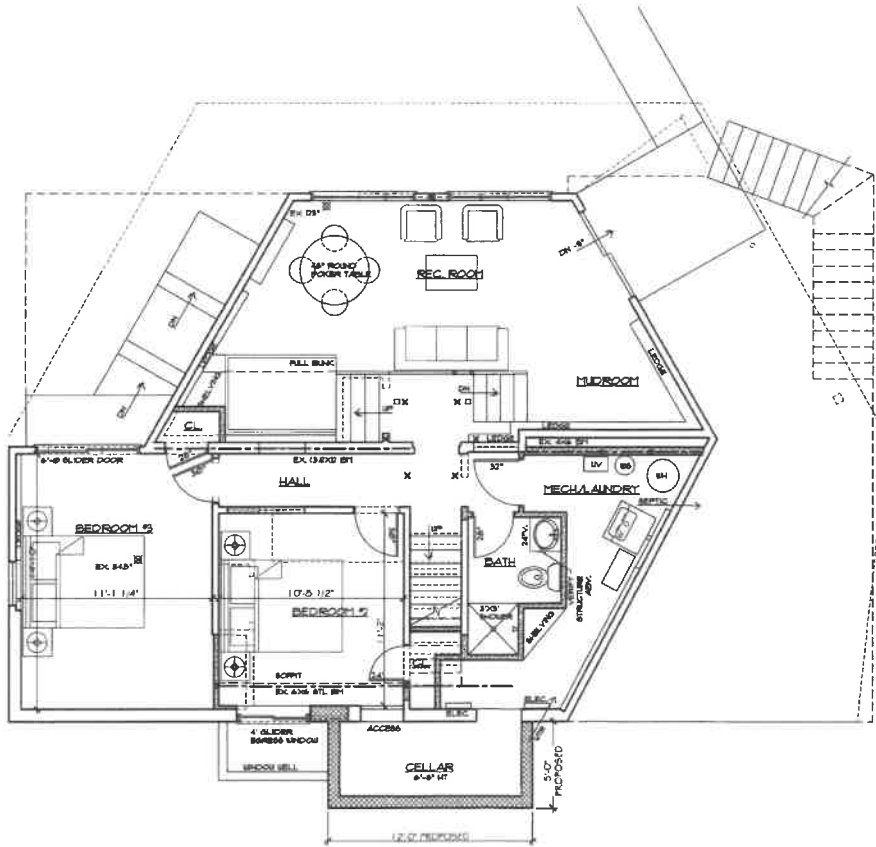
The requested variance is not substantial. If the lot were 2,410 SF larger, no variance would be required. The proposed modifications to the decks are no more non-conforming than the existing and a nonconformity (shed location) is eliminated.

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 1.0% 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 **while maintaining three on site parking spaces**. The dwelling remains the same footprint the primary disturbance is footings for the deck modifications **and retaining wall replacement**. 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 **and reduce existing** non-conformities. Storm water management and erosion control will improve as a result of this work.



