

**EGGLESTON & KRENZER ARCHITECTS, PC**

The Trolley Bldg  
1391 East Genesee Street  
Skaneateles, New York 13152

November 30, 2021

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

Re: Hobbit Hollow Farms LLC – Special Permit  
3061 West Lake Road  
Tax ID# 51.-02-08.2

**NARRATIVE**

Hobbit Hollow Farms is a 95.18-acre lot with 2,401 ft of road frontage on West Lake Road and 585 ft on Benson Road and is located in the RF District in the Skaneateles Lake Watershed. It has four single family dwellings (Hobbit Hollow House and three (3) smaller homes/cottages), horse boarding barn and paddocks, agricultural fields, ponds and a watercourse. The barns also service the Falcone White Birch Vineyards across the road and a home located across the street. The Hobbit Hollow House was approved in 1996 as a Bed and Breakfast but is currently rented to single parties as a dwelling on a short-term basis. The ISC is 2.7%.

This application is to establish a seasonal Event Center which is classified as a Recreational Use, allowed by Special Permit in the RF District. The applicant offers two separate locations for a large or small tent for outside events such as weddings or parties. The event usage is offered only to parties renting the Hobbit Hollow House who are then responsible for arranging vendors to provide tents, tables, chairs, catering, port-a-johns, entertainment and valet parking for the individual events. Events may be scheduled between May 15<sup>th</sup> and October 15<sup>th</sup>. On average, there have been 6 to 7 events scheduled during the season. Events are limited to 200 people by contract and must end by 11pm. Those occur on a weekend afternoon or evening. High end port-a-johns/trailers are rented for each event.

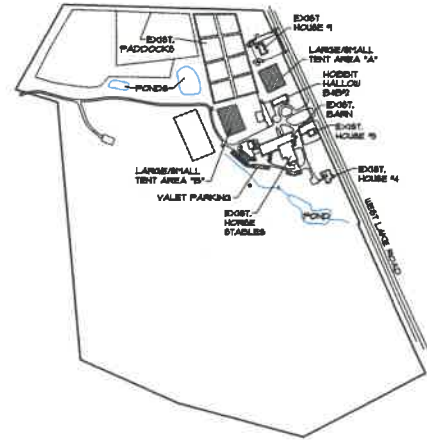
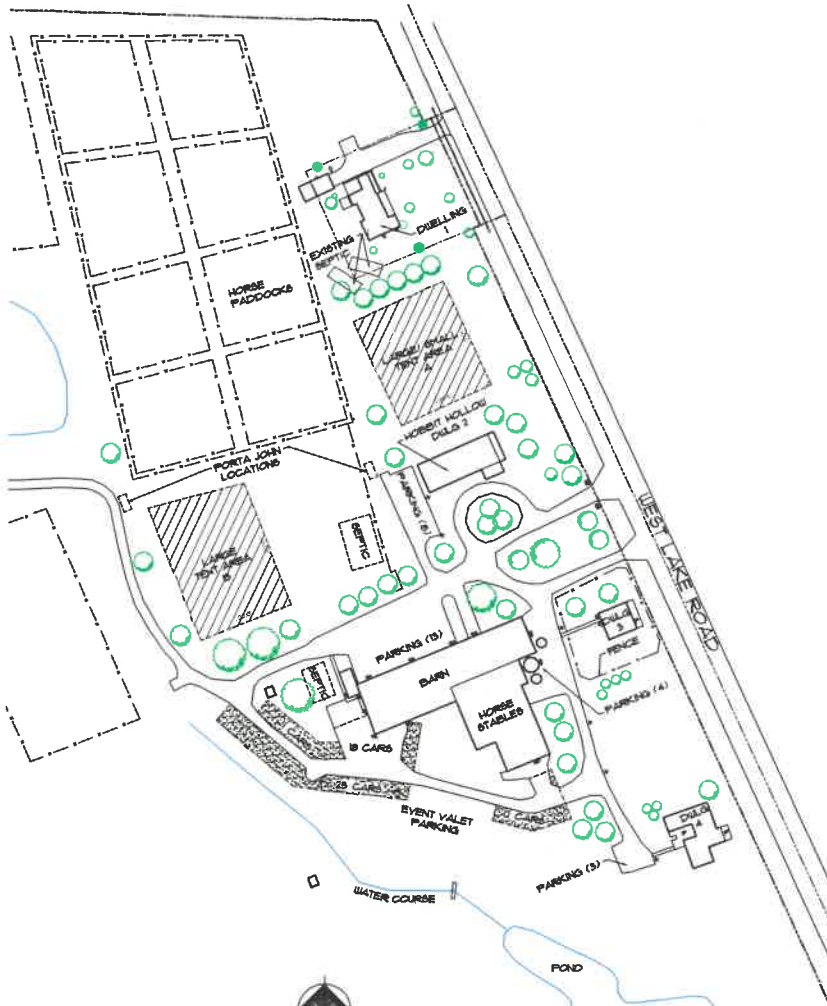
The Hobbit Hollow dwelling has an 8-car parking lot adjacent to it and 13 parking spaces are on the north side of the barn, typically used by vendors for the event. Valet parking is behind the main barn where over 66 cars can park and on the grass of the drive around the barn. This makes 87 spaces available for an event. The other three dwellings have their own separate parking areas. The additional parking on grass areas increases the ISC to 3.0%.

The entrance to Hobbit Hollow Farm has two stone pillars with lights. Post lights are adjacent to the Hobbit Hollow House parking area and along the driveways. The north side of the barn has a series of LED flood lights shining down on the parking areas. Other lights are on the back of the barn parking areas. For evening events the tents have lighting incorporated into them.

The main barn upper level contains a large space once used for indoor tennis. This space is not part of the Event Use and is used occasionally by the owners for private parties.

(315) 685-8144

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SITE PLAN  
NTS

LOT AREA	4161365 SF	
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE/PORCH #1	2,988 SF	2,988 SF
DETACH. GARAGE	800 SF	800 SF
DRIVEWAYS	19,511 SF	19,511 SF
CONCRETE	3,311 SF	3,311 SF
H.H. BAYS #2	4,042 SF	4,042 SF
BARN	21,736 SF	21,736 SF
EXIST HOUSE #3	15,82 SF	15,82 SF
EXIST HOUSE #4	3,211 SF	3,211 SF
EVENT PARKING	0 SF	11,899 SF
TOTAL	113,241 SF	124,230 SF
% IMPERMEABLE	2.7 %	3.0 %

**HOBBIT HOLLOW EVENT CENTER**  
HOBBIT HOLLOW FARM LLC  
3061 WEST LAKE ST.  
TN. OF SKANEATELES, NY

**architect**  
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PROJ: 21221

DATE:  
26 NOV 2021

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