

Tax Map ID #045.-02-16.2

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 Ted Kinder.

The proposal is for the expansion of an existing garage and the addition of a second dwelling unit with deck, permeable putting green with permeable sidewalk, relocation of the existing shed, and expansion of the driveway to the proposed garage addition.

The involved Section of the Skaneateles Town Code is Section 148-5-4-1.4 Wetland and Watercourse Setbacks.

No principal structure and no accessory structure 600 square feet or larger shall be located within 100 feet of a wetland or watercourse, whereas the proposed site plan reflects a garage addition and a second dwelling unit less than 100 feet from a wetland.

The property in question is located at **1029 Autumntree Court** in the Town of Skaneateles, New York, and bears **Tax Map ID #045.-02-16.2**.

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, May 5, 2026, at 7:02 p.m.** 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: April 8, 2026

SPACE Architectural Studio, P.C.

3 Fennell Street, Suite #2, Skaneateles, N.Y. 13152
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Project Narrative

Ted Kinder

Additional Dwelling Unit and Garage Addition

Project Location: 1029 Autumntree Court, Skaneateles, NY 13152

Tax Map No.: 045.-02-16.2

Village Zoning District: Rural Residential

SPACE Architectural Studio project #: 2025-58

Date: 02 March 2026

The Kinder residence is located in Autumn Hill Estate, a nine-unit, single family home subdivision at the north Village border off Jordan Road. Mr. Kinder bought and developed the 19-acre parcel in 1986 and sold eight of the lots to other builders and private individuals. He retained the 2.82-acre plot at the cul-de-sac's end so he could construct his own home there. Mr. Kinder is a developer who has completed many major commercial and residential developments throughout Upstate New York.

Even though it is outside of the Village, the development has its own sewer district, and all houses are on the Village system. Each home has its own grinder/ejector pump that pumps into a force main that enters the Village system in a manhole on Jordan Road. The development is also on the Town Water system. The storm water drainage system, approved for the subdivision in 1987, has proven to work very well over the decades.

Mr. Kinder's property, at 1029 Autumntree Court, contains several easements which occupy a significant portion of the +/- 2.83 acre parcel. These include a 30-foot drainage easement, a 50-foot NYS electric and gas easement, and a 50-foot Niagara Mohawk Power Corporation R.O.W. and easement. In addition to the easements, the rear portion of his property is within a freshwater forested wetlands boundary. These areas are protected from further development and were taken into consideration when orienting and planning the proposal.

The property currently consists of a single-family residence with an attached two-car garage, (permitted in 1987), including a sun-room addition (permitted in 2019), a detached one-car garage with additional space for a wood shop, (permitted in 2016) along with a small gardening shed which is proposed to be relocated on the site. In addition to the existing structures, there are several permeable and impermeable surfaces on the site to consider including multiple walkways, an existing pool and jacuzzi, and several artificial grass surfaces and paver patios. With +/- 2.83 acres, more than half of the property is reserved for natural forest vegetation within the wetland boundary and easements.

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Mr. Kinder is proposing to add an additional dwelling unit (ADU) on the parcel to allow him to downsize as he ages. He is 73 years old and has a chronic health issue that is likely to continue for the long term. He is in the process of deeding the property to his daughter, Ashleigh Ibanez, who was born in this house and has lived in Skaneateles her whole life. She will live in the main house with her husband and two children. It is the intent of the Kinder family that this homestead remains in the family for future generations to enjoy. He is looking forward to spending his senior years with family and his beloved pool and wood shop close by.

The new unit is 1,250 sf. with one bedroom, an office and one and a half bathrooms. It is one story with no basement, resulting in limited storage space. Space Architectural Studio has spent considerable time with Mr. Kinder orienting the structure on site to take maximum advantage of the wetland views and the sun. The decision to site the ADU in its current location also revolved around the other important site amenities such as proximity to the garage, the shop and the pool. Architecturally, the new ADU will tie seamlessly into the design of the main house, the addition and the shop building. The new ADU will have very limited visibility from the main road.