LOWER LEVEL PLAN

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

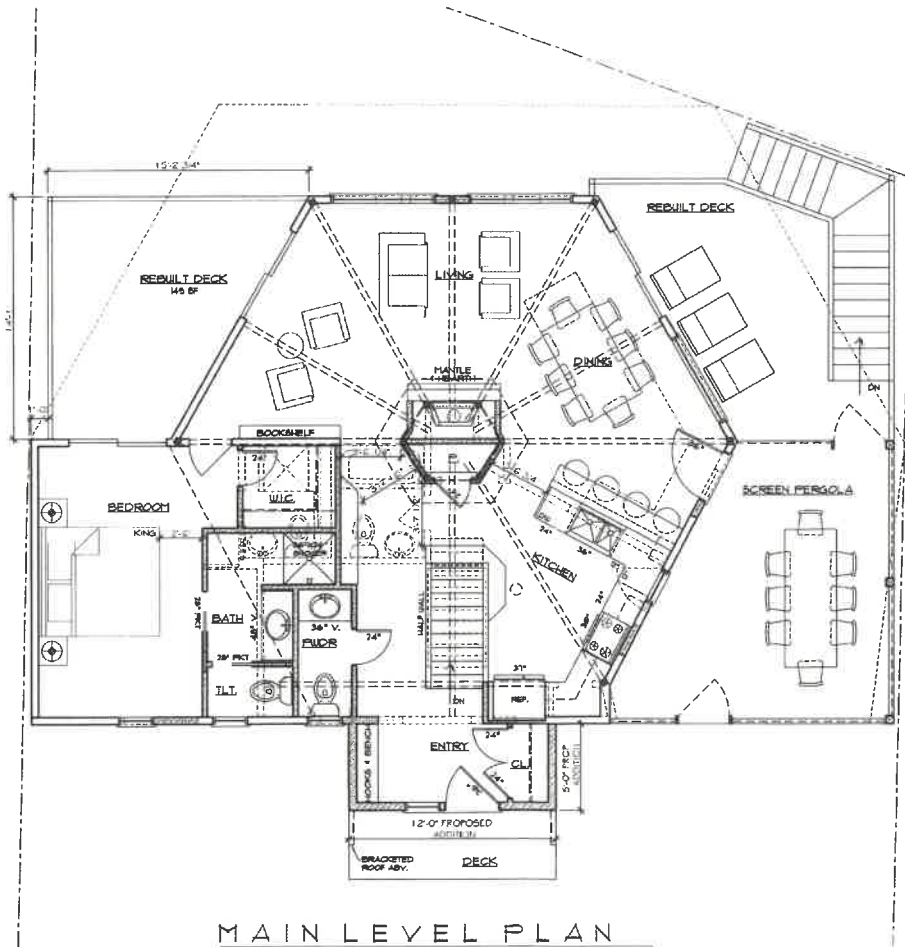
ADDITION/RENOVATION
 RICHARD & MARIA GARLOCK
 1777 RUSSELLS LANDING
 TN. OF SKANEATELES, NY

architect
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MAIN LEVEL PLAN

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

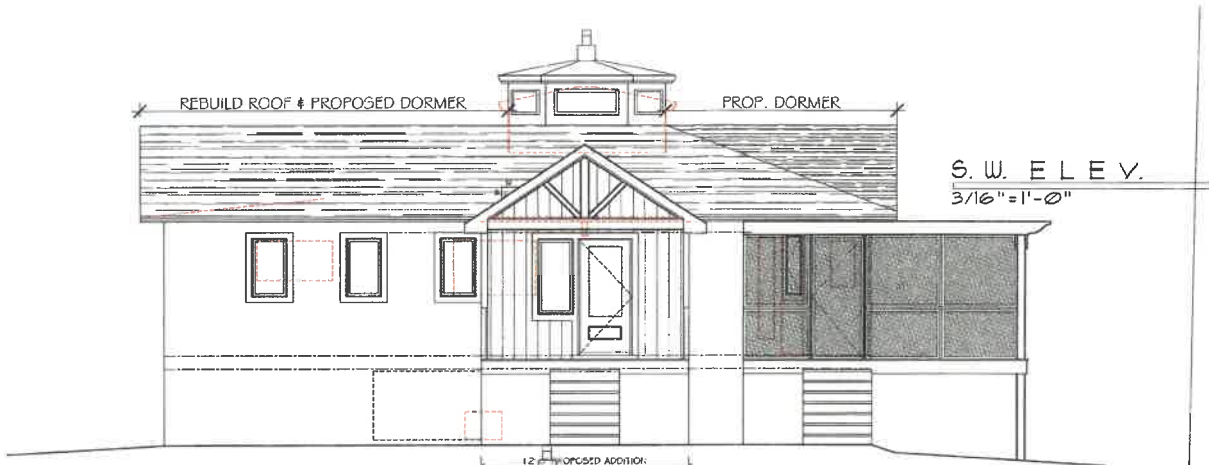
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S.W. ELEV.
3/16" = 1'-0"



