



Narrative

Client Name: Chris & Laura Kinder

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

SPACE Architectural Studio Project #: 2025-33

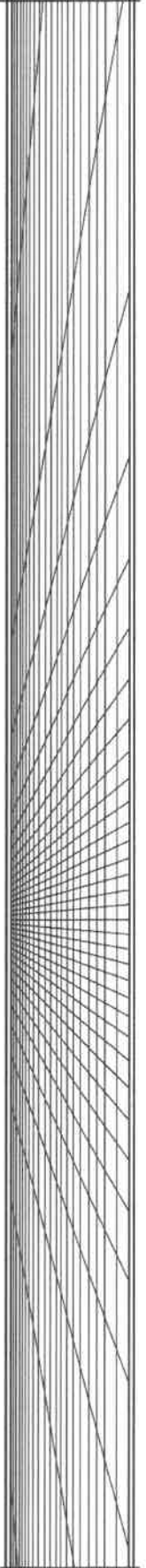
Date: July 2025

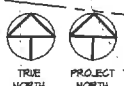
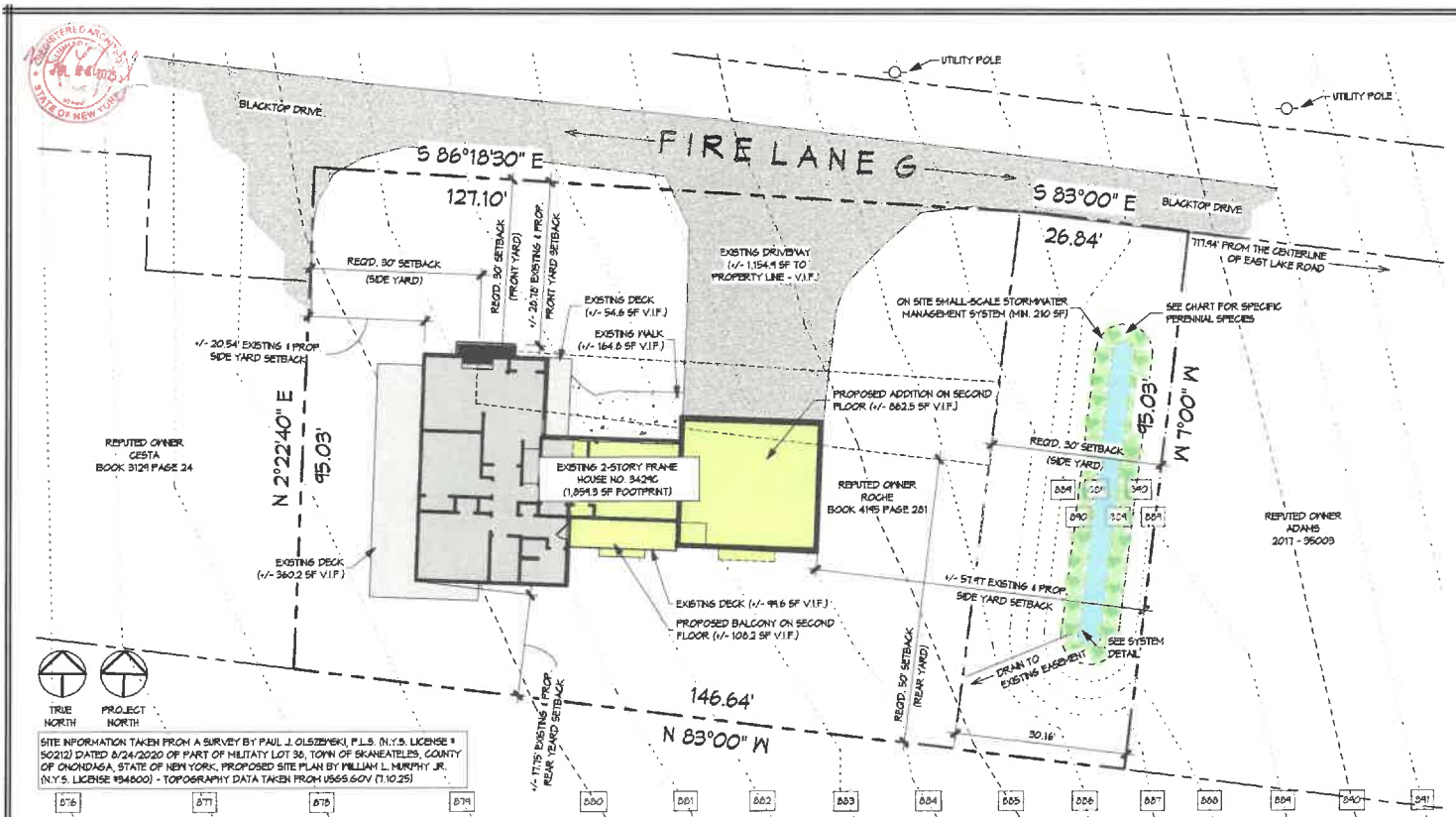
Members of the Board,

