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

February 7, 2025

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

Re: Richard and Marie Garlock – Site Plan Review, Special Permit  
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. A Special Permit and Variance were granted last year for redeveloping the house and converting the garage into guest space. A new four bedroom septic system has been designed and approved for the property. The ISC was reduced to 12.6% and TSC to 22.2%. There are 453 SF of shoreline structures and 288 SF of off-shore structures. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to redevelop the lakefront by modifying the on-shore deck, stairs and shed. These will remain 453 SF. The north side yard setback of the deck will be increased from 10.2 ft to 14.2 ft. The existing dock will be enlarged with a steel pile structure to be 8 ft wide maximum width and extend 67.5 feet into the lake. A 299 SF boat canopy with 6 ft wide docks surrounding an 11 ft x 23 ft boat slip will make for a total of 995 SF off-shore permanent structures. The height of the boat canopy will be 15 feet above high water. The dock will be a maximum 10 ft above the lake bed. The perimeter envelope will be 3,560 SF.

In addition, some modifications will be made to the approved decks and walkways between the house and guest space making for a more efficient circulation and use of the space. The ISC will remain at the approved 12.6% ISC and the TSC will be reduced to 22.1%

Silt fences will be placed below the work area to mitigate any potential erosion during construction. A floating silt curtain will be placed in the lake while the steel piles are driven and construction occurs over the water. Most of the lakefront work will be done from a barge. The original approved plan as modified will be completed including the stormwater management.

(315) 685-8144

*Member of the American Institute of Architects*

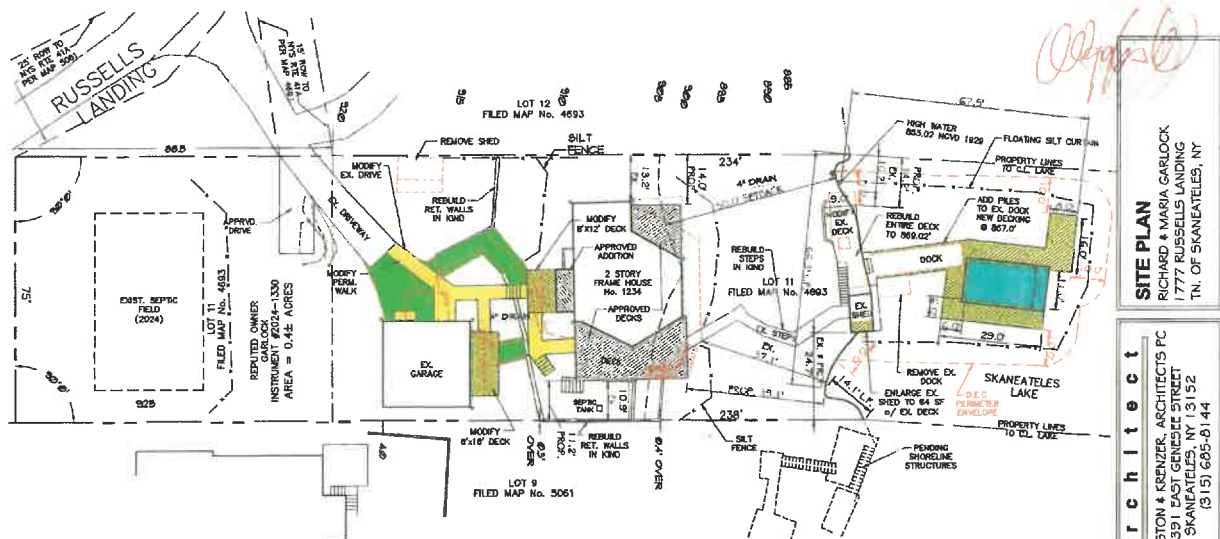
## **CONSTRUCTION SEQUENCE**

### **House and Guest Space**

- 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.

