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

April 1, 2026

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

Re: Greg Lantier – Site Plan Review, Special Permit
1797 Russells Landing
Tax ID# 063.-03-09.0

NARRATIVE

The property at 1797 Russells Landing is 22,173 SF, 75 FT wide with 76.7 Lin FT of shoreline. It has a 4 bedroom dwelling built in the 1979, detached garage, small shed and 572 SF of on-shore structures including stairs decks and a shed. The timber seawall, while in good condition is washed out at the lake bed. The stone surface behind the wall has washed out. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to repair the existing seawall and develop the off-shore lakefront by constructing a 6 ft wide, 470 SF dock with a 160 SF expansion area that extends out 50 ft from the lake line. The dock surface will be 9 ft above the Lake bottom. Also, a 299 SF boat canopy will be incorporated that has a metal roof 15 ft above the high water level. The perimeter envelope will be less than 4,000 SF.

The existing timber seawall will be repaired by adding vertical PT plank to the outside surface that will be scribed to the shale lake bed. Large rocks will be placed at the base to break up the wave action. The back side that is washed out will be lined with filter fabric and back filled with stone.

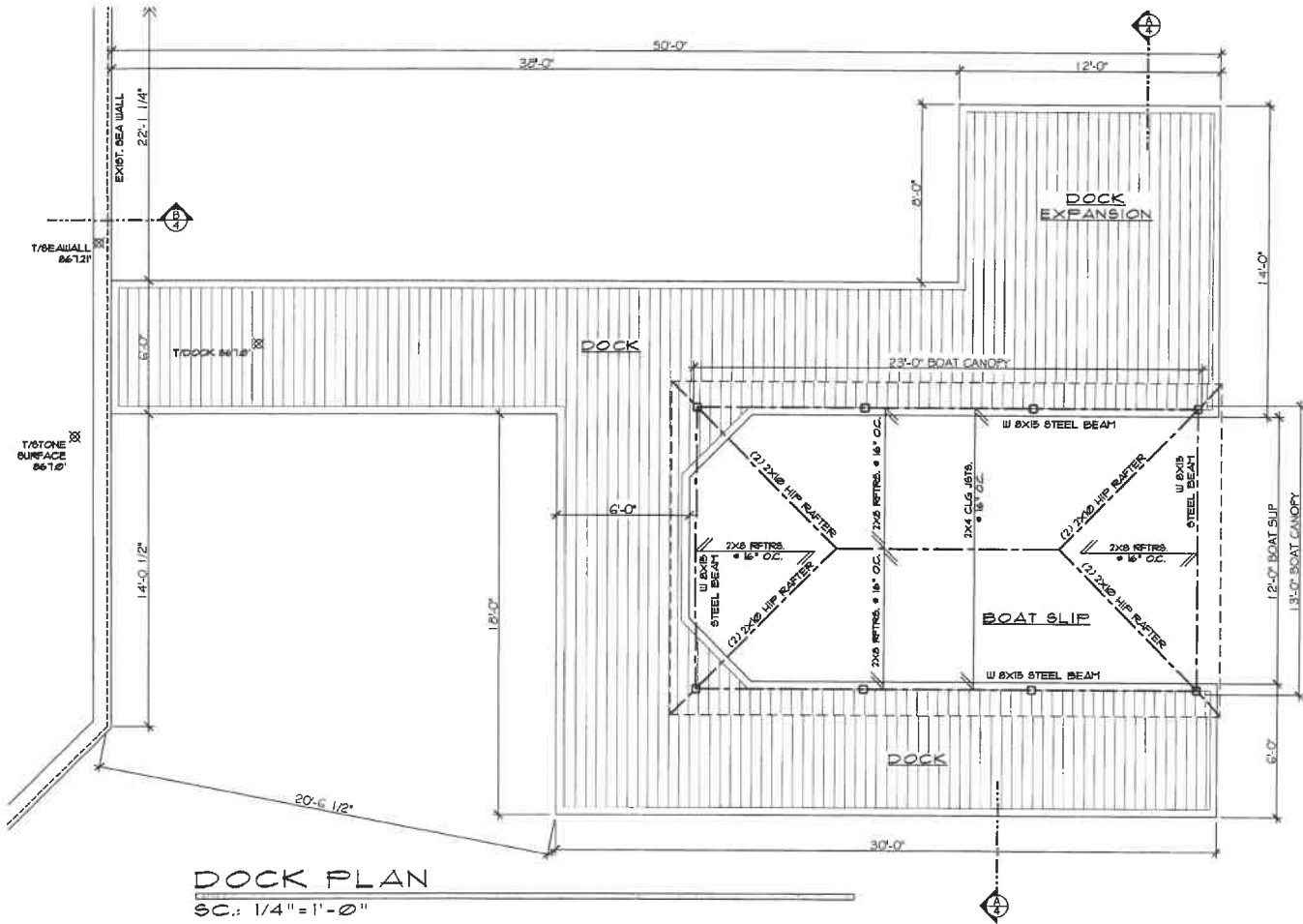
A floating silt curtain will be placed in the lake while the steel piles are driven and construction occurs over the water. All of the lakefront work will be done from a barge.

