

Tax Map ID#034.-04-24.0

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 Appeals of the Town of Skaneateles will hold a Public Hearing on the Application of Bruce and Lorraine Reid.

The proposal is to construct a single-story 2-car detached 24ft.x28ft. garage with a 8ft. south side yard setback on a 0.87acre lot in the RF LWOD.

The involved Sections of the Skaneateles Town Code are Section 148-8-9.G – Nonconforming Lots – Nonconforming Impermeable Surface; and Section 148-8-9.A.1.d Nonconforming Lots – Minimum Side Yard.

In no case shall the Applicant be permitted to increase nonconforming impermeable surface coverage on a lot unless the Planning Board finds that such increase is necessary for public health or safety or the safety of the occupants of the property, whereas the proposed detached garage will increase the nonconforming impermeable surface coverage from 10.31% to 12.08%.

Minimum side yard for a nonconforming lot is 20% of lot width but not less than eight feet (this lot has a 120 feet lot width x 20% = 24ft.), whereas the submitted site plan shows a 672sq.ft. detached garage located 8 feet to the south property line.

The property in question is located at **3342 East Lake Road** in the Town of Skaneateles, New York, and bears Tax Map ID #034.-04-24.0

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, May 4, 2021 at 7:02 pm*** 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: April 13, 2021