

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 and Section 267-b Town Law of the State of New York, the Zoning Board of Appeals of the Town of Skaneateles will hold a Public Hearing on the Application of James & Emily Johnson.

The proposal is for approval of variances necessary for an existing shoreline structure.

The involved Sections of the Skaneateles Town Code are Section 148-4-2-C.1.b.H Rural Farming and Forest District Regulations- Total Lot Coverage, Section 148-7-1-K-3.b.iii. Onshore Shoreline Regulations- Dimensional Limits, and Section 148-8-9A.1.d. Nonconforming Lots Dimensional Requirements- Side Yard Setback.

In the RF District, the maximum lot coverage is 20% of the lot area, whereas the as-built survey reflects the onshore improvements with the expansion of the deck increasing the nonconforming lot coverage to more than 20% of the lot area.

The total combined square footage of all onshore structures shall be limited to a maximum of 400 square feet whereas the as-built survey reflects more than 400 square feet of onshore structures.

All onshore structures on nonconforming lots must have a minimum side yard setback of 20% of lot width. This nonconforming lot shall have a minimum side yard setback of 15 feet, whereas the as-built survey reflects the shoreline deck and stairs to be less than 15 feet from the north property line.

The property in question is located at **1781 Russell's Landing** in the Town of Skaneateles, New York, and bears Tax Map ID #063.-03-06.0.

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, July 1, 2025, at 7:02 pm*** at the Town Hall, 24 Jordan Street, or electronically. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair
Zoning Board of Appeals
Town of Skaneateles

Dated: June 9, 2025



April 26, 2025

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

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

The property located at 1781 Russells Landing has been owned and occupied by Jim and Emily Johnson since 1995. This property has 75' of lakefront bank which is made up of a decomposing shale cliff roughly 25' in height and in the 30 years that they have lived there they have suffered both, higher than typical maintenance as well as damage due to the collapsing shale cliff face.

Over the years this deteriorating and receding bank has made the use of the former access, a spiral staircase, no longer a safe structure or location in which to continue to make access to the improved lakefront.

In 2024 the Johnson's entered into an agreement with LakeCountry Construction and Contour, LLC to replace and stabilize some of the existing structures and reestablish access to the lakefront.

It should be noted that LakeCountry is a multi-generational company that, among other things, has been providing lakefront improvements including access stairs and repairs for decades.

The process of reestablishing access to the lakefront became an exercise in the 'least worst option' for gaining structural attachment to the bank, cliff, and lakefront below. We are confident that the locations chosen for the landings & stairs from the existing deck to the shore are the only reasonable solution.

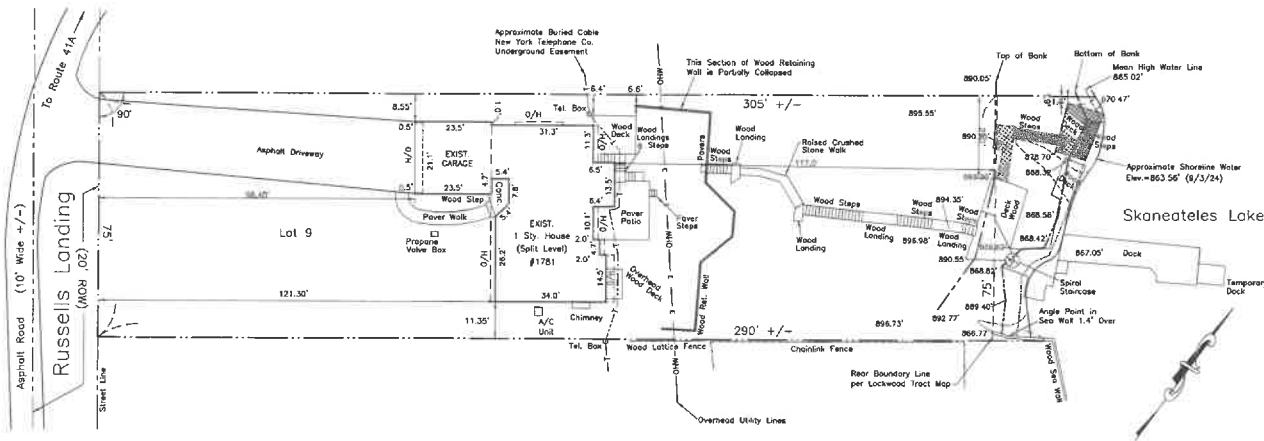
Unfortunately, this solution resulted in a convoluted path that expanded beyond the simple repair that had been intended. And although the only benefit provided by this project simply provides another path to the lake, it has resulted in additional coverage as well as it takes this path closer to the property line than the zoning code provides for.

We would like to identify that:



- This necessary improvement creates no additional patio, deck or dock area and will not provide for any additional intensity of use.
- There was no change of grade within 100 feet of the Lake Line (as would be required per 148-7-1, G., d. & 148-7-1, K., 2., c.)
- In that stair access is similar to the adjacent properties as well as typical for improved lakefronts that have an elevation change to top of bank, this presents neither a change in character or a detriment to nearby properties
- This solution provided the only feasible way, given the natural conditions, to achieve a new path of access to the lake. To construct a headwall and bridge to a stair tower in the lake would have not only been disruptive to the existing grade, an environmental detriment to the lake bottom, and visually obstructive to the view from the lakefront and the lake itself, this too would have likely required variances.
- Given the essential need for this improvement to continue the unchanged use or expansion of existing decks & dock, this is not a sustainable ask.
- The improvements proposed provide little to no physical impact and therefore no adverse environmental effect on the site, neighborhood or district
- This hardship was not self-created, but rather a result of the ongoing natural deterioration of the lake bank.

Given the purpose of this work was the minimum necessary, for 'the safety of the occupants of the property' and their guests, we ask that this expansion be allowed as provided for per 148-7-1, G.



SITE PLAN

1" = 20'-0"

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

USE	EXISTING PRE-IMPROVED ONE FAMILY DETACHED DWELLING	EXISTING IMPROVED ONE FAMILY DETACHED DWELLING	REQUIRED/ALLOWED RESIDENTIAL REQUIREMENT	REQUIRED/ALLOWED FOR EXISTING 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 PRIVATE ROAD	75 FT	75 FT	100 FT	50 FT
MINIMUM LAKE FRONTAGE (IF APPLICABLE)	75 FT	75 FT	200 FT	75 FT
MINIMUM FRONT YARD 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%	28.71%	20%	20%
IMPERM. SURFACE DECKS	4,672 SF	4,672 SF	(4,442.6 SF)	(4,442.6 SF)
PAVER PATIO/WALK/STEPS	975 SF	1,254 SF		
CRUSHED STONE WALK	394 SF	394 SF		
TOTAL	6,098 SF	6,377 SF		
MAXIMUM IMPERMEABLE SURFACE COVERAGE	19.86%	19.86%	10%	10%
HOUSE/GARAGE DRIVEWAY	2,345 SF	2,345 SF	(2,221.3 SF)	(2,221.3 SF)
RETAINING WALLS	2,012 SF	2,012 SF		
VALVE BOX/AC UNIT	46 SF	46 SF		
IMPERM. TOTAL	9 SF	9 SF		
SHORELINE STRUCTURE MAXIMUM BUILDING COVERAGE	4,412 SF	4,412 SF	PER CODE SECTION 148-7-1-K.1.1a III	400 SF
SHORELINE STRUCTURE SIDE YARD SETBACK - MINIMUM	652 SF	931 SF	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
LSA

CHECKED

DATE
04/29/2025

PROJECT
24093

DATE	SUBMISSION

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