

Tax Map ID#021.-03-10.0

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 Brendan & Danielle Spain.

The proposal is for the construction of a detached 26'x32' garage.

The involved Sections of the Skaneateles Town Code are 148-12G(1)(a)[3] Nonconforming structures-Front Yard Setbacks, 148-12G(1)(a)[4] Existing nonconforming lots-Side Yard Setbacks, 148-11F(3) Setbacks for accessory structures and uses.

The minimum required front yard setback for a nonconforming lot is 15% of the lot depth but not less than 25 feet, whereas the site plan shows a 26'x32' garage located 12 feet from the Town road R-O-W.

Minimum side yard setback for this existing nonconforming lot is 30 feet. The site plan reflects the proposed 832 square foot garage located 13.8 feet from the west property line, whereas 30 feet is required.

Any swimming pool, tennis court or other accessory structure or use with a footprint greater than 600 square feet shall, if in front of the principal building, be set back at least twice the minimum front yard requirement. The site plan reflects a proposed 832 square foot garage located 12 feet from the road right-of-way whereas 75.4 feet is required.

The property in question is located at **4457 NW Townline Road** in the Town of Skaneateles, New York and bears Tax Map ID #021.-03-10.0

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 3, 2019 at 7:02 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 26, 2019