

Tax Map ID#063.-03-05.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Richard & Marie Garlock for a Special Permit/Site Plan Review.

The application is to modify the onshore and offshore shoreline structures with an expansion of the dock, covered boat slip, and rebuilding of onshore decks and walkways.

The property in question is located at 1777 Russells Landing in the Town of Skaneateles, New York and bears Tax Map ID#063.-03-05.0

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on *Tuesday March 11, 2025 at 7:00 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: February 26, 2025

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

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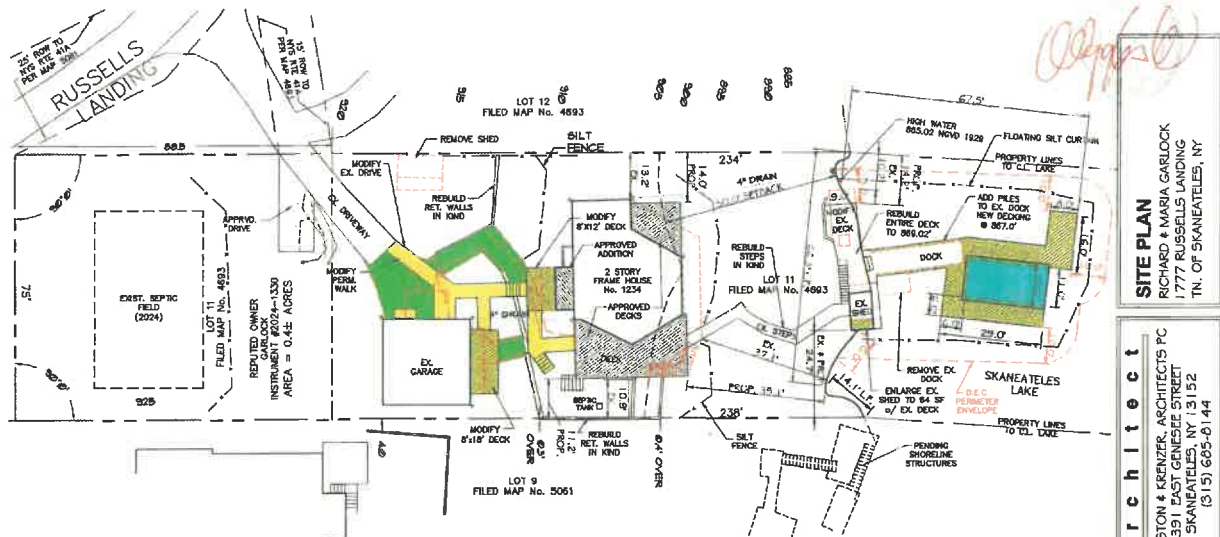
CONSTRUCTION SEQUENCE

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.



Original

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

architect
 EGLESTON & KREUZER, ARCHITECTS PC
 1351 EAST GENESSEE STREET
 SKANATELES, NY 13152
 (315) 685-8144

PROJ: 24041

DATE:
 7 FEB 2025

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SITE PLAN

SC: 1" = 20' - 0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSEWUSKI, P.E., L.L.S., DATED 3/8/2024
 & DWYANING L.A. P.C. DATED 5/23/2024. ADDITIONAL
 INFORMATION BY EGLESTON & KREUZER ARCHITECTS
 P.C.



LOT AREA	11590 SF
SHORELINE	8024 LF

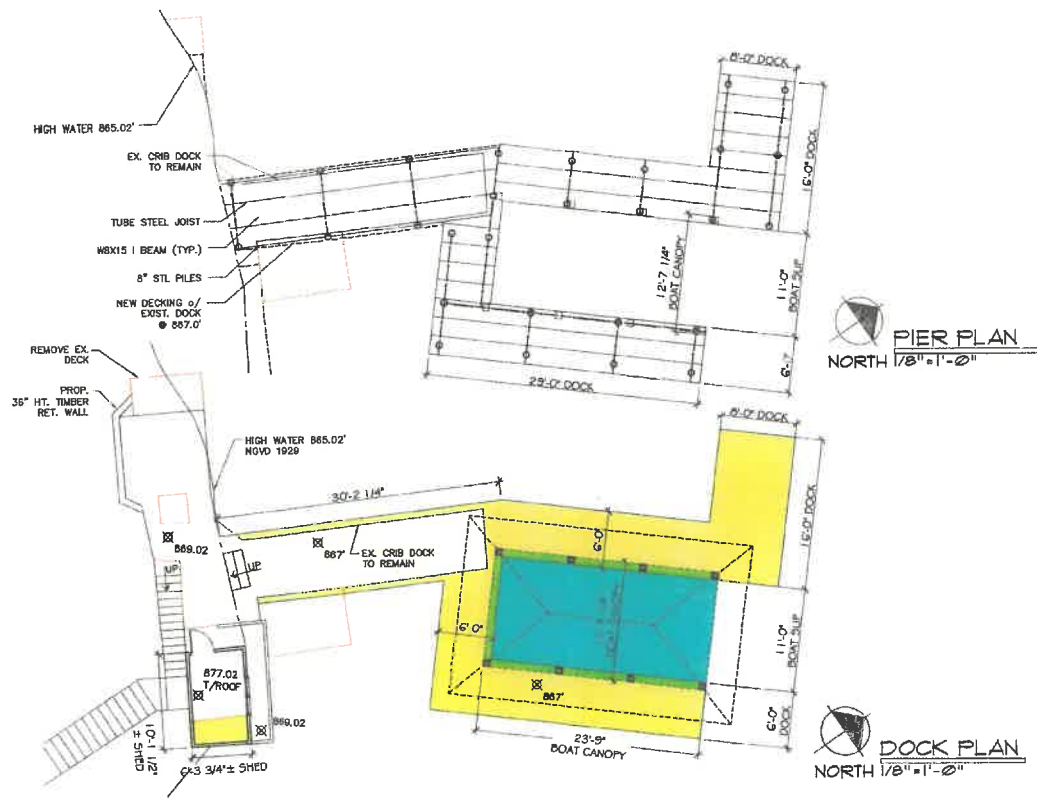
IMPERMEABLE COVERAGE	EXIST.	APPROVED	REVISED
HOUSE	348 SF	1000 SF	1000 SF
GARAGE	399 SF	399 SF	399 SF
DRIVEWAY	628 SF	551 SF	551 SF
SHED	124 SF	64 SF	66 SF
CONCRETE	41 SF	0 SF	0 SF
TOTAL	2381 SF	2212 SF	2214 SF
% IMPERMEABLE	13.6 %	12.6 %	12.6 %

