

Tax Map ID 063.-03-09.0

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 Gregory Lantier for a Special Permit/Site Plan Review.

The application is for construction of a permanent dock, permanent covered boat slip, and repair of the existing seawall.

The property in question is located at 1797 Russells Landing in the Town of Skaneateles, New York and bears Tax Map ID 063.-03-09.0

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, May 19, 2026 at 6:30 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or through zoom. 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

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.

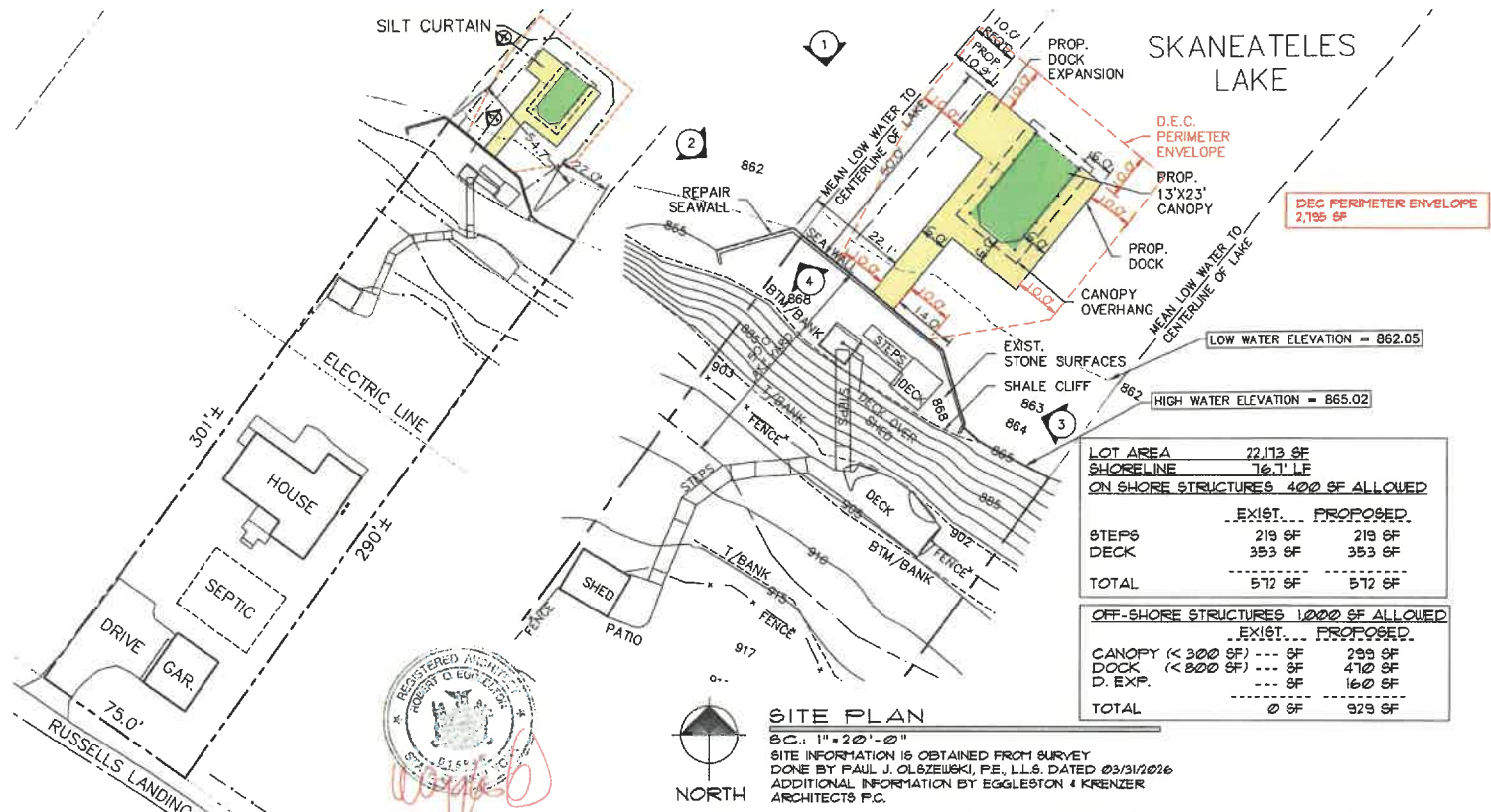
A floating silt curtain will be placed in the lake while the steel piles are driven and construction occurs over the water. All of the lakefront work will be done from a barge.

