



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.



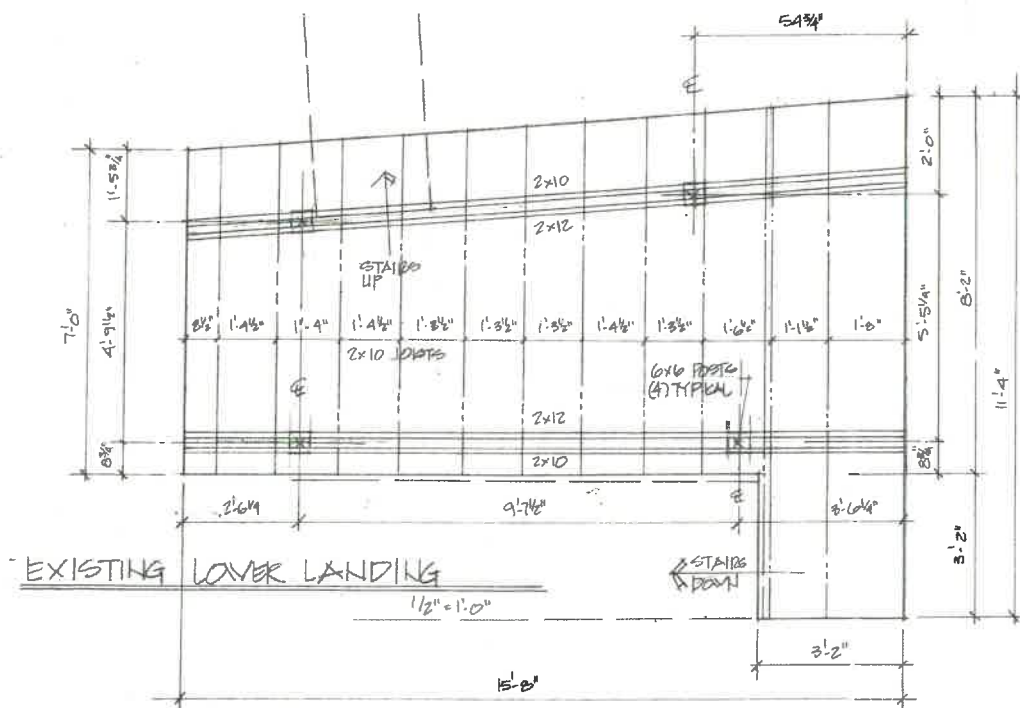
In granting this variance the ZBA will have provided for the minimum necessary to safely provide the occupants of this property, and their guests, a means of re-establishing pedestrian access to the existing lake-front improvements while preserving and protecting the character of the neighborhood and 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 DETAILS FOR:
EMILY & JAMES JOHNSON
1781 RUSSELLS LANDING
TN. OF SKANEATELES, N.Y. 13152

