

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 and Section 267-b Town Law of the State of New York, the Zoning Board of Appeals of the Town of Skaneateles will hold a Public Hearing on the Application of Chris & Laura Kinder.

The proposal is for a second story addition exceeding footprint and floorspace calculations for this nonconforming lot.

The involved Sections of the Skaneateles Town Code are Section 148-8-9-A.1.g.i.a Nonconforming Footprint, and Section 148-8-9-A.1.g.i.b Nonconforming Floorspace.

On nonconforming lots of less than 40,000 square feet on which any portion lies within 1000 feet of the Lake line, the total footprint of all principal and accessory buildings shall not exceed 6% of the lot area. The proposed site plan shows an existing building footprint that will be maintained of more than 6% of the total lot area.

On nonconforming lots of less than 40,000 square feet on which any portion lies within 1000 feet of the Lake line, the total floorspace of all principal and accessory buildings shall not exceed 10% of the lot area. The proposed site plan shows a proposed second floor addition increasing the existing nonconforming floorspace to more than 10% of the total lot area.

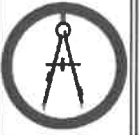
The property in question is located at **3429-C East Lake Road** in the Town of Skaneateles, New York, and bears Tax Map ID #041.-01-04.0.

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

Said Hearing will be held on ***Tuesday, September 9, 2025, at 8:00 pm*** at the Town Hall, 24 Jordan Street, or electronically. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair
Zoning Board of Appeals
Town of Skaneateles

Dated: August 13, 2025



Narrative

Client Name: Chris & Laura Kinder

Project Location: 3249-C East Lake Road – Fire Lane G

SPACE Architectural Studio Project #: 2025-33

Date: July 2025

Members of the Board,

Chris and Laura Kinder would like to add space on the second floor above an existing garage and connecting structure to their four-bedroom residence on Fire Lane G in the Town of Skaneateles. The Kinders who reside in Connecticut enjoy their Skaneateles lake home during the warmer months with their family. Given the amount of time they spend on the property they wish to improve the existing master suite and add a bathroom as well as add dedicated office space. One bedroom on the first floor will be removed to allow for the new bedroom on the second floor. The existing bedroom space is adjacent to the entry and will be opened up and utilized as a mudroom. The mudroom will allow a buffer zone and containment area for storage before entering the rest of the residence and second floor staircase. This approach maintains the existing building size. Due to the small parcel size of 0.32 acres, the Kinders are requesting an area variance to improve their living space and address drainage improvements on the property. The requested variance is a pre-existing nonconforming condition that will not cause the variance to be larger than it currently is today. To support the variance and site improvements, the project includes a small-scale on-site stormwater management system of approximately +/- 210 SF. This system will enhance drainage while incorporating native plantings to produce a desirable change of both the property and the surrounding neighborhood. We appreciate your time and consideration of this proposal.

Thank you,

William L. Murphy Jr.

Town of Skaneateles Zoning Board of Appeals (ZBA)

INSERT: AREA Variance

(Pursuant to §148-10-10.E)

Contact Town Staff if you need assistance.

Applicant Name: Chris & Laura Kinder
Property Tax Map# 041.-01-04.0

The applicant understands that: (please mark or check to acknowledge that you have read each)

- ☒ The area variances, if granted shall be the minimum variance necessary and adequate, while preserving and protecting the character of the neighborhood and the health, safety and welfare of the community.
- ☒ The ZBA shall consider the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community. It shall consider that Skaneateles Lake is a public water supply and shall not grant any variance that, individually or in combination with other variances, may result in pollution of the lake from more intensive use of property, encroachment into required lake yards, additional surface water runoff or subsurface leaching of septic waste or any other factors.

The applicant **shall respond in writing** to the following required criteria. (use additional sheets if needed)

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

Applicant response: The requested area variance is a pre-existing non-conforming condition on the property.

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

Applicant response: The addition is located on the second floor - all existing coverages are the same. See sheet Z-2 for more information.

3. Whether the requested area variance is substantial.

Applicant response: No. The requested variance is due to a pre-existing condition. The addition will not make the area variance larger than it is today.

