

Tax Map ID#063.-04-05.0

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 Edward & Christine Szemis.

The proposal is to demolish an existing 2-bedroom cottage and shed and reconstruct a seasonal 2-bedroom cottage in a new location with a 50.6ft. setback to the lake line on a 0.26acre lot in the RF District and LWOD.

The involved Sections of the Skaneateles Town Code are Sections 148-12G(1)(a)[1] Existing Nonconforming Lots – Lot Size and 148-12G(a)[6] Nonconforming Structures – Minimum Lake Yard.

The minimum lot area required for development of a nonconforming lot located in the LWOD is 20,000SF, whereas the site plan shows a proposed single-family dwelling located on an 11,542SF lot.

The minimum lake yard setback for nonconforming structures is 60ft. for structures built prior to January 1, 2001, and 100ft. for the construction of any new structures thereafter, whereas the site plan reflects a proposed single-family dwelling located 50.6ft. to the lake line.

The property in question is located at **1682 Amerman Road** in the Town of Skaneateles, New York, and bears Tax Map ID #063.-04-05.0

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, January 5, 2021 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: December 16, 2020