



NARRATIVE

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

2024 April 01

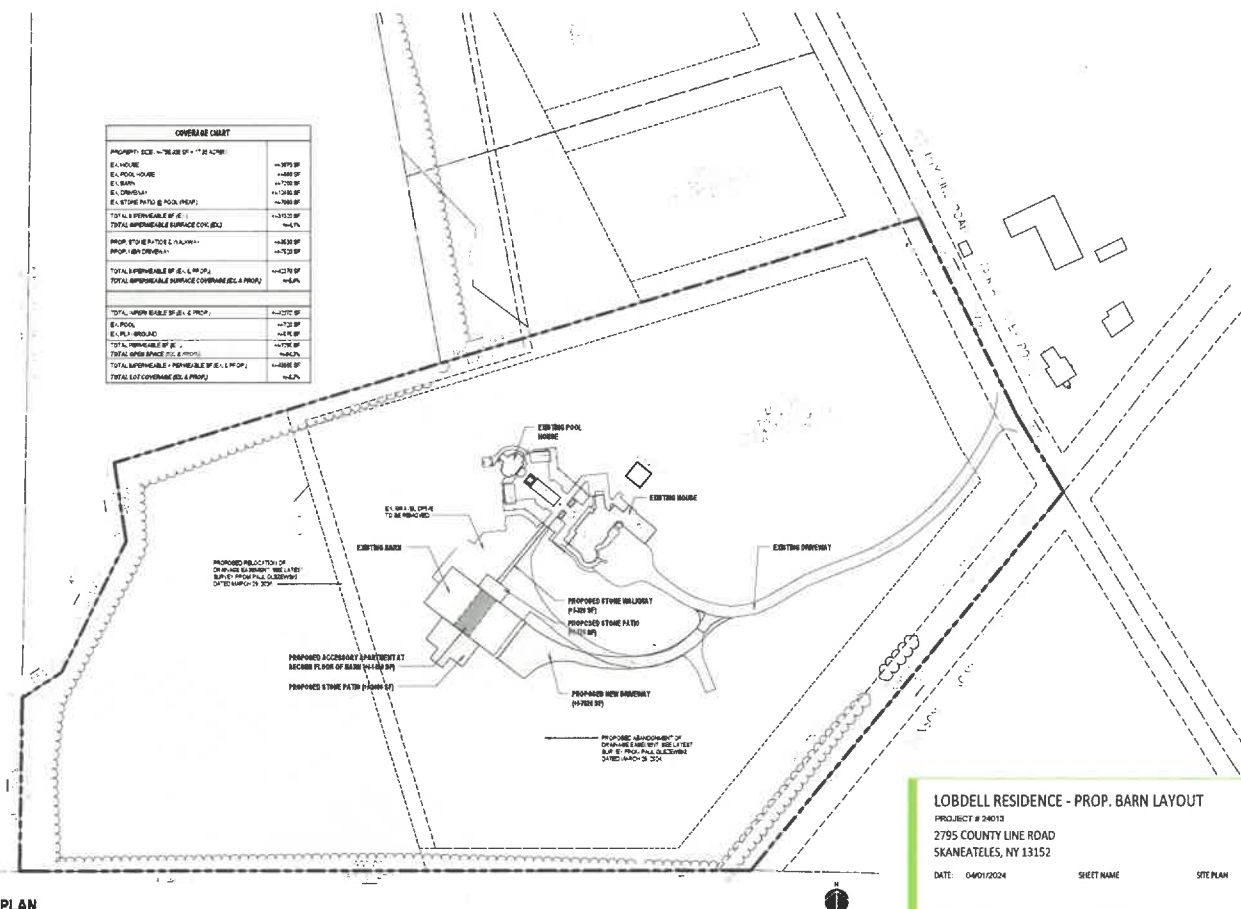
Re: Vinny & Suzie Lobdell – Minor Site Plan Review
2795 County Line Road
Skaneateles, NY 13152
Tax Map# 051.-01-13.2
Project #24013

The Lobdell Property located at 2795 County Line Road is approximately 755,925 SF (17.35 acres) and has 287.0' (East) & 640.8' (East) of road frontage respectfully and falls in the Skaneateles Lake watershed overlay district. The property currently consists of a single-family residence, a pool house, pool, patio areas, and barn. There is an existing septic system to the North that was designed for the house, and one to the South designed and installed in 2021 for the pool house which currently has 1-bedroom.

The applicant is proposing to provide additional living space on the second floor of the barn (center portion) which would be approximately +/-1450 sf. The living area will consist of 2 new bedrooms. The new bedrooms currently exceed the existing septic system (South) design criteria, so this proposal would also include the modification to this existing system to allow for the expansion for (3) bedrooms total. The modified septic design has been submitted and approved by OCHD as of 3/28/24. An updated survey dated 3/29/24 has been provided. Indicated on the updated survey there is a private drainage easement that calls for abandonment and a new one has been laid out West of the barn structure. The reasoning for the abandonment was because the barn structure was previously located along the easement path so the applicant would like this resolved.

