



July 25, 2025

**To: Town of Skaneateles Zoning Office  
24 Jordan Street, Skaneateles, NY**

**NARRATIVE SUPPLEMENT  
For  
1781 Russells Landing  
Skaneateles, NY**

The information provided in these drawings and amended Site Plan, dated July 25, 2025, reflect proposed modifications to the existing structures built last year. These changes are in response to the comments made by both the ZBA & Planning Board members that visited the site as well as comments raised in Board meetings.

This proposed modification to the lower landing and stairs will:

- Reduce permeable coverage
- Reduce shoreline structures
- Decrease the requested side-yard variance
- Eliminate the concern that this landing is large enough to be occupied as a deck

These modifications allow for the maximum allowable while maintaining the existing landing platform posts (4) and posting the stairs to bear in the same location as it currently rests.

Additional information provided is a graphic study of the impact of a stair tower for this property.

This proposed location positions the tower and its 36' long bridge so as to post the bridge 10' back from the top-of-bank and to add as little as reasonably possible to coverage and shoreline structures.

Whereas it does indeed reduce coverages and the request for a side-yard variance, it would have a greater impact as far as view obstruction from the adjacent and subject properties in addition to this harsh geometric shape being a visual blight from the lake as compared to stairs leveraging and following the shape of the bank. There is plenty of evidence of this along the lake.

Additionally, this solution would require a minimum of (4) pilings to be added into the lake bottom, near the shore, from a barge also posted to the lake bottom. This is the most environmentally sensitive area to be protected along the lake.

This would also require modification, or abandonment, on the existing decks and would obstruct the views from the same. This is not a feasible solution for this property and is not a desirable solution for either the community or the owners.



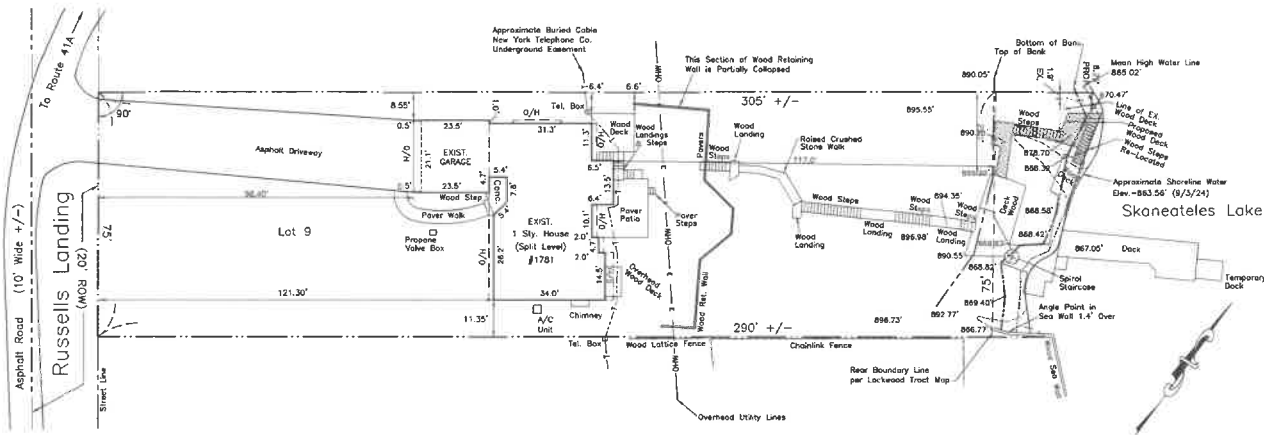
In granting this variance the ZBA will have provided for the minimum necessary to safely provide the occupants of this property, and their guests, a means of re-establishing pedestrian access to the existing lake-front improvements while preserving and protecting the character of the neighborhood and the health, safety and welfare of the community

Comments submitted to the Town by Robert Eggeston, are not relevant and do not align with the best interest of my client. We are not in agreement with his opinion as to the best and most reasonable way to have restored access.

With respect to all that was done to reduce the rate of erosion for the Garlock property, it was a key reason, as per both ZBA & Planning Board Resolutions, for the approvals despite the added intensity of use being proposed.