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain, maintain during construction.
- 2) Apply PT planking to the existing seawall. Place large rocks at the base of the seawall.
- 3) Place filter fabric behind the wall where eroded and backfill with stone.
- 4) Install steel piles and steel dock framing.
- 5) Construct composite decking on dock and Boat Canopy structure
- 6) After water is cleared, remove floating silt curtain.

(315) 685-8144

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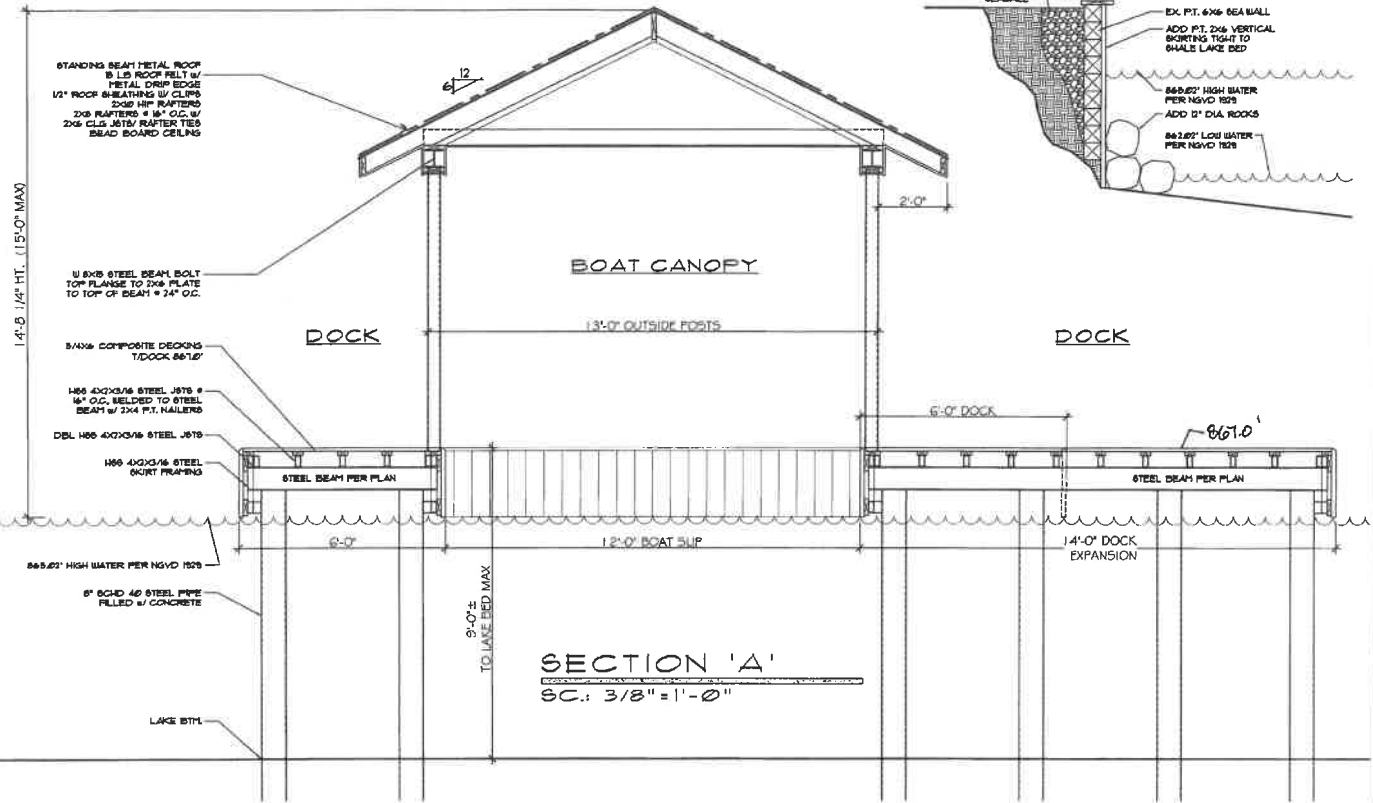
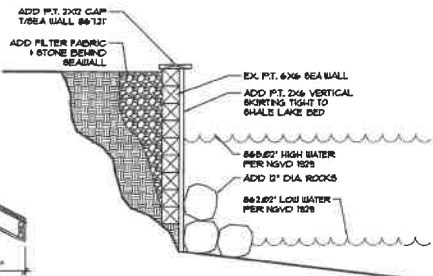


DOCK PLAN
 GREGORY & GERALDEAN LANTIER
 1797 RUSSELLS LANDING
 TOWN OF SKANEATELES, NY

DATE:
 2 APR 2026

PROJECT:
26045
3 OF 4

SECTION 'B'
 SC.: 3/8" = 1'-0"



SECTION 'A'
 SC.: 3/8" = 1'-0"

**EGGLESTON
 KRENZER
 ARCHITECTS**
 139 EAST GENESSEE STREET
 BANGOR, NEW YORK 13613
 315.863.8144

SECTIONS
 GREGORY & GERALDEAN LANTIER
 1797 RUSSELLS LANDING
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