

PRIVATE LAKE RESIDENCE

West Lake Road, Geneseo, New York



PROGRAM: New 2,400 square foot single family residence. 4 bedroom, 3 bath, kitchen, dining room, great room, den, mud room, laundry room, boat storage bay and 3-car garage.

SITE: The location for this house was a vacant lot on the West side of Conesus lake. The site had a severe embankment that provided architectural challenges as well as opportunities. Unlike many lake front properties, this site was wide and had lots of lake frontage, however, it was not very deep. In addition, there were restrictions required due to natural runoff drainage to the lake and a DOT easement that needed to be maintained.

COST: \$135/sf

Lake front properties are wonderful opportunities to take advantage of beautiful vistas and settings. However, most challenge the designer due to constraints with building lot setbacks, flood plain restrictions and environmental concerns. This was the case with this property. The solution accommodates the large space program and maintains views of the lake from almost every room in the house. The house foundation walls actually perform double duty and serve as the lake break wall since the house needed to be positioned as close to the water as possible to be able to accommodate the necessary square footage. There is a boat bay located on the lower level that incorporates a winch and trolley system to store a boat without the need for a dock. The great room bay window cantilevers over the water and provides breathtaking views in all directions.



* Project completed by Thomas J. Simbari, RA, AIA while employed by others.