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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LOT AREA	22,173 SF
SHORELINE	167' LF
ON SHORE STRUCTURES	400 SF ALLOWED
	EXIST. PROPOSED
STEPS	219 SF 219 SF
DECK	353 SF 353 SF
TOTAL	572 SF 572 SF
OFF-SHORE STRUCTURES	1,000 SF ALLOWED
	EXIST. PROPOSED
CANOPY (< 300 SF)	0 SF 293 SF
DOCK (< 800 SF)	0 SF 410 SF
D. EXP.	0 SF 160 SF
TOTAL	0 SF 929 SF

SITE PLAN
 S.C.: 1" = 20'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSEWICKI, P.E., L.L.S. DATED 03/31/2026
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.



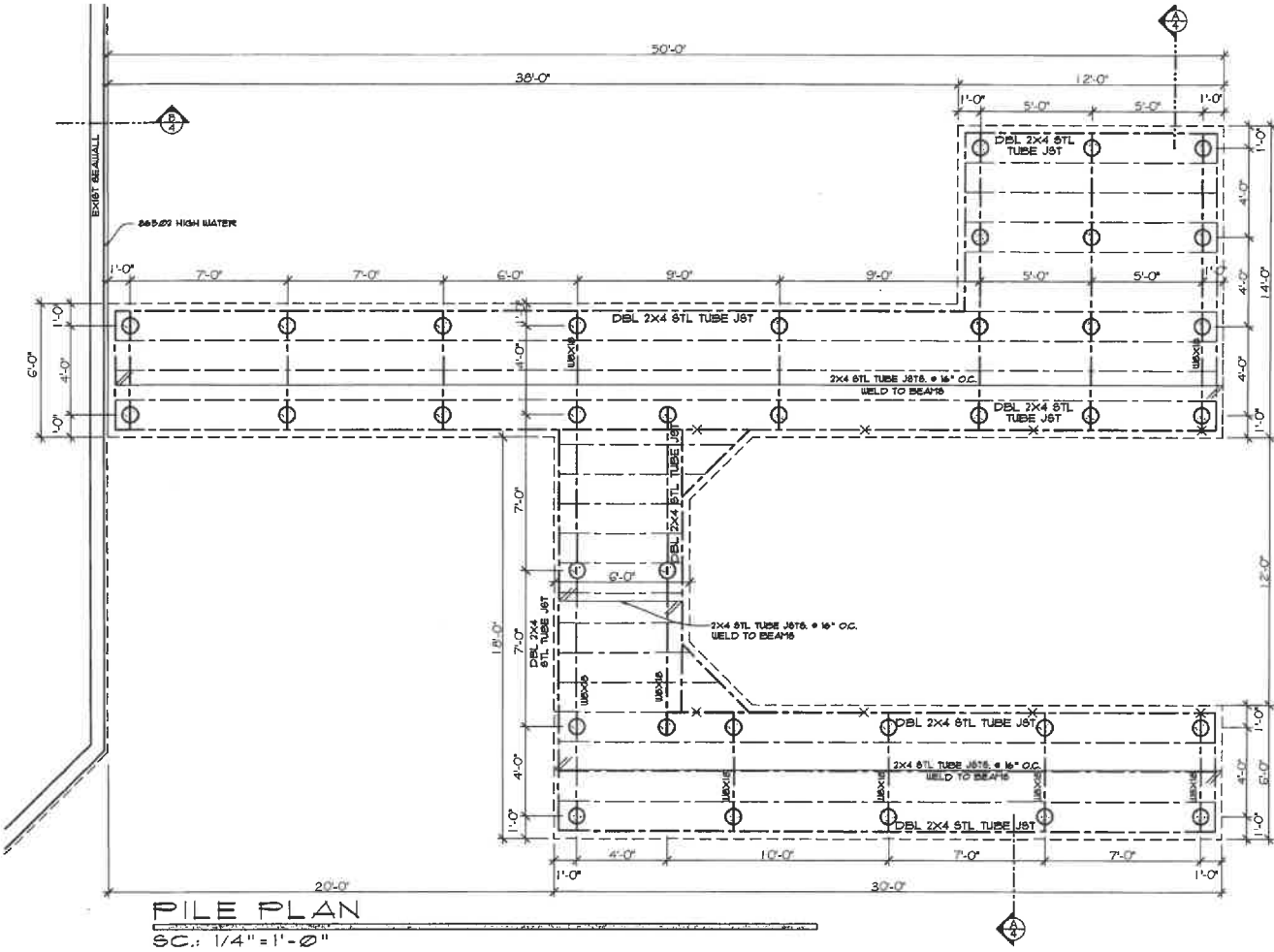
KEY PLAN
 S.C.: 1" = 40'-0"
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 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

architect
 EGGLESTON & KRENZER, ARCHITECTS P.C.
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

