

**Tax Map ID#057.-01-32.0**

**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that pursuant to Section 148-45 of the Zoning Law of the Town of Skaneateles of 2005 and Section 267-b Town Law of the State of New York, the Zoning Board of the Town of Skaneateles will hold a Public Hearing on the Application of Mary Sennett.

The proposal is for the replacement of an existing staircase leading to a deck on the shoreline to meet code, with the addition of storage below deck.

The involved Sections of the Skaneateles Town Code are 148-12G(1)(a)[1], 148-12G(1)(a)[7][a][i], and 148-36A(1)(c)[2].

The minimum lot area required for development of a nonconforming lot located in the LWOD is 20,000 square feet, whereas the site plan shows a proposal to demolish an existing shoreline stairs and deck, and relocate and construct 299 square feet of shoreline stairs and deck with storage below on a lot of 15,067 square feet.

On nonconforming lots of less than 40,000 square feet and within 1,000 feet of the lake line the total footprint and floor space of all principal and accessory buildings shall not exceed 6% and 10% of the lot area respectively, whereas the site plan shows the proposed 299 square feet of shoreline stairs and deck with storage below to increase the existing 7.5% total footprint approved in 2015 to 8.2% of lot area.

The total combined square footage of all shoreline structures allowed on lots with between 100 feet and 200 feet of lake frontage is 600 square feet. The proposal to remove the existing shoreline stairs and deck, and relocate and construct 299 square feet of shoreline stairs and deck with storage below that will increase the existing shoreline structure square footage of 949 square feet to 1,075 square feet, whereas 600 square feet is the maximum allowed.

The property in question is located at **1411 Thornton Heights Road** in the Town of Skaneateles, New York and bears Tax Map ID #057.-01-32.0

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, January 7, 2020 at 7:02 p.m.** at the Town Offices, 24 Jordan Street, Skaneateles, New York. At that time all persons will be heard.

Denise Rhoads, Chair  
Zoning Board of Appeals  
Town of Skaneateles

Dated: December 16, 2019