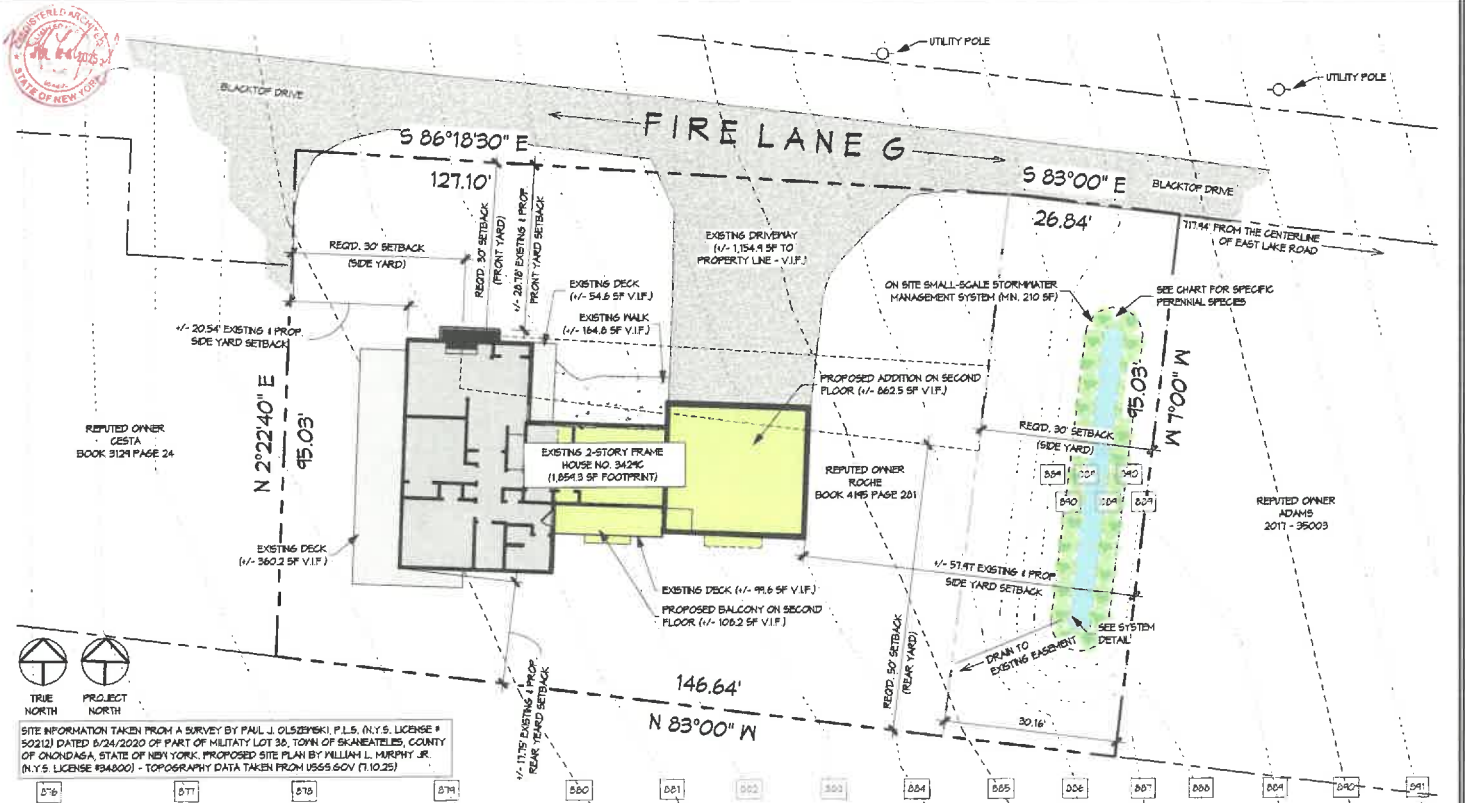
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Applicant response: An on site small-scale stormwater management system of +/- 210 SF will be implemented on the site to improve drainage conditions/populate the property with local plant species. See sheet Z-1 for more information.

5. Whether the alleged difficulty was self-created, which shall be relevant to the decision of the Board, but which shall not necessarily preclude the granting of the area variance.

Applicant response: This was not self-created. The small size of the 0.32 acre lot is the reason for the requested variance.

TURN OVER - for REQUIRED SUBMISSIONS



1 Site Plan
Z-1 SCALE: 1/16" = 1'-0"

Graphic Scale: 1 inch = 16 feet

0 16' 32'

7/11/25

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Chris & Laura Kinder
3249-G East Lake Road
Skaneateles, New York 13152

Site Plan

Z-1





DENSITY CONTROL SCHEDULE

RF - DISTRICT

* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.