### **Lakefront**

- 1) Install floating silt curtain, maintain during construction.
- 2) Remove docks and decking that will not remain.
- 3) Install steel piles and dock framing.
- 4) Construct composite decking on dock and Boat Canopy structure.
- 5) Rebuild on-shore decks, shed, retaining wall and stairs.
- 6) Patch disturbed areas with native ground cover.
- 7) After water is cleared, remove floating silt curtain.



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

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

**SITE PLAN**

SCALE: 1" = 20' - 0"  
 SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY PAUL J. OLSEN/RSKI, P.E. L.L.C. DATED 3/8/2024  
 & DWYHANNING L.B. P.C. DATED 5/09/2024. ADDITIONAL  
 INFORMATION BY EGGLESTON & KRENIER ARCHITECTS  
 P.C.



LOT AREA	17,592 SF
SHORELINE	824 LF

IMPERMEABLE COVERAGE	EXIST.	APPROVED	REVISER
HOUSE	348 SF	1000 SF	1000 SF
GARAGE	399 SF	599 SF	599 SF
DRIVEWAY	628 SF	551 SF	551 SF
SHED	124 SF	64 SF	64 SF
CONCRETE	41 SF	8 SF	8 SF
TOTAL	2381 SF	2212 SF	2214 SF
% IMPERMEABLE	13.6 %	12.6 %	12.6 %

TOTAL COVERAGE	EXIST.	APPROVED	REVISER
STEPS/WALKWAYS/PATIO	659 SF	994 SF	911 SF
DECK	930 SF	693 SF	1016 SF
RETAINING WALLS	40 SF	40 SF	83 SF
PERMEABLE	1934 SF	1600 SF	1616 SF
IMPERMEABLE	2381 SF	2212 SF	2214 SF
TOTAL	3,321 SF	3,204 SF	3,090 SF
% T&C	22.3 %	22.2 %	22.1 %

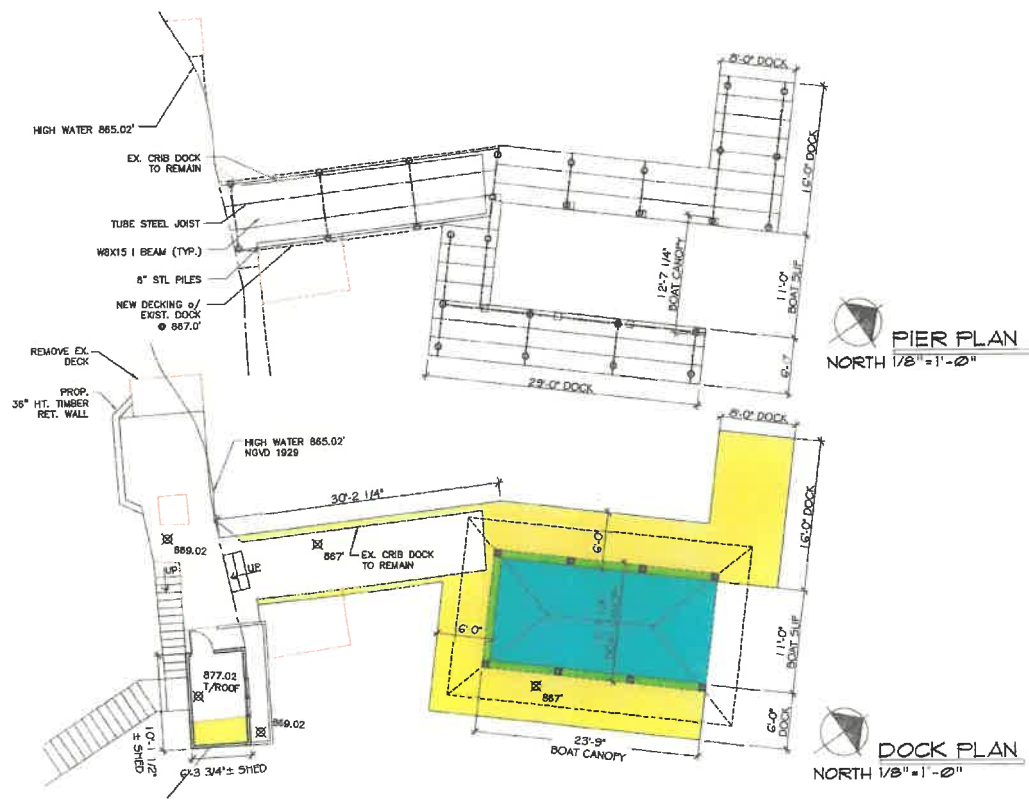
ON-SHORE STRUCTURES: 4000 SF ALLOWED	EXIST.	APPROVED	REVISER
DECK	156 SF	182 SF	181 SF
STEPS	287 SF	287 SF	287 SF
SHED	48 SF	64 SF	64 SF
TOTAL	489 SF	485 SF	483 SF

