

NOTICE OF HEARING - REVISED

PLEASE TAKE NOTICE that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 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 Joe & Marcia Zappia.

The proposal is to add a second-story addition to an existing one-story garage with a porch and staircase.

The involved Sections of the Skaneateles Town Code are Section 148-8-9-A.1.g.i.a Nonconforming Footprint; Section 148-8-9-A.1.g.i.b Nonconforming Floorspace; and Section 148-8-4-B Nonconforming Height.

On nonconforming lots of less than 40,000 square feet on which any portion lies within 1000 feet of the lake line, the total footprint of all principal and accessory buildings shall not exceed 6% of the lot area, and the total floorspace shall not exceed 10.0% of the total lot area, whereas the proposed site plan shows a proposed building footprint greater than 6.0% of the total lot area and floorspace greater than 10.0% of the total lot area.

Nonconforming structures may be enlarged, extended or structures altered, where the enlargement or extension does not increase the degree of nonconformity. The height of a nonconforming structure that encroaches into the required front yard may not be increased within such front yard, whereas the site plan reflects an increase in height of the proposed two-story garage.

The property in question is located at **2629 East Lake Road** in the Town of Skaneateles, New York, and bears Tax Map ID #037.-01-16.0.

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, April 2, 2024, at 7:40 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: March 6, 2024