DETAILS

DRAWN GAD	DATE SUBMISSION
CHECKED	
DATE 07/25/2025	
PROJECT 24093	

SD-2

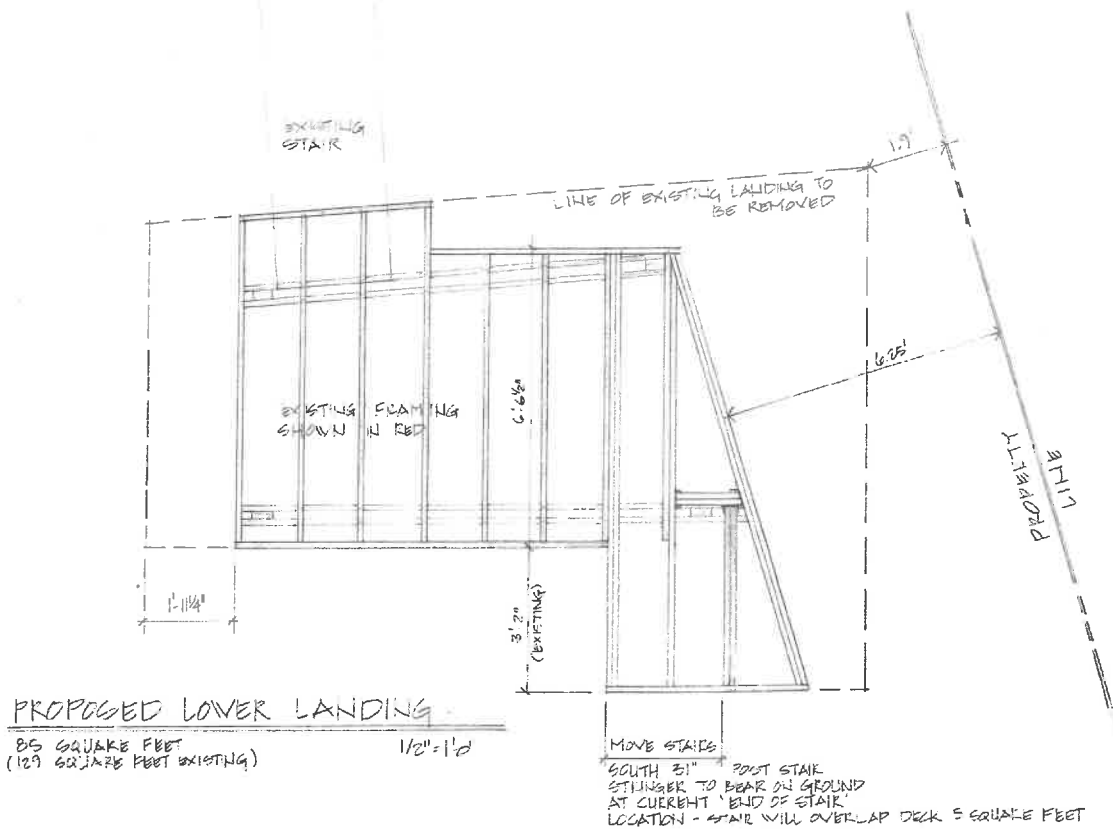


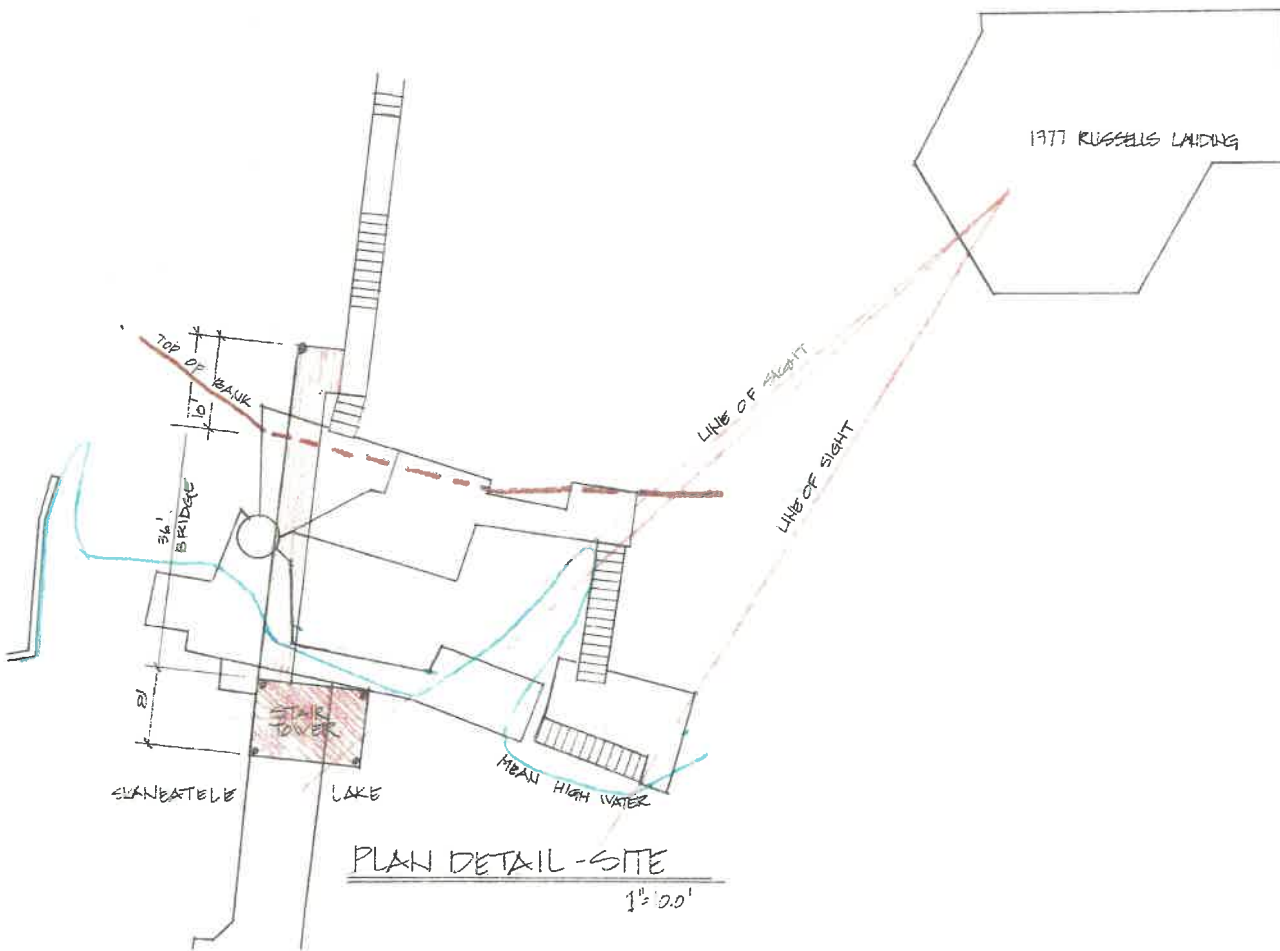
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DETAILS

DRAWN GAD	DATE
CHECKED	
DATE 07/25/2025	
PROJECT 24083	SUBMISSION

SD-3



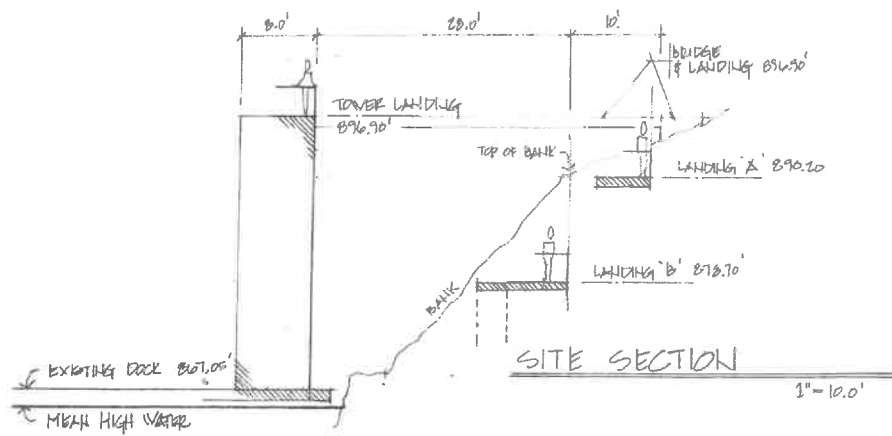


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DRAWN GAD	DATE
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PROJECT 24083	

SD-5