

## 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

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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.

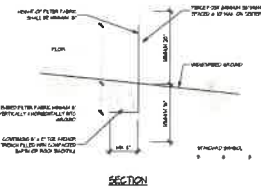
Mr. Kinder is also proposing an addition to the existing detached garage to include more space for storage and a place to store his Bobcat track loader that he uses to maintain the property. The design of the addition is in keeping with the “cottage” look of the current shop/garage building.

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.

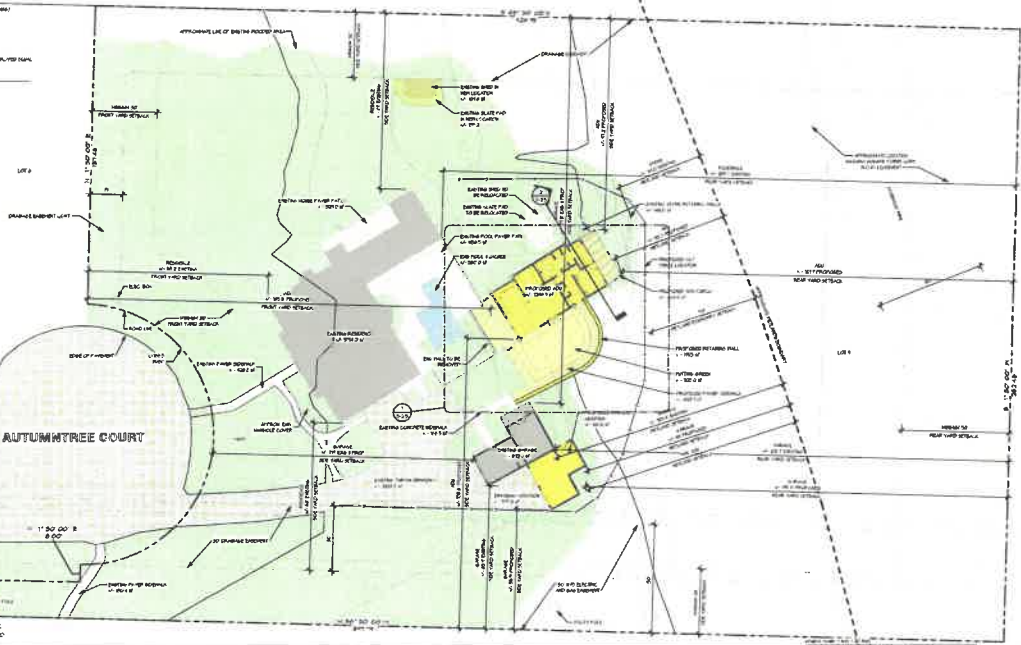
DATE	REVISIONS



**CONSTRUCTION NOTES FOR FABRICATING SILT FENCE**

1. ALL SILT FENCE SHALL BE FABRICATED RELATIVE TO FUTURE FENCE LINE. SEE SCHEDULE FOR FENCE LINE.
2. THE SILT FENCE SHALL BE FABRICATED TO A MINIMUM OF 48\"/>