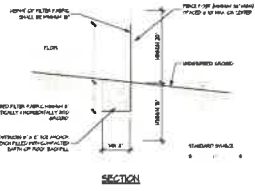
In addition to the ADU, also proposed is a small chipping and putting green area which will be comprised of permeable grass surfaces. It is bordered by a short bench-like retaining wall which allows further separation from the wetland boundary and allows minimal grading to be done to the site. The ADU is proposed to be slab-on-grade construction with no basement, which further reduces the grading required and site impact during construction. The proposed 8-foot deck at the rear of the additional dwelling acts as a threshold to the un-mowed area and should be considered like a dock perched along a body of water – the views out into the wetland throughout the seasons are truly beautiful.

Mr. Kinder is also proposing an addition to the existing detached garage to include more space for storage and a place to store his Bobcat track loader that he uses to maintain the property. The design of the addition is in keeping with the “cottage” look of the current shop/garage building.

The new ADU is located wholly on land that has been mowed for 40 years. Prior to development, it was the easternmost edge of a farm field. It is outside the 50’ wetland buffer, but within the 100’ buffer. Other than its proximity to the wetland border, this proposal does not require any variances or contain any non-conformities.

In recent years much has been written about the current housing shortage in this country. Much has also been written about the desirability of seniors to be able to age in place. The Town of Skaneateles is ahead of the curve in addressing these issues by allowing small ADU’s to be built on parcels that are suitable for this kind of development. This proposal is the “poster child” for that kind of rational thought process.

Thank you for considering our proposal.

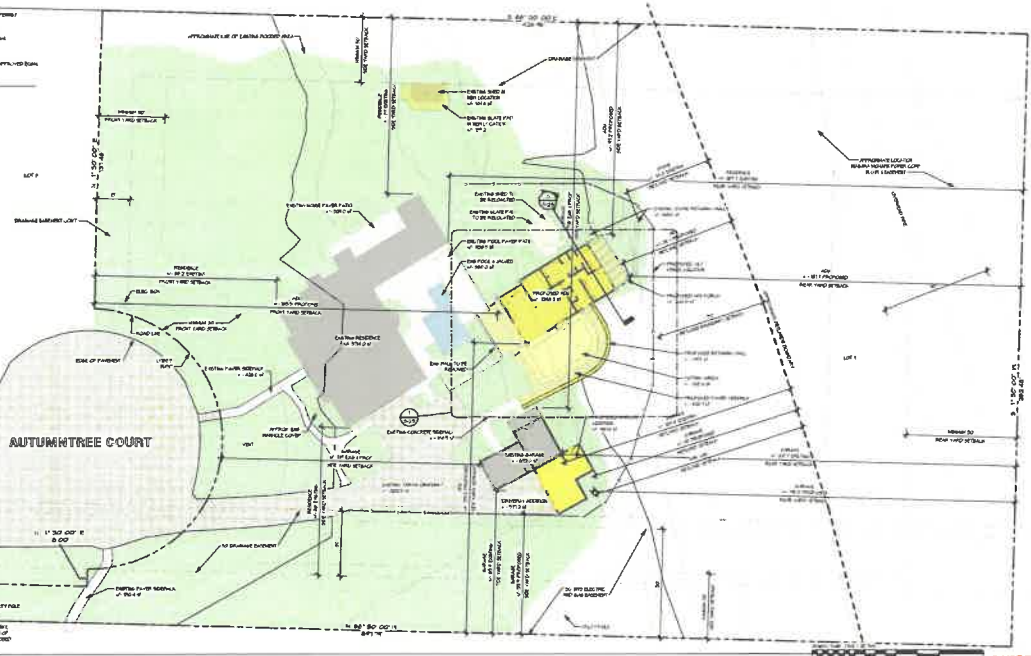


CONSTRUCTION NOTES FOR FABRICATING SILT FENCE

1. ALL SILT FENCES TO BE INSTALLED SEPARATE TO FENCE (TOP) AND TO BE 2' WIDENESS OF SIDES, 6" OR 1/2" HIGH.
2. FLOOR SHALL BE 2" COMPACTED GRAVEL, 1/2" SAND AND 1/2" FINE SAND AND 1/2" FINE SAND TO BE 2" ON CENTER IN 10' HORIZONTAL SECTIONS.
3. WHEN THE DEGREE OF SLOPE IS 1:1 OR FLATTER, THE FLOOR SHALL BE CONSTRUCTED TO BE 2" FROM THE FLOOR. SUBSEQUENCE SHALL BE PROVIDED AS NOTED. NO OTHER SLOPING SHALL BE PROVIDED AS NOTED.