	REQ'D./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQ'D. VARIANCE
MINIMUM LOT SIZE	87,120 SF (2 ACRES)	13,832.6 SF (.32 ACRE)	13,832.6 SF (.32 ACRE)	-	-
MINIMUM LOT FRONTAGE	100.00'	+/- 153.9'	+/- 153.9'	-	-
MINIMUM FRONT YARD SETBACK, NORTH	30.00'	+/- 28.78'	+/- 28.78'	-	+/- 1.22' (P.E.N.C.)
MINIMUM SIDE YARD SETBACK, WEST	30.00'	+/- 20.54'	+/- 20.54'	-	+/- 9.46' (P.E.N.C.)
MINIMUM SIDE YARD SETBACK, EAST	30.00'	+/- 57.97'	+/- 57.97'	-	-
MINIMUM SIDE YARD SETBACK, TOTAL	60.00'	+/- 78.51'	+/- 78.51'	-	-
MINIMUM REAR YARD SETBACK, SOUTH	50.00'	+/- 17.75'	+/- 17.75'	-	+/- 32.25' (P.E.N.C.)
MAXIMUM LOT COVERAGE	20 %	+/- 26.70%	+/- 26.70%	-	+/- 6.70' (P.E.N.C.)
MAXIMUM IMPERMEABLE SURFACE COVERAGE	10 %	+/- 21.79%	+/- 21.79%	-	+/- 11.79' (P.E.N.C.)
PARKING LOCATION	BESIDE OR BEHIND BUILDING	FRONT	FRONT	-	(P.E.N.C.)
MAXIMUM BUILDING HEIGHT	35.00'	+/- 23.15'	+/- 23.37'	+/- 0.22'	-

EXISTING + PROPOSED COVERAGE CALCULATIONS

PARCEL AREA (TO PROPERTY LINE) = 13,832.6 SF

IMPERMEABLE SURFACES		PERMEABLE SURFACES	OPEN SPACE
EXISTING HOUSE:	1,854.3 SF	EXISTING DECK (WEST):	360.2 SF
EXISTING DRIVE (TO PROPERTY LINE):	1,154.9 SF	EXISTING DECK (SOUTH):	91.6 SF
		EXISTING DECK (NORTHEAST):	54.6 SF
		EXISTING WALK:	184.8 SF
TOTAL IMPERMEABLE SURFACE = 3,014.2 SF		TOTAL LOT COVERAGE = 3,014.2 (IMPERMEABLE) + 6714.2 SF (LOT COVERAGE) = 9,728.4 SF	
3014.2 SF / 13,832.6 SF = 21.79% IMPERMEABLE COVERAGE		3,014.2 SF / 13,832.6 SF = 21.79% TOTAL COVERAGE	
		TOTAL PERMEABLE SURFACE = 6714.2 SF	

STORMWATER MANAGEMENT FACILITY SIZES FOR SMALL-SCALE DEVELOPMENT	LOT SIZE (AC)	ISC (%)	SNF FACILITY	
			L (FT)	W (FT)
	0.25	10	5	15
	0.50	10	8	25
	1.00	10	10	30
	1.50	10	13	40
	2.00	10	15	45
	0.25	15	6	18
	0.50	15	10	30
	1.00	15	12	37
	1.50	15	15	45
	2.00	15	17	52

LOT SIZE FROM CHART: 0.25 ACRE
ISC FROM CHART = 10%
PROPOSED SNF FACILITY = MIN. 150 SF

MAXIMUM IN RF DISTRICT = 20%
EXISTING + PROPOSED LOT SIZE = 0.32 ACRE
EXISTING + PROPOSED ISC = +/- 21.79%

ISC = 2(X) + 1.79%
PROPOSED SNF FACILITY @ 0.25 ACRE = 2(75 SF) / 20% = 75 SF PER 1%
ADDITIONAL PERCENTAGE = 75 SF(1.79%) = 13.43 SF
MIN SNF FACILITY SF FOR 0.25 ACRE @ 21.79% = 150 SF + 13.43 SF = 163.43 SF

FOR 0.32 ACRE
$$\frac{0.25}{163.43} = \frac{0.32}{(X)} \rightarrow \frac{25(X)}{163.43} = \frac{25(0.32)}{25} \rightarrow X = 201.2 \text{ SF SNF FACILITY}$$