**Silt Fence Detail**



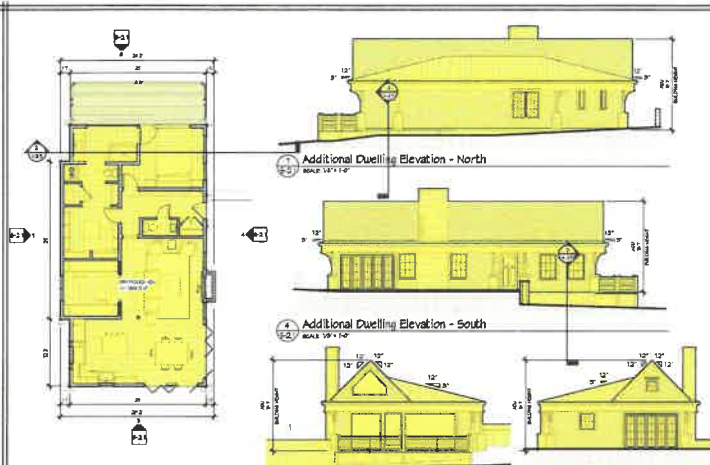
**Site Plan**

DATE OF PREPARATION: 04/07/2025  
 SCALE: 1/8\"/>

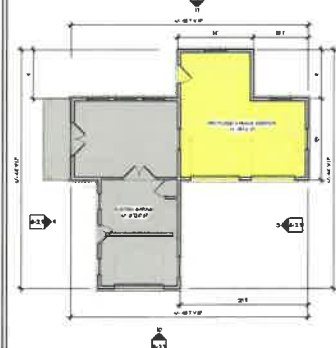
NO CONSTRUCTION SHALL BE PERMITTED ON ANY PORTION OF THE LOT UNLESS THE OWNER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	PROJECT NUMBER: 2025-04	DATE: 04/07/2025	BY: [Signature]	SCALE: AS INDICATED
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Site Plan & Schedules

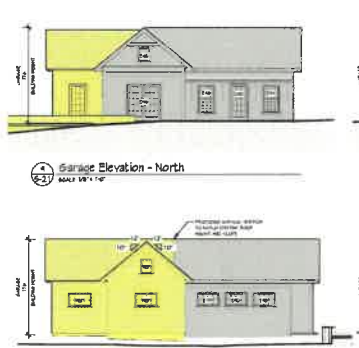
04/07/2025  
**S-1.1**



Additional Dwelling Floor Plan  
 Additional Dwelling Elevation - North  
 Additional Dwelling Elevation - South  
 Additional Dwelling Elevation - East  
 Additional Dwelling Elevation - West



Garage Floor Plan



Garage Elevation - North  
 Garage Elevation - South  
 Garage Elevation - East  
 Garage Elevation - West

DENSITY CONTROL SCHEDULE					
RR DISTRICT					
	REQD./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQD. VARIANCE
MINIMUM LOT SIZE	1/2 ACRE**	1/2 ACRE**	1/2 ACRE**	0	0
MINIMUM LOT FRONTAGE	100 FT	100 FT	100 FT	0	0
MINIMUM LOT DEPTH	30 FT	30 FT	30 FT	0	0
MINIMUM PERMEABLE SURFACE COVERAGE	10%	10%	10%	0	0
MINIMUM BUILDING HEIGHT	35 FT	35 FT	35 FT	0	0
MINIMUM FRONT YARD SETBACK	30 FT	30 FT	30 FT	0	0
MINIMUM SIDE YARD SETBACK	30 FT	30 FT	30 FT	0	0
MINIMUM REAR YARD SETBACK	30 FT	30 FT	30 FT	0	0
MINIMUM FRONT YARD SETBACK	30 FT	30 FT	30 FT	0	0
MINIMUM REAR YARD SETBACK	30 FT	30 FT	30 FT	0	0
MINIMUM SIDE YARD SETBACK	30 FT	30 FT	30 FT	0	0
MINIMUM FRONT YARD SETBACK	30 FT	30 FT	30 FT	0	0
MINIMUM REAR YARD SETBACK	30 FT	30 FT	30 FT	0	0
MINIMUM SIDE YARD SETBACK	30 FT	30 FT	30 FT	0	0
MINIMUM FRONT YARD SETBACK	30 FT	30 FT	30 FT	0	0
MINIMUM REAR YARD SETBACK	30 FT	30 FT	30 FT	0	0
MINIMUM SIDE YARD SETBACK	30 FT	30 FT	30 FT	0	0

\*\* ADDITIONAL SETBACKS MAY BE REQUIRED FOR APPROVED PRO PROVISIONS

PERMEABLE SURFACE CALCULATIONS		LOT COVERAGE CALCULATIONS	
EXISTING PERMEABLE SURFACE	1000 SF	EXISTING LOT COVERAGE	10.00%
PROPOSED PERMEABLE SURFACE	1000 SF	PROPOSED LOT COVERAGE	10.00%
DIFFERENCE	0 SF	DIFFERENCE	0.00%
EXISTING IMPERMEABLE SURFACE	9000 SF	EXISTING IMPERMEABLE SURFACE	90.00%
PROPOSED IMPERMEABLE SURFACE	9000 SF	PROPOSED IMPERMEABLE SURFACE	90.00%
DIFFERENCE	0 SF	DIFFERENCE	0.00%