The Town has copies of the email exchanges between the Johnsons and LakeCountry Construction wherein the Johnsons ask if a permit is required, would LakeCountry look into it, and if required, asking LakeCountry Construction if they would handle it. They have been part of this file since last year. To suggest the Johnsons may have intentionally avoided a 'known' process because as long-time residents they are aware of the process is befuddling.

In response to the comments submitted to the Town by the Garlocks (an adjacent neighbor to the North). We appreciate the pictures provided showing both stairs finding their way to the shore and the stair towers. Although necessary solutions where no others exist, it shows just how jarring these tower structures are.



**SITE PLAN**

1" = 20'-0"

**DISTRICT REGULATIONS RF - TAX MAP NO. 063.-03-06.0**

| USE                                                | EXISTING PRE-IMPROVED<br>ONE FAMILY DETACHED<br>DWELLING | EXISTING IMPROVED<br>ONE FAMILY DETACHED<br>DWELLING | REQUIRED/ALLOWED<br>RESIDENTIAL<br>REQUIREMENT | REQUIRED/ALLOWED<br>FOR EXISTING<br>NON-CONFORMING LOT |
|----------------------------------------------------|----------------------------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------------|
| MINIMUM LOT SIZE                                   | 22,213 S.F. / ±0.51 Ac.                                  | 22,213 S.F. / ±0.51 Ac.                              | 87,120 S.F. / 2 Ac. (MIN.)                     | 20,000 S.F.                                            |
| MINIMUM ROAD FRONTAGE<br>PRIVATE ROAD              | 75 FT                                                    | 75 FT                                                | 100 FT                                         | 50 FT                                                  |
| MINIMUM LAKE FRONTAGE<br>(IF APPLICABLE)           | 75 FT                                                    | 75 FT                                                | 200 FT                                         | 75 FT                                                  |
| MINIMUM FRONT YARD<br>PRIVATE ROAD                 | 96.4 FT                                                  | 96.4 FT                                              | 30 FT                                          | 25 FT                                                  |
| MINIMUM SIDE YARD                                  | 8.55 FT                                                  | 8.55 FT                                              | 30 FT                                          | 15 FT                                                  |
| MINIMUM REAR YARD                                  | N/A                                                      | N/A                                                  | N/A                                            | N/A                                                    |
| MINIMUM LAKE YARD                                  | 117.0 FT.                                                | 117.0 FT.                                            | 100 FT                                         | 100 FT                                                 |
| LOT COVERAGE, MAXIMUM                              | 27.45%                                                   | 28.49%                                               | 20%                                            | 20%                                                    |
| IMPERM. SURFACE<br>DECKS                           | 4,672 SF<br>975 SF                                       | 4,672 SF<br>1,205 SF                                 | (4,442.6 SF)                                   | (4,442.6 SF)                                           |
| PAVER PATIO/WALK/STEPS<br>CRUSHED STONE WALK       | 394 SF<br>57 SF                                          | 394 SF<br>57 SF                                      |                                                |                                                        |
| TOTAL                                              | 6,098 SF                                                 | 6,328 SF                                             |                                                |                                                        |
| MAXIMUM IMPERMEABLE<br>SURFACE COVERAGE            | 19.86%                                                   | 19.86%                                               | 10%                                            | 10%                                                    |
| HOUSE/GARAGE<br>DRIVEWAY                           | 2,345 SF<br>2,012 SF                                     | 2,345 SF<br>2,012 SF                                 | (2,221.3 SF)                                   | (2,221.3 SF)                                           |
| RETAINING WALLS<br>VALVE BOX/AC UNIT               | 46 SF<br>9 SF                                            | 46 SF<br>9 SF                                        |                                                |                                                        |
| IMPERM. TOTAL                                      | 4,412 SF                                                 | 4,412 SF                                             |                                                |                                                        |
| SHORELINE STRUCTURE<br>MAXIMUM BUILDING COVERAGE   | 652 SF                                                   | 931 SF                                               | PER CODE SECTION<br>146-7-1-K, 1.1a III        | 400 SF                                                 |
| SHORELINE STRUCTURE<br>SIDE YARD SETBACK - MINIMUM | 25.1 FT                                                  | 6.25 FT                                              | 20'                                            | 15'                                                    |

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY D.W. HANNIG L.S., P.C., DATED 09/03/2024  
ADDITIONAL INFORMATION BY GUY A. DONAHOE, R.A.



