

**Tax Map ID#044.-02-25.0**

**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 **Chad & Nicole Sgroi**.

An area variance is requested for the proposed addition of two wings to an existing single family dwelling

The involved Sections of the Skaneateles Town Code are 148-9E, 148-12C(4), & 148-29D.

The minimum required side yard setback is 30' whereas the site plan shows a proposed one story addition to an existing dwelling less than the required setback from the northern property line.

Expansion of a nonconforming use or structure by more than 500 square feet of floor space and/or 5000 cubic feet of interior volume may not exceed 25% of total floor space or volume of the structure or use as it existed on January 1, 1996. A Special Permit can be issued provided that all other requirements of this Zoning Law can be met, including the limitation on impermeable surface coverage and that the expansion does not reduce the size of any nonconforming yards by more than 10%.

No principal structure shall be located within 100' of a wetland or watercourse, whereas the site plan show the new southern wing addition located less than 100' from the watercourse.

The property in question is located at **3809 Highland Ave** in the Town of Skaneateles, New York and bears Tax Map ID #044.-02-25.0.

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 ***Tuesday, September 2, 2014 at 7:30 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: August 21, 2014