The property currently meets lot coverage criteria (see coverage chart on S1).

COVERED CHART	
PROJECT: 2024 - 2795 COUNTY LINE ROAD	
E.L. HOUSE	+1375 SF
E.L. POOL HOUSE	+485 SF
E.L. BATH	+1700 SF
E.L. DRIVEWAY	+1200 SF
E.L. STONE PATIO & POOL DECK	+1800 SF
TOTAL RESPONSIBLE SURFACE COVERED	+4220 SF
TOTAL RESPONSIBLE SURFACE COVERED	+4220 SF
PROPOSED STONE PATIO	+1800 SF
PROPOSED DRIVEWAY	+1200 SF
TOTAL RESPONSIBLE SURFACE COVERED (E.L. PROP.)	+4220 SF
TOTAL RESPONSIBLE SURFACE COVERED (E.L. PROP.)	+4220 SF
E.L. POOL	+1200 SF
E.L. DRIVEWAY	+1200 SF
TOTAL RESPONSIBLE SURFACE COVERED	+4220 SF
TOTAL RESPONSIBLE SURFACE COVERED (E.L. PROP.)	+4220 SF
TOTAL LOT COVERABLE (E.L. PROP.)	+4220 SF



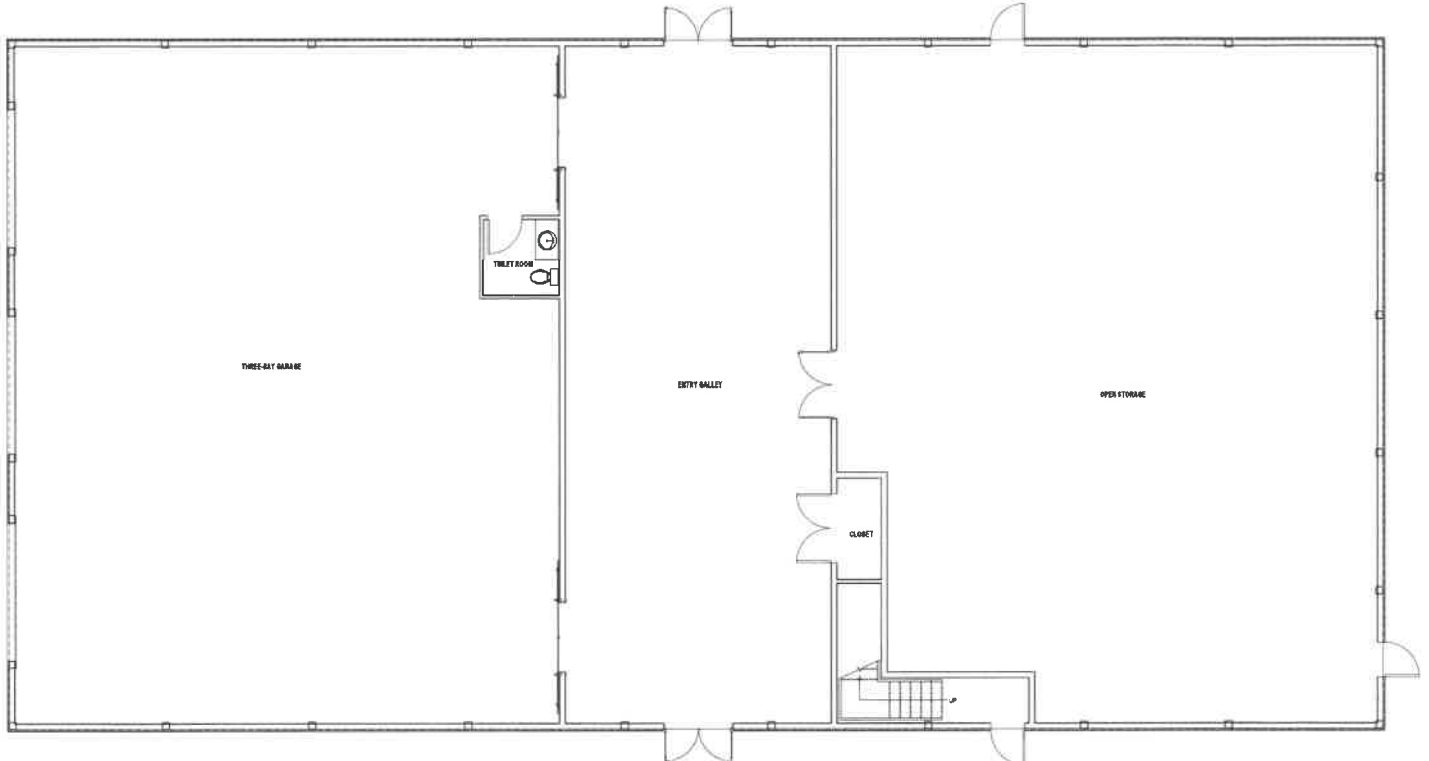
SITE PLAN