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,

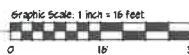
William L. Murphy Jr.





SITE INFORMATION TAKEN FROM A SURVEY BY PAUL J. OLSEZKI P.L.S. (N.Y.S. LICENSE # 50212) DATED 8/24/2020 OF PART OF MILITARY LOT 36, TOWN OF SKANEATELES, COUNTY OF ONONDAGA, STATE OF NEW YORK. PROPOSED SITE PLAN BY WILLIAM L. MURPHY, JR. (N.Y.S. LICENSE #34800) - TOPOGRAPHY DATA TAKEN FROM USGS 60V (7.10.25)

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



7/11/25

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 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		IMPERMEABLE SURFACES		OPEN SPACE
EXISTING HOUSE:	1,894.3 SF	EXISTING DECK (WEST):	360.2 SF	TOTAL LOT COVERAGE =
EXISTING DRIVE (TO PROPERTY LINE)	1,154.9 SF	EXISTING DECK (SOUTH):	94.6 SF	3,014.2 (IMPERMEABLE) +
		EXISTING DECK (NORTHEAST):	54.6 SF	674.2 SF (LOT COVERAGE) = 3,688.4 SF
TOTAL IMPERMEABLE SURFACE = 3,014.2 SF		EXISTING WALK:	164.8 SF	$\frac{3,688.4 \text{ SF}}{13,832.6 \text{ SF}}$
$\frac{3,014.2 \text{ SF}}{13,832.6 \text{ SF}} = 21.79\% \text{ IMPERMEABLE COVERAGE}$		TOTAL PERMEABLE SURFACE = 674.2 SF		$= 26.70\% \text{ TOTAL COVERAGE}$

LOT SIZE (AC)	ISC (%)	SM FACILITY	
		L (FT)	M (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 SM FACILITY = MIN 150 SF

MAXIMUM IN RF DISTRICT = 20%

EXISTING + PROPOSED LOT SIZE = 0.32 ACRE
 EXISTING + PROPOSED ISC = +/- 21.79%

Δ ISC = 2(x) + 1.79%

PROPOSED SM FACILITY @ 0.25 ACRE = 2(75 SF) / 20% = 7.5 SF PER 1%

ADDITIONAL PERCENTAGE = 7.5 SF(1.79%) = 13.43 SF

MIN. SM FACILITY SF FOR 0.25 ACRE @ 21.79% = 150 SF + 13.43 SF = 163.43 SF

FOR 0.32 ACRE:

$\frac{0.25}{163.43} = \frac{0.32}{x} \rightarrow x = 204.2 \text{ SF SM FACILITY}$

