

Tax Map ID#040.-01-22.0

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 **Emily Porter**.

The applicants propose to expand the deck and construct a permeable patio area. Proposed expansion encroaches into front lake yard setback.

The involved Sections of the Skaneateles Town Code are 148-12C(3); Existing nonconforming uses, structures & lots-alteration & restoration and 148-12G(1)(a)[6]; Existing nonconforming lots.

A nonconforming structure may be expanded by up to a total of 500SF of floor space and 5000 cubic feet of volume without a variance or special permit, provided such expansion does not increase the nonconformity of the structure. The site plan shows a proposal to expand the deck and add a patio for an expansion of greater than 500SF.

The proposed expansions to this nonconforming structure exceed the 25% expansion of total floor space and interior volume allowed by special permit. Site plan indicates a proposed expansion to the floor space of greater than 25%.

The minimum required lake yard setback for the construction of new structures is 100', whereas the site plan shows a proposed deck and patio expansion located less than 100' from the lake line.

The property in question is located at **3171 East Lake Road** in the Town of Skaneateles, New York and bears Tax Map ID #040.-01-22.0.

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, December 1, 2015 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: November 18, 2015