

Tax Map ID#056.-03-12.0

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 **Tammy Fischer**.

The applicant proposes a small addition to the second level of the seasonal dwelling.

The involved Sections of the Skaneateles Town Code are 148-12G(1)(a)[1], 148-12G(1)(a)[2], 148-12G(1)(a)[6] & 148-36B(4).

The minimum lot area required for development of a nonconforming lot located in the LWOD is 20,000SF with a minimum of 75FT of lake frontage, whereas the site plan shows development on a lot less than 20,000SF and 75FT of lake frontage.

The minimum required lake front setback for the construction of new structures is 100 feet whereas the site plan shows a proposed second story addition less than 100 feet from the lake line.

No construction or expansion of any dwelling located within 150FT of the lake line shall be permitted unless the lot has at least 75FT of lake frontage for each four-bedroom or smaller dwelling, plus 25FT of additional lake frontage for each additional bedroom. The applicant proposes expansion of the existing dwelling on a lot with less than the required lake frontage.

The property in question is located at **2330 Thornton Grove South** in the Town of Skaneateles, New York and bears Tax Map ID #056.-03-12.0.

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, October 11, 2016 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 28, 2016