Silt Fence Detail

SCALE 1" = 1'-0"



Site Plan

SCALE 1" = 20'-0"

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

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04/07/2026

Site Plan & Schedules

S-1.1

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Garage Addition & Cottage
 for
Ted Kinder
 102nd Autumnree Court
 Skaneateles, NY 13152

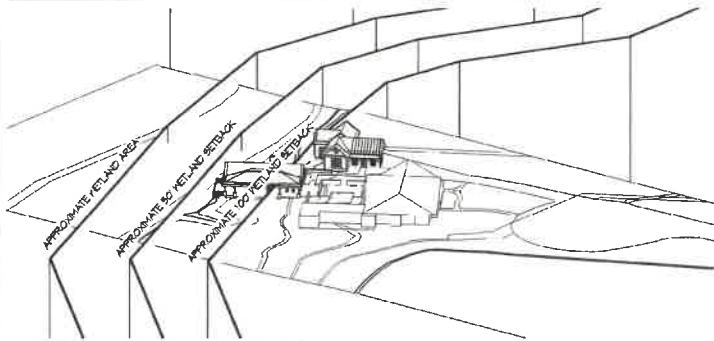
Revisions

NO.	DATE	DESCRIPTION





EXISTING SITE AERIAL PHOTO



3D EXTRUSIONS TO DENOTE APPROXIMATE WETLAND BOUNDARY



PROPOSED SITE AERIAL PHOTO IV. APPROXIMATE WETLAND BOUNDARY

04/07/2026

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 1029 Autumnree Court
 Skaneateles, NY 13152

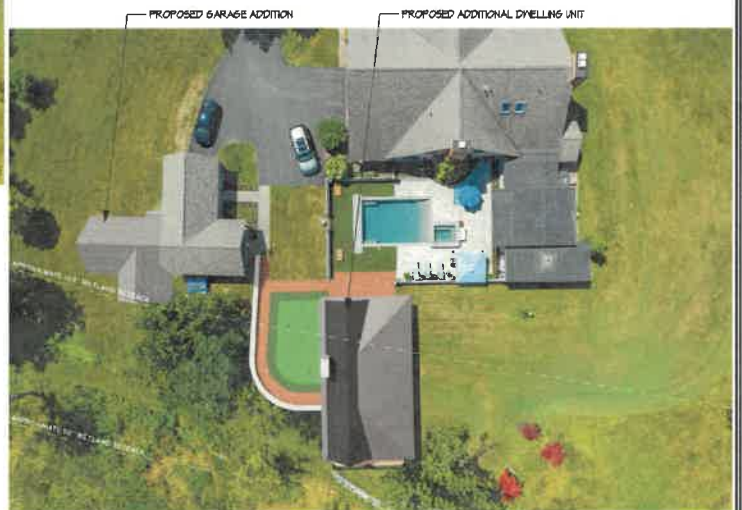
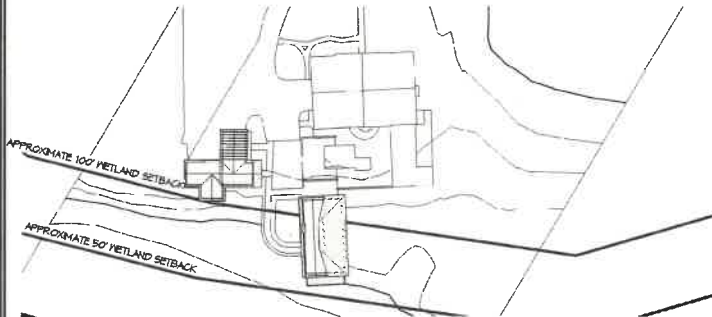
Site Photos