NOTE:
 INFORMATION TAKEN FROM C&S COMPANIES "SMALL SCALE STORMWATER MANAGEMENT GUIDELINES" TABLE

7/11/25

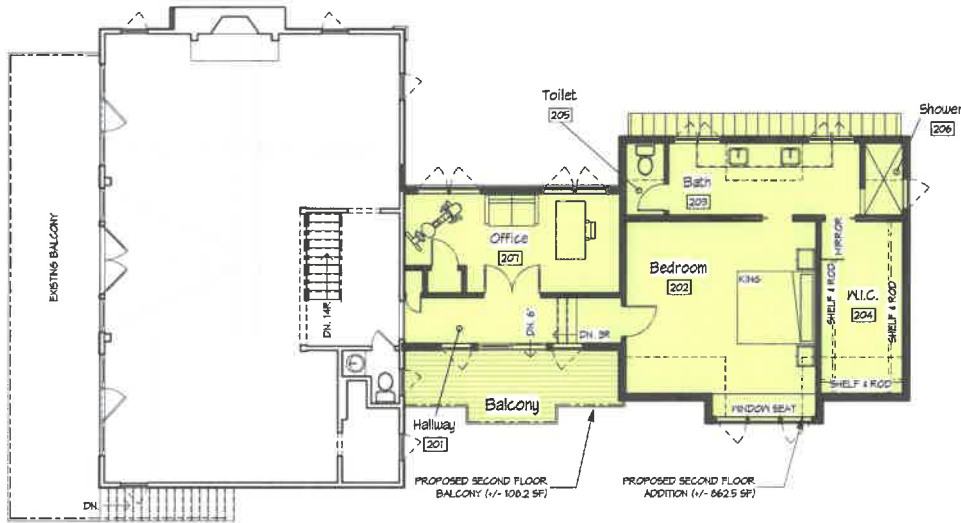
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Schedules

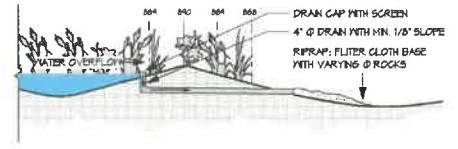
Z-2





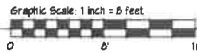
PROPOSED PERENNIAL SPECIES			
IMAGE	NAME	BLOOM TIME	LIGHTING
	LUPINUS PERENNIS (WILD LUPINE)	EARLY	SUN/PART SHADE
	GERANIUM MACULATUM (CRANE'S BILL GERANIUM)	EARLY	SUN/PART SHADE
	THARELLA CORDIFOLIA (FOAM FLOWER)	EARLY	SUN/PART SHADE
	ACHILLEA MILLEFOLIUM (COMMON YARROW)	MID	SUN
	DRYMOCALLIS ARBUTA (PRAIRIE CINQUEFOIL)	MID	SUN
	PENSTEMON HIRsutus (BEARDTONGUE)	MID	SUN/PART SHADE
	CHELONE GLABRA (WHITE TURTLEHEAD)	LATE	SUN/PART SHADE
	ASERATNA ALTISSIMA (WHITE SHAKEROOT)	LATE	SUN/PART SHADE
	SYMPHYOTRICHUM PUNICEUM (PURPLE-STEMMED ASTER)	LATE	SUN

NOTE: INFORMATION TAKEN FROM CORNELL UNIVERSITY NATIVE PLANT LISTS



Stormwater Management System Detail

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



7/11/25

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Second Floor Plan & Details

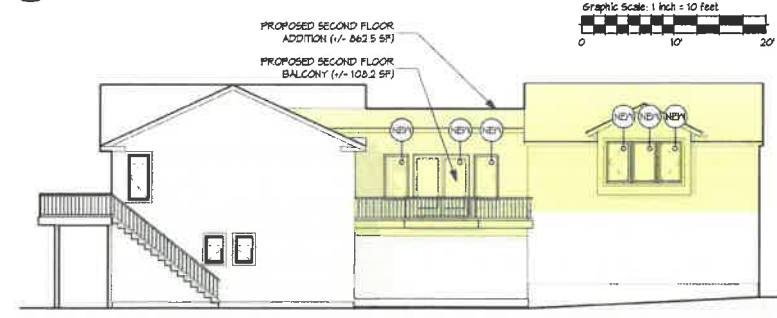
Z-3





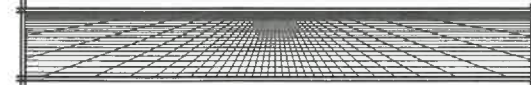
1 Zoning North Elevation
Z-4 SCALE: 1" = 10'-0"