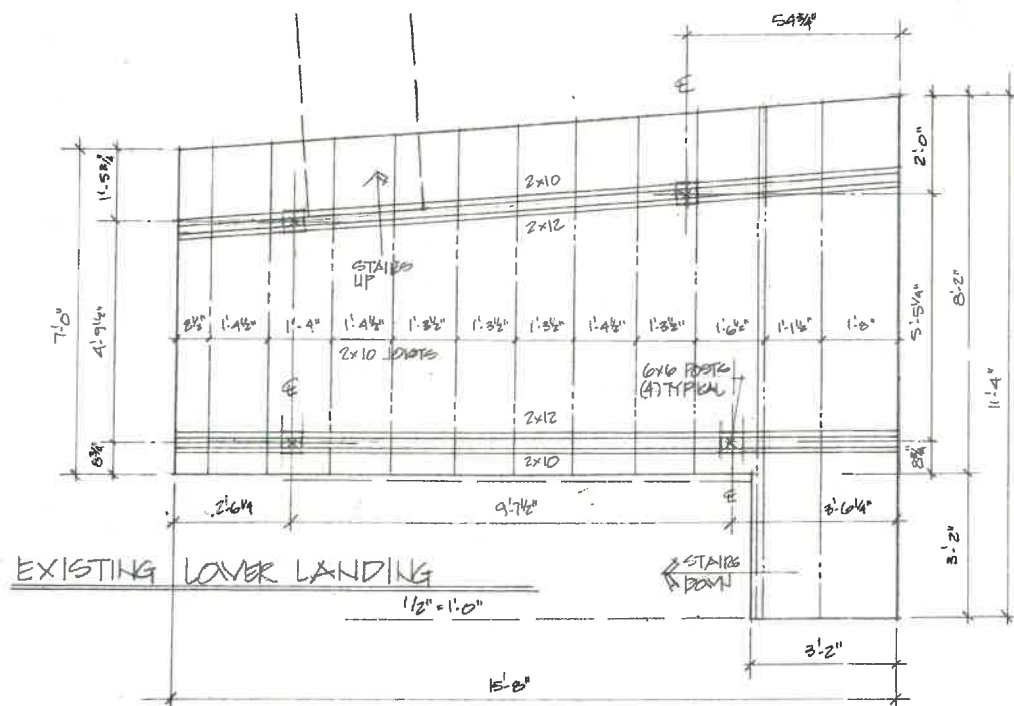
**SITE PLAN FOR:**  
**EMILY & JAMES JOHNSON**  
1781 RUSSELLS LANDING  
TN. OF SKANEATELES, NEW YORK 13152

**SITE  
PLAN**

|                    |                    |
|--------------------|--------------------|
| DRAWN<br>LSA       | DATE<br>07/25/2025 |
| CHECKED            |                    |
| DATE<br>04/28/2025 |                    |
| PROJECT<br>24003   |                    |

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**SD-1**



SITE PLAN DETAILS FOR:  
EMILY & JAMES JOHNSON  
1781 RUSSELLS LANDING  
TN. OF SKANEATELES, N.Y. 13152

#### DETAILS

|                    |      |
|--------------------|------|
| DRAWN<br>GAD       | DATE |
| CHECKED            |      |
| DATE<br>07/25/2025 |      |
| PROJECT<br>24083   |      |