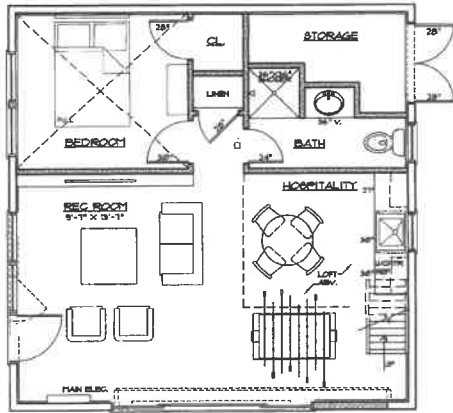
N.E. ELEV.
3/16" = 1'-0"

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

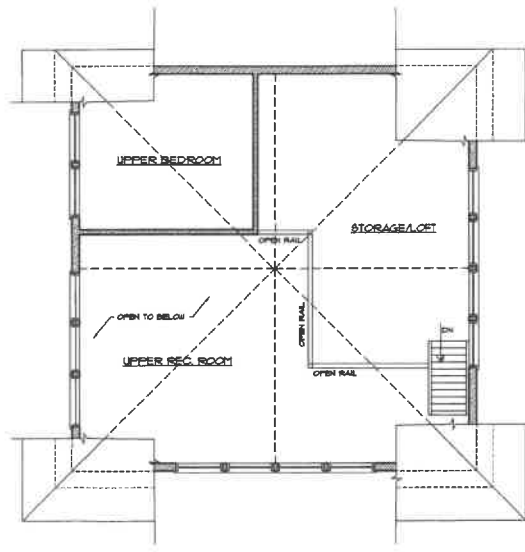
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FIRST FLOOR PLAN
 3/16" = 1'-0" 589 SF.



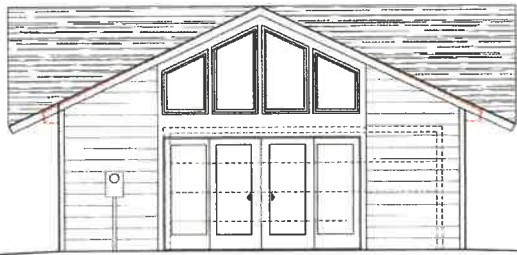
LOFT PLAN
 3/16" = 1'-0" EXIST. : 198 SF.
 PROPOSED. : 198 SF.

GUEST SPACE:
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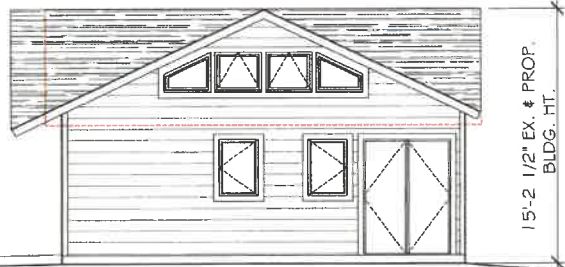
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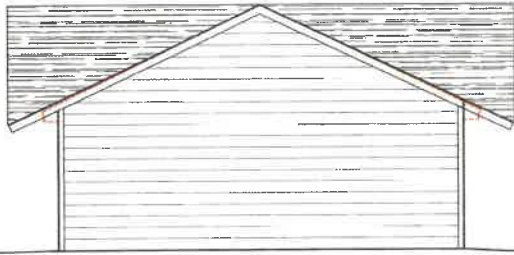
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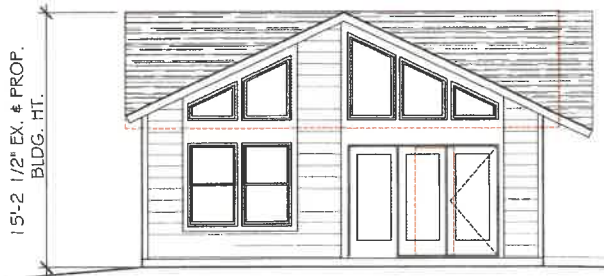
NORTH-WEST ELEVATION
3/16" = 1'-0"



SOUTH-WEST ELEVATION
3/16" = 1'-0"



SOUTH-EAST ELEVATION
3/16" = 1'-0"



NORTH-EAST ELEVATION
3/16" = 1'-0"

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