

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 Micheline Yuan.

The proposal is to maintain the existing shoreline sheds and gazebo within the required lake yard setback, allow for the enlarged house deck, remove unnecessary driveway as previously required and add a permeable walkway from the house to the garage on a 101,588SF lot within the RF District in the Skaneateles Lake Watershed Overlay District.

The involved Sections of the Skaneateles Town Code are Section 148-4-2.C.1.b.D Dimensional Limits – side yard setback and Section 148-7-1.K.a.iii.b Shoreline Regulations – dimensional limits.

Minimum side yard for a conforming lot in the RF district is 30 feet whereas the submitted site plan reflects a 68 square foot existing shed to remain at 1.3 feet to the south property line and a 128 square foot existing shed to remain at 2.3 feet to the south property line. The 2015 special permit approval reflected the removal of the 68 square foot shed, and the relocation of the 128 square foot shed to beyond the 50-foot setback from the lake line and with a conforming side yard setback.

The total combined square footage of all shoreline structures allowed on lots with between 100 feet and 200 feet of lake frontage is 600 square feet. The proposal is to allow the existing sheds and 106 square foot gazebo to remain within the 50-foot setback to the lake line increasing total shoreline structures from the 2015 approved 600 square feet to the existing 877 square feet.

The property in question is located at **3257 East Lake Rd.** in the Town of Skaneateles, New York, and bears Tax Map ID #040.-01-04.1

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

Said Hearing will be continued on ***Tuesday, May 3, 2022 at 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: April 18, 2022