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



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

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



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Building Elevations

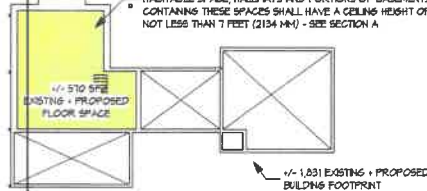
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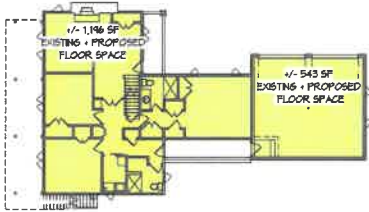
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4
Z-5

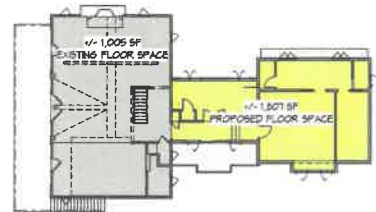
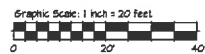
BASMENT WILL NOT COUNT TOWARDS COVERAGE CALCULATIONS PER NYS RESIDENTIAL CODE 2020 - R305.1 MINIMUM HEIGHT - HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM) - SEE SECTION A



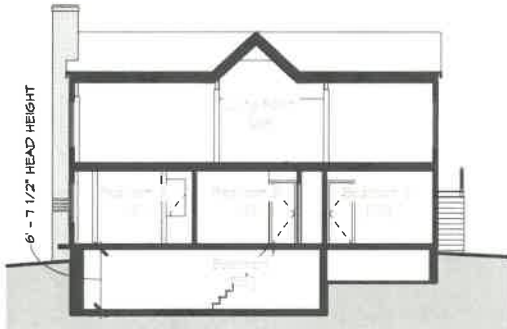
1 Exg. + Prop. Basement Floor Space
SCALE: 1" = 20'-0"



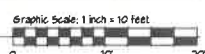
2 Exg. + Prop. First Floor Space
SCALE: 1" = 20'-0"



3 Exg. + Prop. Second Floor Space
SCALE: 1" = 20'-0"



4 Section A
SCALE: 1" = 10'-0"



NOTE:
PER § 148-B-1 (a)(1) NONCONFORMING LOTS
a) THE TOTAL FOOTPRINT OF ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL NOT EXCEED 6% OF THE LOT AREA.
b) THE TOTAL FLOOR SPACE OF ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL NOT EXCEED 10% OF THE LOT AREA.

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

EXISTING + PROPOSED COVERAGE CALCULATIONS			
PARCEL AREA (TO PROPERTY LINE) = 19,832.6 SF			
<u>EXISTING BUILDING FOOTPRINT</u>		<u>PROPOSED BUILDING FOOTPRINT</u>	
EXISTING RESIDENCE	1,831 SF	PROPOSED RESIDENCE	1,831 SF
TOTAL BUILDING FOOTPRINT +/- 1,831 SF		TOTAL BUILDING FOOTPRINT +/- 1,831 SF	
MAXIMUM COVERAGE = 6%		MAXIMUM COVERAGE = 6%	
1,831 SF / 19,832.6 SF = 9.23% FOOTPRINT		1,831 SF / 19,832.6 SF = 9.23% FOOTPRINT	
P.E.N.C. (+7.23%)		P.E.N.C. (+7.23%)	
<u>EXISTING FLOOR SPACE</u>		<u>PROPOSED FLOOR SPACE</u>	
EXISTING FIRST FLOOR	1,196 SF	PROPOSED FIRST FLOOR	1,196 SF
EXISTING GARAGE	543 SF	PROPOSED GARAGE	543 SF
EXISTING SECOND FLOOR	1,005 SF	PROPOSED SECOND FLOOR	1,807 SF
TOTAL FLOOR SPACE +/- 2,744 SF		TOTAL FLOOR SPACE +/- 3,546 SF	
MAXIMUM COVERAGE = 10%		MAXIMUM COVERAGE = 10%	
2,744 SF / 19,832.6 SF = 13.84% FLOOR SPACE		3,546 SF / 19,832.6 SF = 17.88% FLOOR SPACE	
P.E.N.C. (+4.63%)		P.E.N.C. (15.63%) DIFFERENCE OF +/- 5.6%	

9.12.25

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Existing + Proposed
Coverage Calculations

Z-5