NOTE:
INFORMATION TAKEN FROM CAS COMPANIES "SMALL SCALE STORMWATER MANAGEMENT GUIDELINES" TABLE

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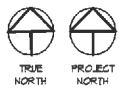
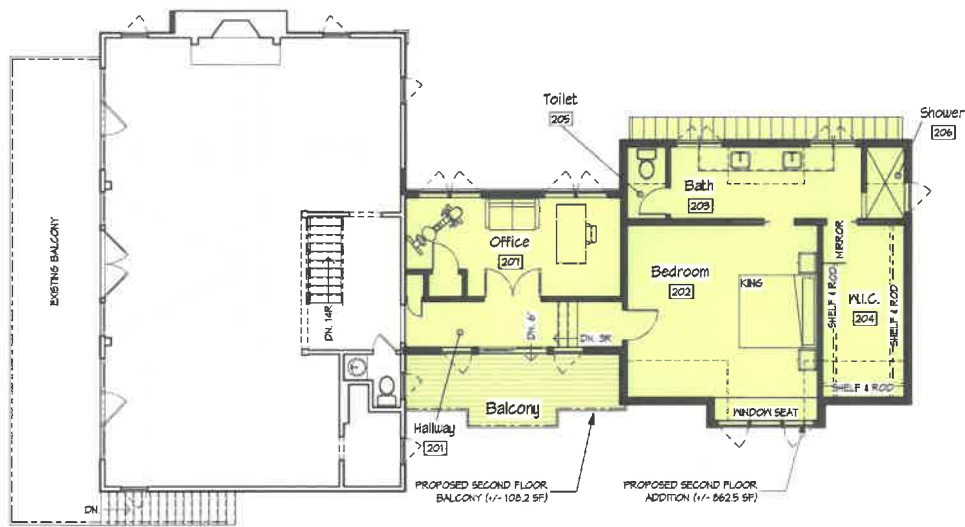
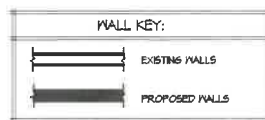
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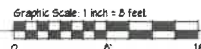
Schedules

Z-2



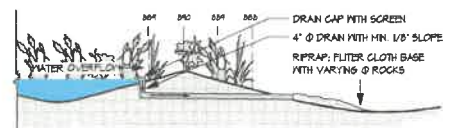


Zoning Second Floor Plan
SCALE: 1/8" = 1'-0"



PROPOSED PERENNIAL SPECIES			
IMAGE	NAME	BLOOM TIME	LIGHTING
	LUPINUS PERENNIS (MILD LUPINE)	EARLY	SUN/ PART SHADE
	GERANIUM MACULATUM (CRANE'S BILL GERANIUM)	EARLY	SUN/ PART SHADE
	TARELLA CORDIFOLIA (FOAM FLOWER)	EARLY	SUN/ PART SHADE
	ACHILLEA MILLEFOLIUM (COMMON YARROW)	MD	SUN
	DRYAS OCTOPETALA (PRINCE OF WALES'S PINK)	MD	SUN
	PENSTEMON HIRSUTUS (BEARDTONGUE)	MD	SUN/ PART SHADE
	CHELONE GLABRA (WHITE TURTLEHEAD)	LATE	SUN/ PART SHADE
	AGERATINA ALTISSIMA (WHITE SNAKEROOT)	LATE	SUN/ PART SHADE
	SYMPHYOTRICHUM PURPUREUM (PURPLE-STEMMED ASTER)	LATE	SUN

NOTE:
INFORMATION TAKEN FROM CORNELL
UNIVERSITY 'NATIVE PLANT LISTS'



Stormwater Management System Detail

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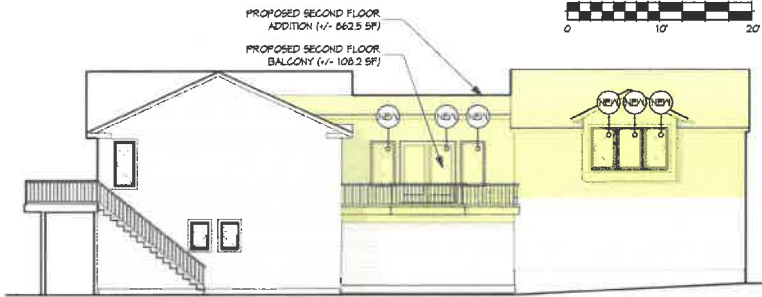
Second Floor Plan &
Details

Z-3

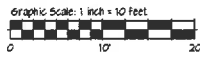




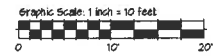
1 Zoning North Elevation
Z-4 SCALE: 1" = 10'-0"



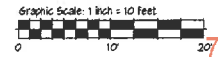
3 Zoning South Elevation
Z-4 SCALE: 1" = 10'-0"



2 Zoning East Elevation
Z-4 SCALE: 1" = 10'-0"



4 Zoning West Elevation
Z-4 SCALE: 1" = 10'-0"



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Building Elevations

Z-4

