

Tax Map ID#057.-03.-02.0

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 Bruce and Patricia Texeira.

The proposal is for the removal and replacement of impermeable walkway with permeable pavers, the construction of a 12.7'x22.3' deck on the east side of the dwelling and the installation of a new 8'x10' shed.

The involved Sections of the Skaneateles Town Code are 148-12G(1)(a)[1], 148-12G(1)(a)[3] and 148-9E Dimensional Table I.

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 replace impermeable walkway with permeable pavers, construct a new deck and install a new shed on a 16,321 sq. ft. lot.

The minimum front yard setback required for a nonconforming lot is 15% of lot depth but not less than 25 ft., whereas the site plan reflects a front yard setback of 10 ft. which is less than the required 25 ft.

Minimum required lot size in the RF district is 2 acres, with a minimum front yard setback of 30 ft. and a minimum required open space of 80%, whereas the site plan shows a lot of 0.37 acres with a front yard setback less than 30 ft. at 10 ft. and an open space of 77.14% being reduced to 76.15%.

The property in question is located at **2141 Terrace Lane South** in the Town of Skaneateles, New York and bears Tax Map ID #057.-03-02.0

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, April 14, 2020 at 7:02 pm** at the Town Offices, 24 Jordan Street Skaneateles, New York, or electronically as required by local and/or Executive Orders applicable to COVID-19. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair
Zoning Board of Appeals
Town of Skaneateles

Dated: March 29, 2020