SD-2

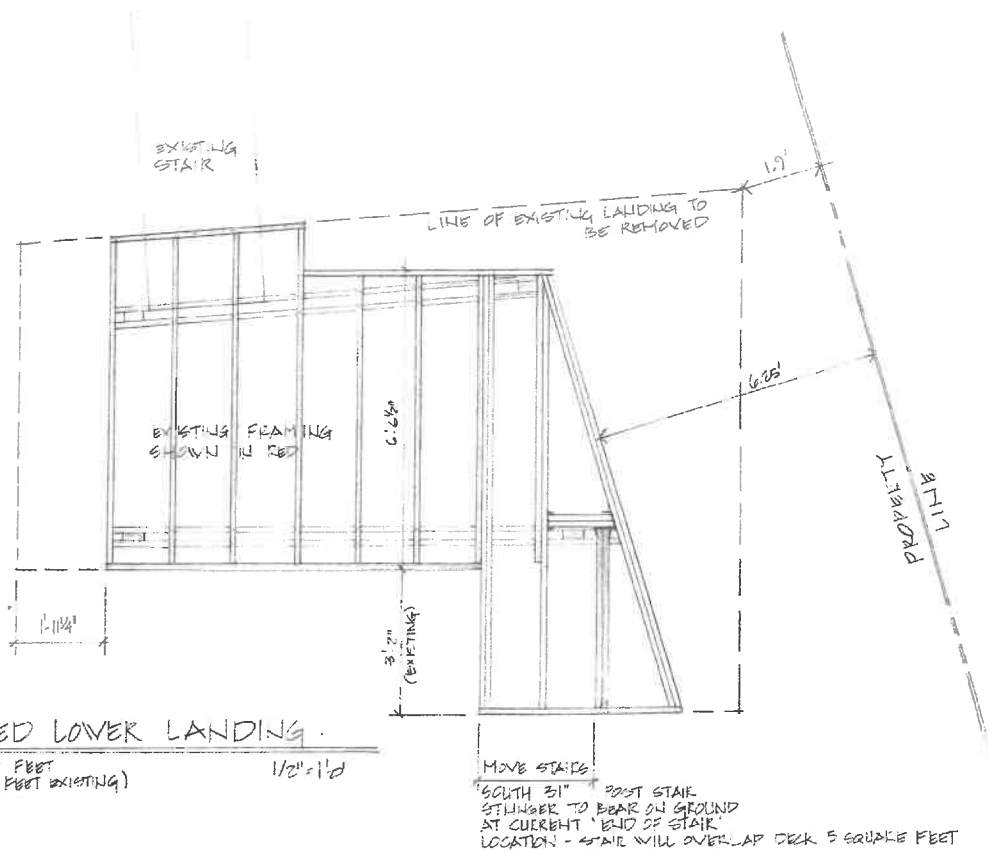


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 TN. OF SKANEATELES, N.Y. 13152

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|                    |            |
|--------------------|------------|
| DRAWN<br>GAD       | DATE       |
| CHECKED            |            |
| DATE<br>07/25/2025 |            |
| PROJECT<br>24093   | SUBMISSION |