SITE PLAN
 GREGORY & GERALDEAN LANTIER
 1797 RUSSELLS LANDING
 TN. OF SKANEATELES, NY

PROJ: 26045
 DATE:
 3 MAR 2026
 2 APR 2026
1 OF 4





**EGGLESTON
 KRENZNER
 ARCHITECTS**
 191 EAST CHURCH STREET
 BOSTON, NEW YORK 10013
 212.687.1144

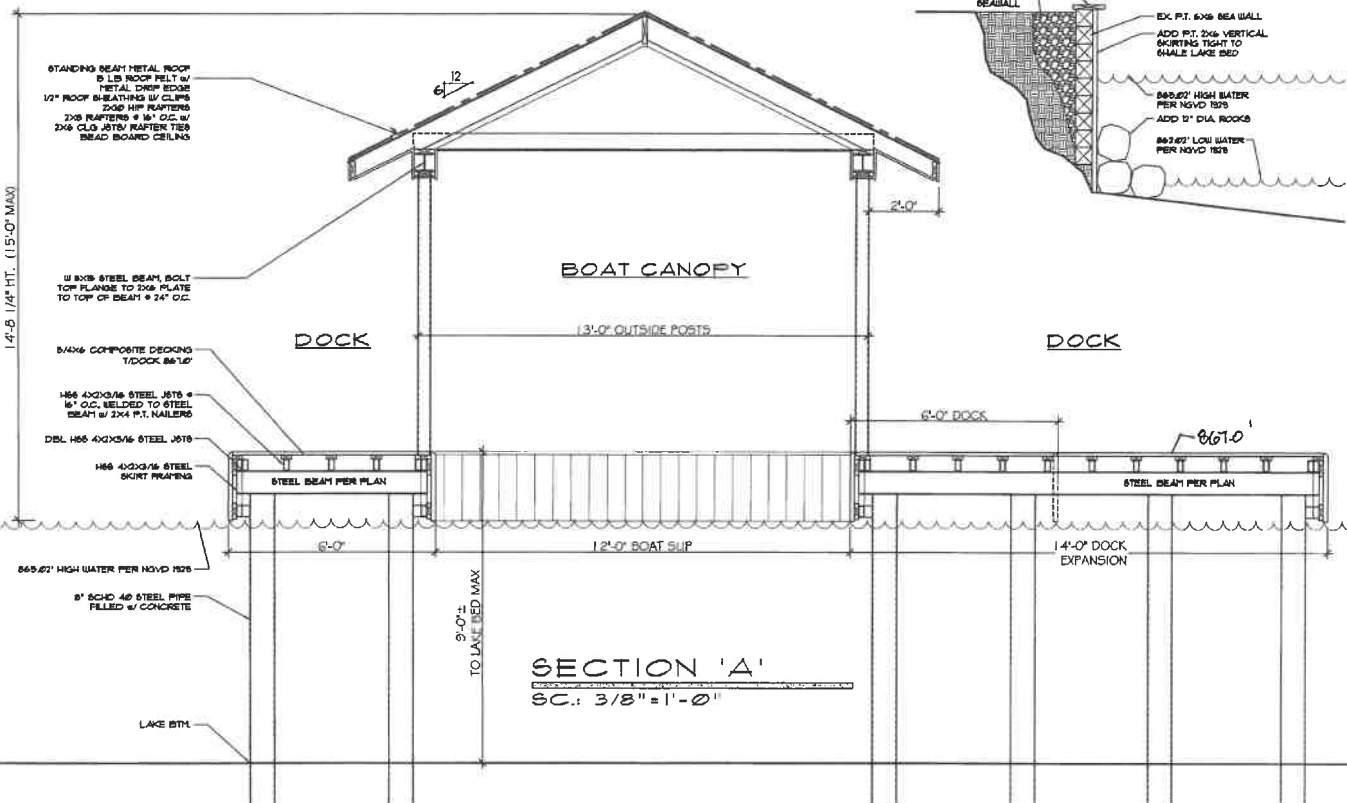
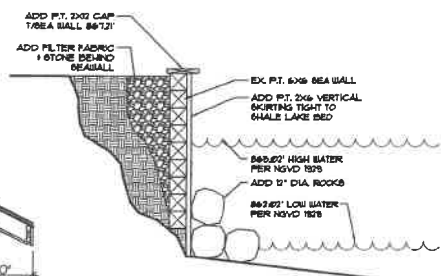
PILE PLAN
 GREGORY & GERALDEAN LANTIER
 1797 RUSSELLS LANDING
 TOWN OF SKANEATELES, NY

DATE:
 2 APR 2026

PROJECT:
26045
2 OF 4

SECTION 'B'

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



SECTION 'A'

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



**EGGLESTON
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101 EAST GERRITSE STREET
ORLANDO, FLORIDA 32801
312.584.1144

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

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