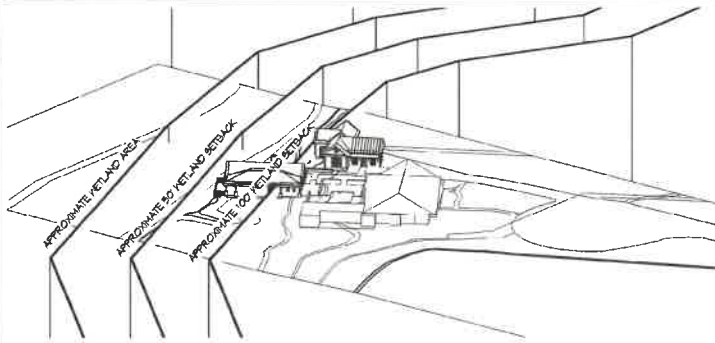
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Garage Addition & Cottage for  
**Ted Kinder**  
 1024 Admittance Court  
 Skaneateles, NY 13152

Revisions

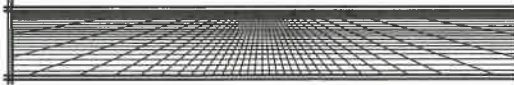


EXISTING SITE AERIAL PHOTO



PROPOSED SITE AERIAL PHOTO W/ APPROXIMATE WETLAND BOUNDARY

04/07/2026



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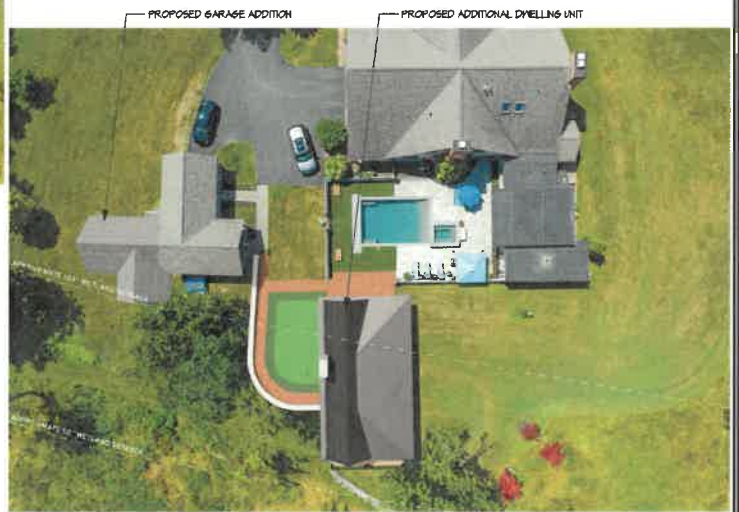
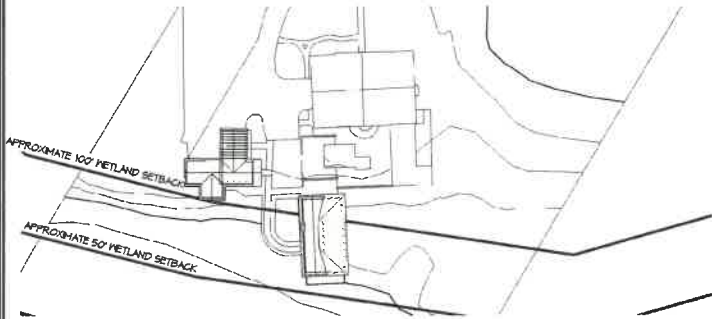
Site Photos

