

Tax Map ID#047.-01-46.1

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 Woodbine Group/Norm Swanson.

The proposal is to redevelop an existing commercial property reusing and renovating the original 14,934SF masonry structure, as well as reconfiguring the existing parking areas on a 92,183SF lot within the HC District.

The involved Sections of the Skaneateles Town Code are Section 148-4-4-C.1.b HC District Regulations – maximum lot coverage and Section 148-5-2-C.4.b Supplementary Dimensional Regulations – driveways and parking areas.

The maximum total lot coverage allowed for a lot in the Highway/Commercial District is 60% whereas the site plan reflects 67.2% total lot coverage.

Driveways and parking areas shall be set back at least 20 feet from side and rear lot lines whereas the site plan reflects a rear parking lot area set back 11.7 feet from the rear property line where 20 feet is required.

The property in question is located at **813 West Genesee St.** in the Town of Skaneateles, New York, and bears Tax Map ID #047.-01-46.1

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 1, 2022 after 7:02 pm*** at the Town Hall, 24 Jordan Street, 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: January 19, 2022