

**Tax Map ID#063.-03-13.0**

**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 **Kerrin Hopkins**.

The applicant requests a variance for the proposed single family dwelling located near a watercourse and lake line, and located within a steep slope.

The involved Sections of the Skaneateles Town Code are 148-12G(1)(a)[6]&[7], 148-29D and 148-30B.

Minimum required lake yard setback for a new structure is 100'.

In the Lake Watershed Overlay District, the combined footprint of single family residential buildings and accessory buildings on nonconforming lots of less than 40,000 square feet shall not exceed 6% of the lot area. The combined floor space of all building (including all accessory buildings) on such lot shall not exceed 10% of the lot area. 80% of unfinished but potentially habitable floor space in basements shall be included in the floor space calculation.

No principal structure and no accessory structure 600 square feet or larger shall be located within 100 feet of a wetland or watercourse.

No disturbance, including cutting of vegetation or construction of driveways, shall be permitted on any slope of 30% or greater.

The property in question is located at **1813 Russells Landing** in the Town of Skaneateles, New York and bears Tax Map ID #063.-03-13.0.

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, February 2, 2016 at 7:20 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: January 20, 2016