**S-2.2**



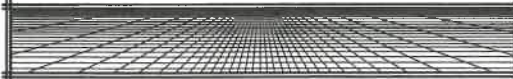


EXISTING SITE AERIAL PHOTO



PROPOSED SITE AERIAL PHOTO IV APPROXIMATE WETLAND BOUNDARY

04/07/2026



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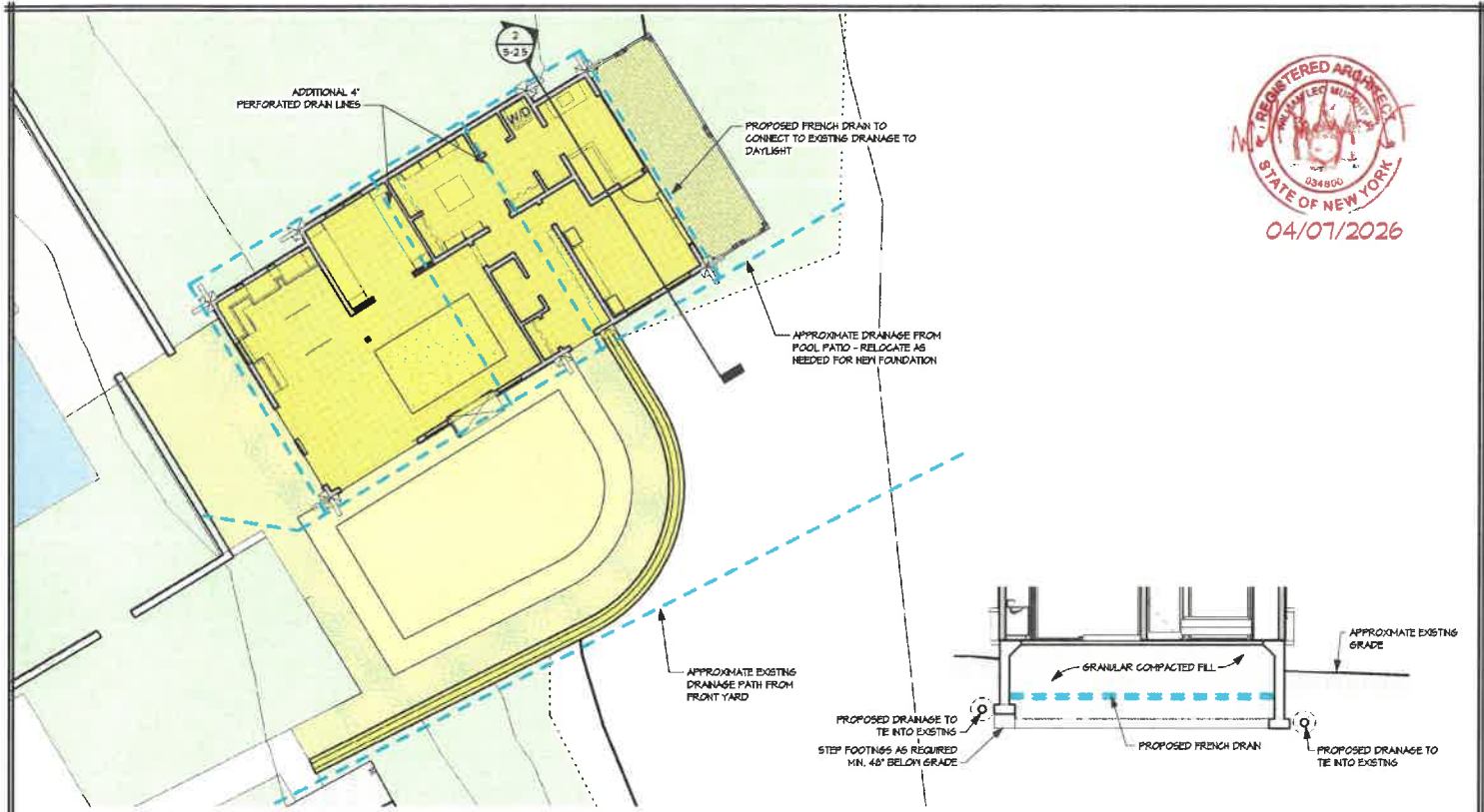
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Site Photos

**S-2.3**



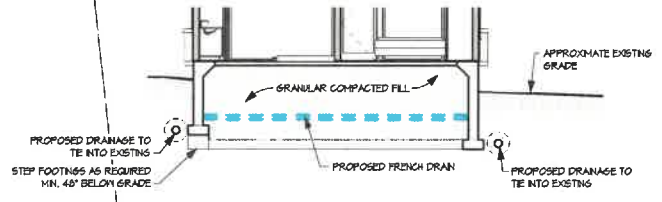




1 Drainage Diagram @ Proposed Foundation  
S-2.5 SCALE: 1" = 10'-0"



2 Drainage Section @ Foundation  
S-2.5 SCALE: 1/8" = 1'-0"



04/07/2026

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Drainage  
Diagram

S-2.5