TOTAL COVERAGE	EXIST.	APPROVED	REVISED
STEPS/WALKWAYS/PATIO	659 SF	654 SF	511 SF
DECK	930 SF	693 SF	1206 SF
RETAINING WALLS	48 SF	48 SF	83 SF
PERMEABLE	1934 SF	1600 SF	1616 SF
IMPERMEABLE	2281 SF	2212 SF	2214 SF
TOTAL	3,521 SF	3,504 SF	3,890 SF
% T&C	22.9 %	22.2 %	22.1 %

ON-SHORE STRUCTURES 400 SF ALLOWED	EXIST.	APPROVED	REVISED
DECK	126 SF	182 SF	181 SF
STEPS	287 SF	287 SF	282 SF
SHED	48 SF	64 SF	64 SF
TOTAL	463 SF	485 SF	453 SF

OFF-SHORE STRUCTURES 1200 SF ALLOWED	EXIST.	APPROVED	REVISED
DOCK/DECK	0 SF	0 SF	285 SF
CANOPY	0 SF	0 SF	285 SF
TOTAL	0 SF	0 SF	570 SF

0.6C PERIMETER ENVELOPE
 324 SF



LAKE FRONT:
 RICHARD & MARIA GASLOCK
 1777 RUSSELLS LANDING
 TN. OF SKANEATELES, NY

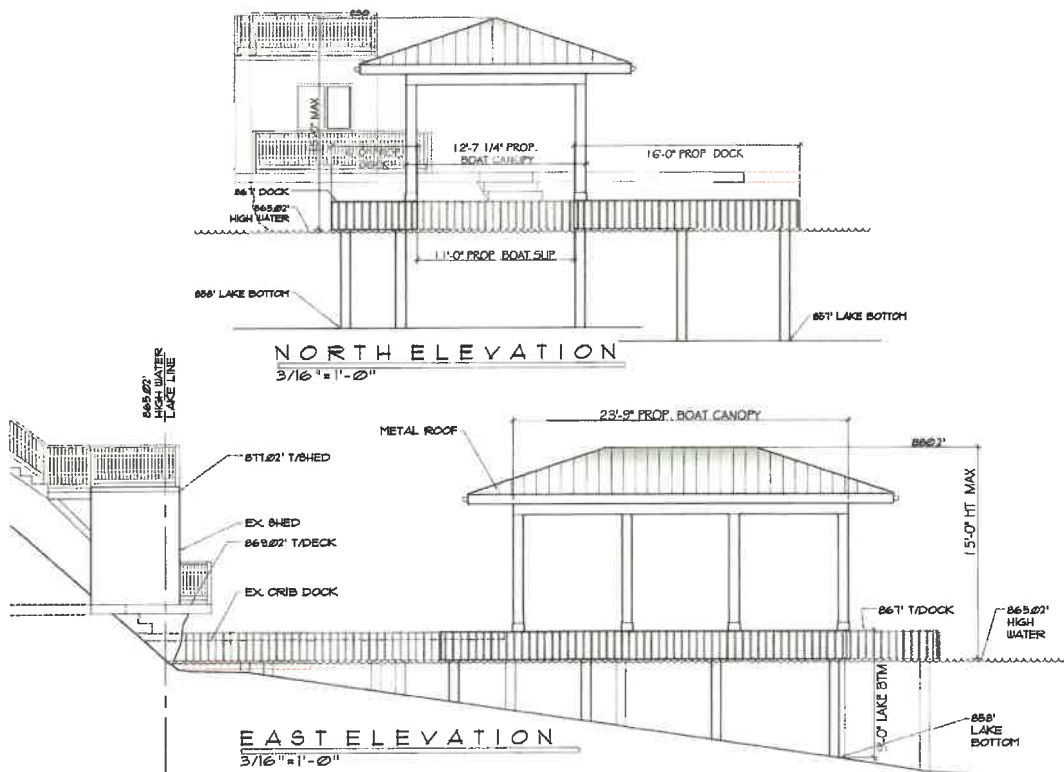
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