

Tax Map ID#038.-01-25.0

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 John Teixeira.

The applicant requests to place a shed on the property.

The involved Sections of the Skaneateles Town Code are 148-12 G (1)(a)[7][a][i] Existing nonconforming lots-Footprint. Section 148-12G (7) Existing nonconforming lots-impermeable Surface, and Section 148-9E Dimensional Requirements-Open Space.

On nonconforming lots of less than 40,000 SF and within 1000' 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 single family dwelling increasing the existing foot print to more than 6% of the lot area.

In no case shall the applicant be permitted to increasing the nonconforming impermeable surface coverage on a lot whereas the site plan indicates a proposed increase to more than 10%.

The minimum required open space is 80% of the total lot area whereas the site plan shows a proposal to construct a shed that reduces the opens space to less than 80%.

The property in question is located at **2763 E. Lake Rd.** in the Town of Skaneateles, New York and bears Tax Map ID #038.-01-25.0.

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 **Thursday, October 12, 2017 at 7:10 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: September 22, 2017