



April 10, 2026

Proposal Description

GTS Holdings LLC

Longview Shores

Skaneateles, NY

Tax Map No. 054-.01-08.2

The currently approved shared driveway would be to maintain the existing 9' wide stone drive. We propose widening this driveway to 10 feet (11%). The drive will be rebuilt as a Ribbon Driveway with a 36" grass strip centered between two 42" stone tracks.

Although this change redistributes the existing allowable impermeable surface, it will decrease the impermeable area of the drive, heading directly to the lake with little interruption, by 22% while providing greater drive comfort.

This proposal eliminates the proposed steps and walkways to the South Porch which will be fully enclosed by railing. It also eliminates the North Mud Room entrance, replacing the door (not a required exit) with a window.

Given the house's location and elevation, the proposed driveway would be quite steep. This would be impractical for guest parking and visually uncomfortable. It would also create a less than ideal transition to the entry walkway.

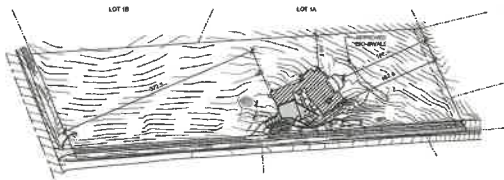
Redesigning the drive as proposed allows an approach to the home that focuses on the entrance facade rather than the garage, creating a better separation from the shared drive. The proposed parking area will allow for parking and simultaneous use of the garage. It will also allow a small trailer to back into a garage stall. Additionally, this redesign will provide snow storage whereas the current design does not.

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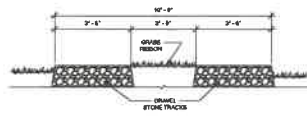
Although this change redistributes the existing allowable impermeable surface, it will decrease the impermeable area of the drive, heading directly to the lake with little interruption, by 22% while providing greater drive comfort.

This proposal eliminates the proposed steps and walkways to the South Porch which will be fully enclosed by railing. It also eliminates the North Mud Room entrance, replacing the door (not a required exit) with a window.

This proposed revision to the approved plan neither increases the impermeable area nor changes the property's existing drainage design, exits or devices.



FULL SITE PLAN
1" = 80'-0"



RIBBON DRIVEWAY DETAIL
1/2" = 1'-0"

LOT AREA - 1.0448 AC
38% = 15.2232 AC PERMISSIBLE COVERAGE ALLOWED

HOUSE (GARAGE)	4,500 SF
PORCH (LANDSCAPE)	2,100 SF
LANDSCAPE	110 SF
LANDSCAPE WALL EX.	40 SF
LANDSCAPE WALL EX.	270 SF
PERMISSIBLE	8,010 SF

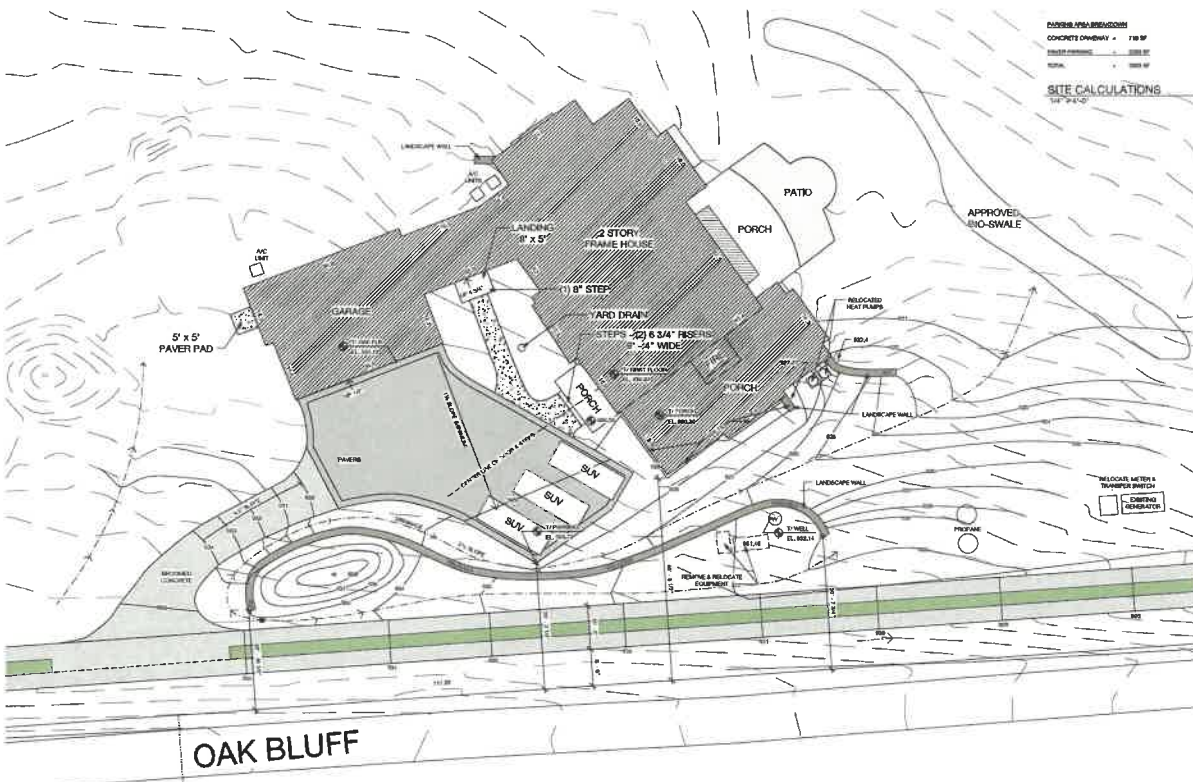
FACE AC BILLS = 30.3 SF
FACE AC ALLOWED = 4.848 SF
FACE OBSERVATOR = 44.2 SF
ARTIFICIAL SWALE = 100 SF
TOTAL = 8,204 SF
PERMISSIBLE = 8,204 SF

LOT AREA - 1.0448 AC
38% = 24.899 SF LOT COVERAGE PERMISSIBLE ALLOWED

HOUSE	4,500 SF
PORCH	2,100 SF
LANDSCAPE	110 SF
LANDSCAPE WALL EX.	40 SF
LANDSCAPE WALL EX.	270 SF
TOTAL PERMISSIBLE	8,010 SF
TOTAL LOT COVERAGE	14,221 SF

CONCRETE DRIVEWAY
CONCRETE DRIVEWAY = 710 SF
CONCRETE DRIVEWAY = 300 SF
TOTAL = 1,010 SF

SITE CALCULATIONS
1/4" = 4'-0"



SITE PLAN
1" = 10'-0"

DONAHOE
ARCHITECTS P.C.
450 NY FORTMAY RD
AMHERST, NY 13308
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**ADDITION & ALTERATIONS FOR:
DUNHAM_BOLTZ**
WEST LAKE ROAD
TOWN OF SKANEATELES
SKANEATELES, NEW YORK 13152

SITE PLAN

OWNER	DATE
BLS	
CHECKED	
GAD	
DATE	
BY: BLS	
PROJECT	
26010	

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