OFF-SHORE STRUCTURES: 1000 SF ALLOWED	EXIST.	APPROVED	REVISER
DOCK/DECK	288 SF	288 SF	436 SF
CANOPY	0 SF	0 SF	288 SF
TOTAL	288 SF	288 SF	724 SF

DECK PERIMETER ENVELOPE  
 3340 SF

PROJ: 24041

DATE:  
 7 FEB 2025



**LAKE FRONT:**  
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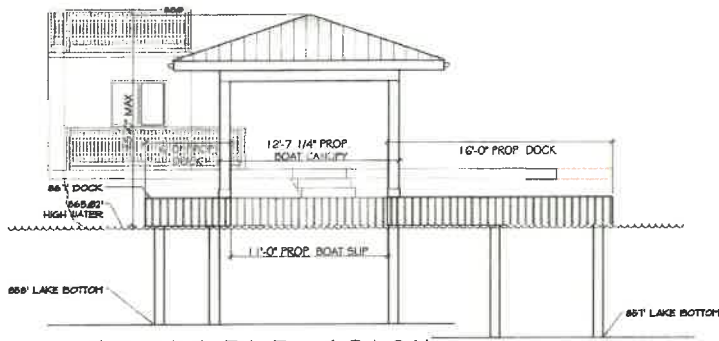
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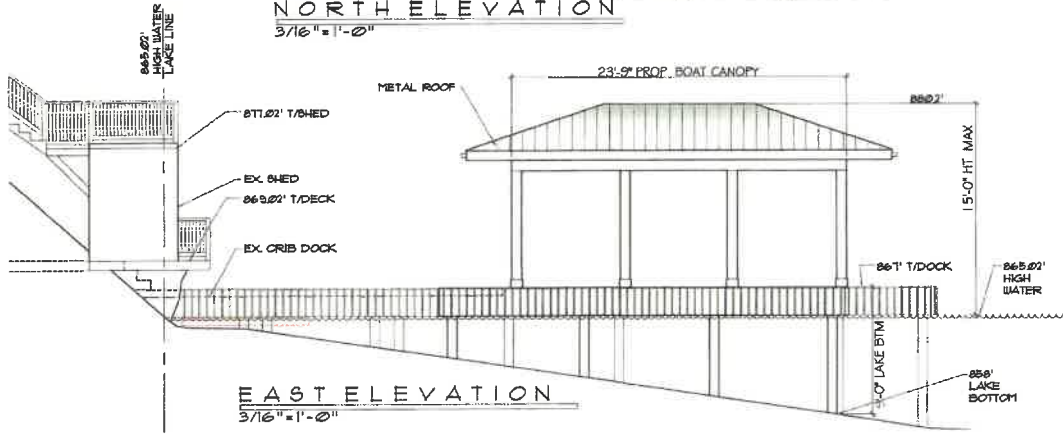
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NORTH ELEVATION  
3/16" = 1'-0"



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

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