S-2.2



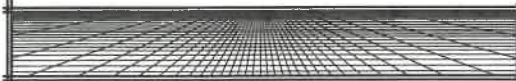


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PROPOSED SITE AERIAL PHOTO IV. APPROXIMATE WETLAND BOUNDARY

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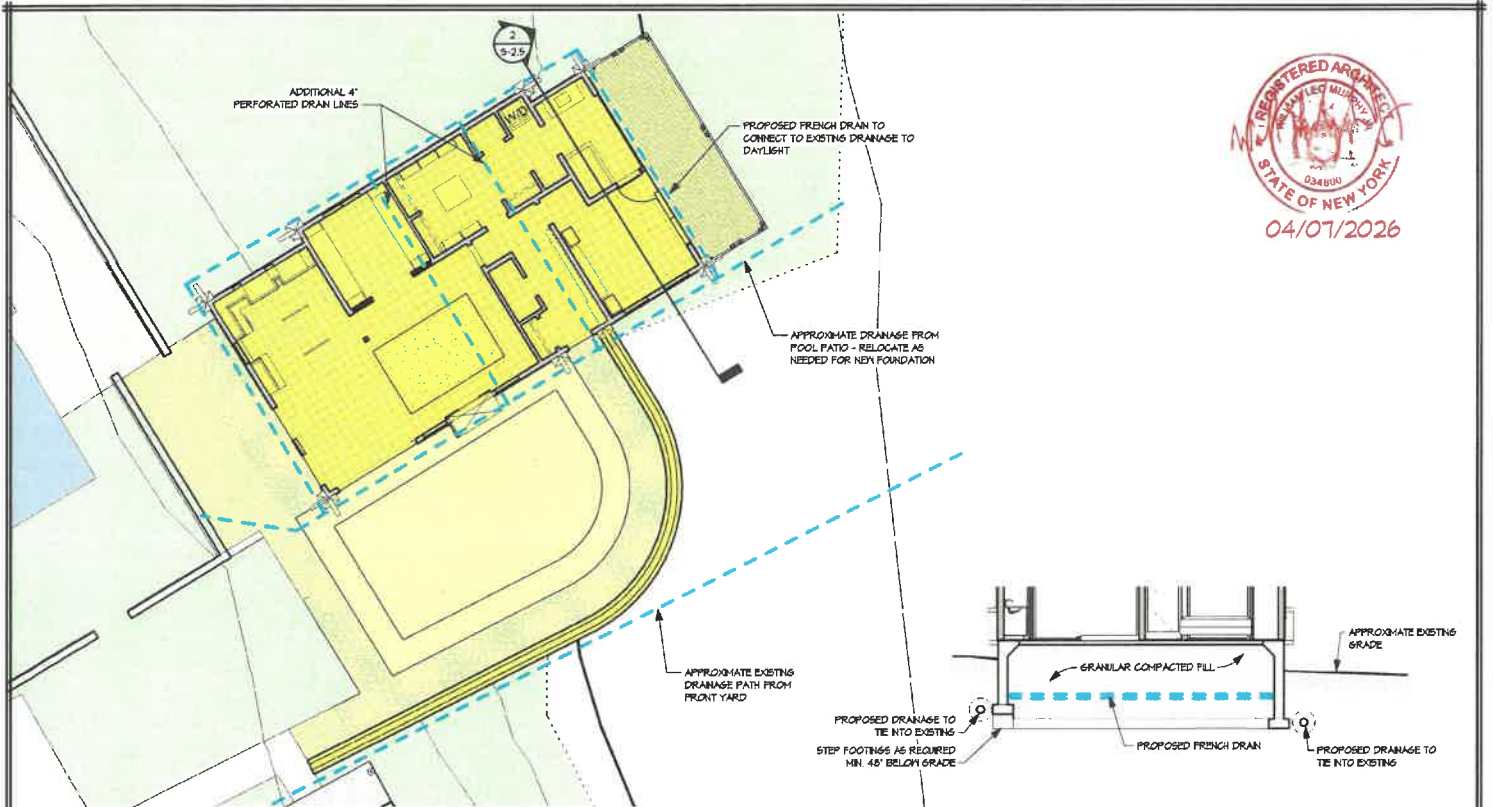
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Site Photos

S-2.3





1 Drainage Diagram @ Proposed Foundation
SCALE: 1" = 10'-0"



2 Drainage Section @ Foundation
SCALE: 1/8" = 1'-0"



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Drainage
Diagram

S-2.5