LOBDELL RESIDENCE - PROP. BARN LAYOUT

PROJECT # 24013
 2795 COUNTY LINE ROAD
 SKANEATELES, NY 13152

DATE: 04/01/2024 SHEET NAME: SITE PLAN
 SCALE: 1" = 60'-0" SHEET NUMBER: 51





FIRST FLOOR PLAN

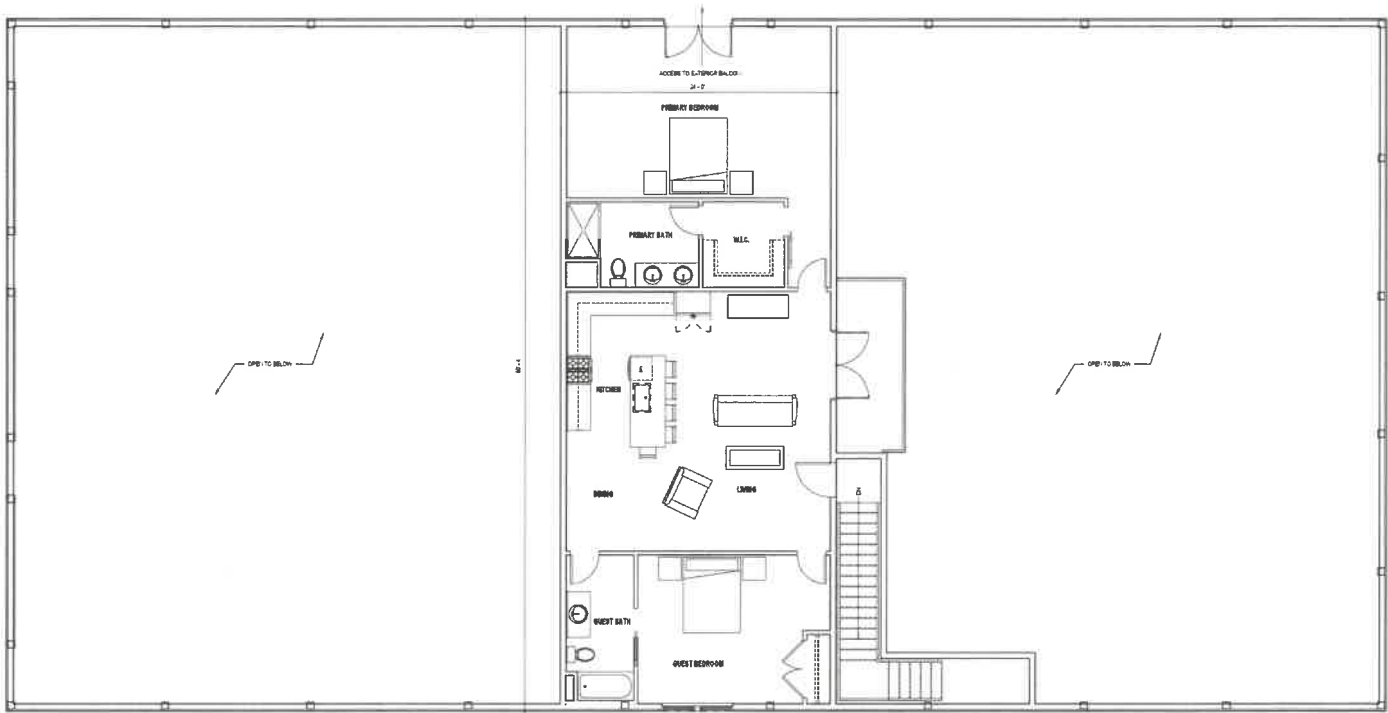


LOBDELL RESIDENCE - PROP. BARN LAYOUT

PROJECT # 24013
 2795 COUNTY LINE ROAD
 SKANEATELES, NY 13152

DATE: 04/01/2024 SHEET NAME: FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" SHEET NUMBER: P1





SECOND FLOOR PLAN

(ACCURACY MATRIXT - 15166 SP)



LOBDELL RESIDENCE - PROP. BARN LAYOUT

PROJECT # 24013
 2795 COUNTY LINE ROAD
 SKANEATELES, NY 13152

DATE: 04/01/2024 SHEET NAME: SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" SHEET NUMBER: P1



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