**SD-3**



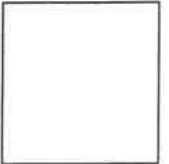
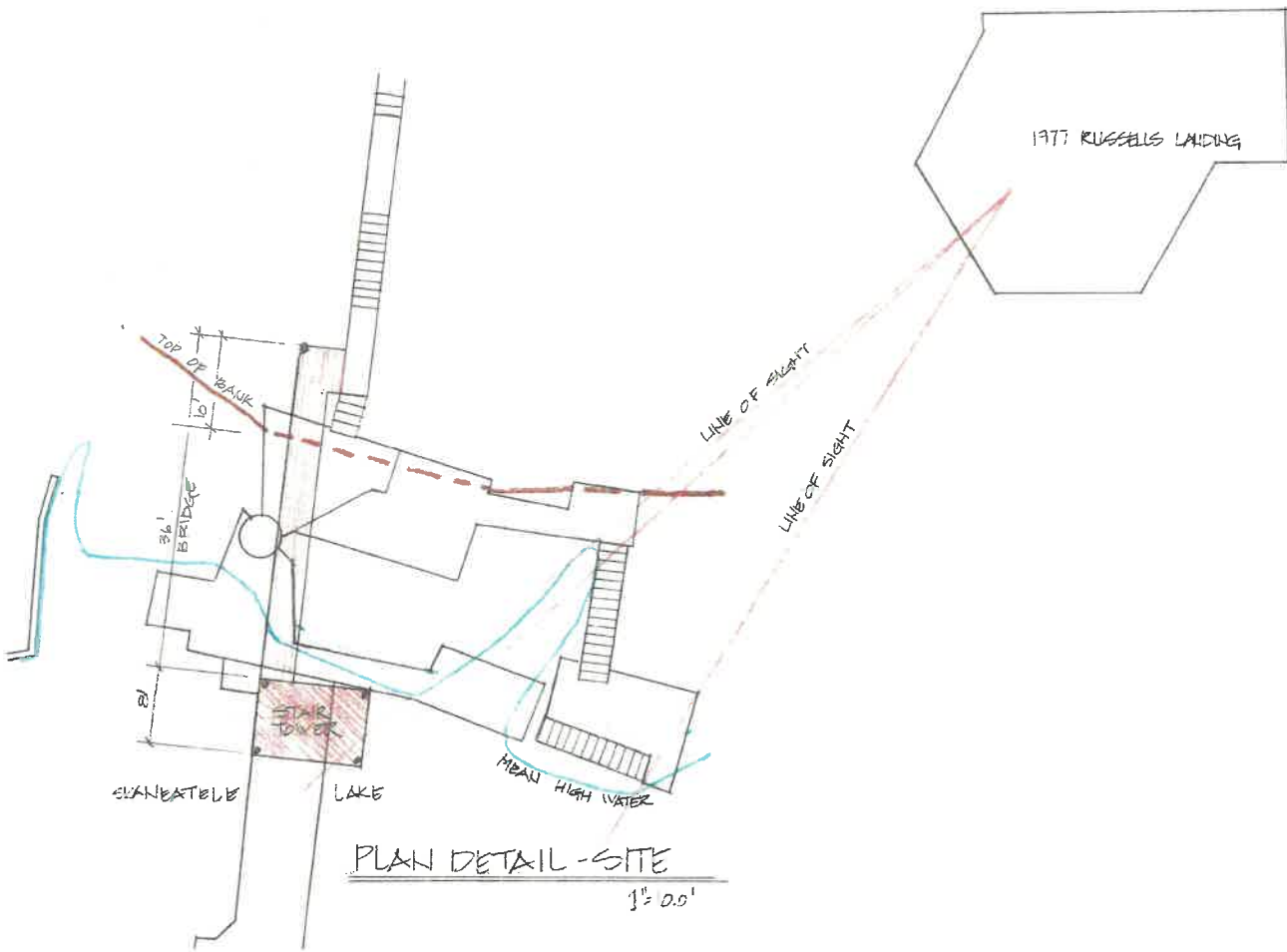
**PROPOSED LOWER LANDING**

85 SQUARE FEET  
 (129 SQUARE FEET EXISTING)

1/2" = 1'-0"

MOVE STAIRS

SOUTH 31" 200ST STAIR  
 STILTS TO BEAR ON GROUND  
 AT CURRENT END OF STAIR  
 LOCATION - STAIR WILL OVERLAP DECK 5 SQUARE FEET

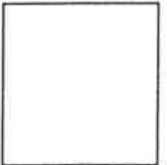
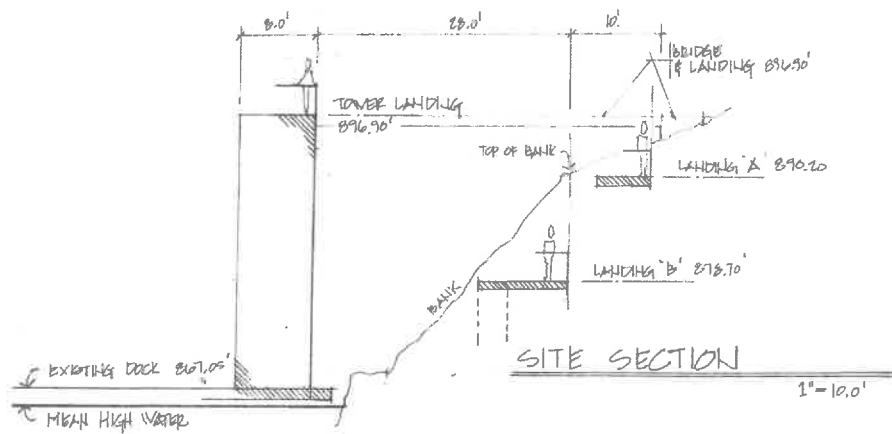


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SD-4



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|                    |      |
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| CHECKED            |      |
| DATE<br>07/25/2025 |      |
| PROJECT<br>24083   |      |

**SD-5**