

**Tax Map ID#037.-01-04.0**

**NOTICE OF HEARING**

**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 Christopher Nulty.

The proposal is to maintain the shed on a property increasing the nonconforming impermeable surface coverage and footprint on the lot.

The involved Sections of the Skaneateles Town Code are Section 148-8-9-A.1.g.i.a Nonconforming Building Limitations and 148-8-9-G Increasing Nonconforming Impermeable Surface Coverage.

The total footprint of all principal and accessory buildings shall not exceed 6% of the lot area, whereas the site plan shows the noncompliant shed increasing the total footprint over 6% of the lot area.

In no case shall the applicant be permitted to increase nonconforming impermeable surface coverage on a lot whereas the applicant is proposing to maintain the noncompliant shed on the lot that would increase the impermeable surface coverage.

The property in question is located at **2699 East Lake Road** in the Town of Skaneateles, New York, and bears Tax Map ID #037.-01-04.0.

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, February 7, 2023 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: January 25, 2023

[illegible]

LOT AREA	921 SF		
IMPOSED	112 SF		
PERMEABLE COVERAGE		10% SPECIAL PERMIT	
EXIST	APPROVED	PROPOSED	
HOUSE	710 SF	840 SF	840 SF
SHED AREAS	83 SF	0 SF	0 SF
BOATHOUSE	104 SF	0 SF	0 SF
DRIVE	0 SF	19 SF	19 SF
TOTAL	900 SF	900 SF	900 SF
% PERMEABLE	107 %	107 %	107 %
OPEN SPACE		80 % ALLOWED	
EXIST	APPROVED	PROPOSED	
PATIO	64 SF	116 SF	246 SF
STEPS	34 SF	70 SF	70 SF
WALK	0 SF	144 SF	271 SF
STEPMET WALL	0 SF	0 SF	0 SF
PERMEABLE	0 SF	448 SF	600 SF
IMPOSEABLE	912 SF	117 SF	117 SF
TOTAL	1000 SF	140 SF	1020 SF
% OPEN AREA	800 %	843 %	810 %
LAKE FRONT STRUCTURES		400 % ALLOWED	
EXIST	APPROVED	PROPOSED	
BOAT HOUSE	40 SF	0 SF	0 SF
STEPS	46 SF	70 SF	70 SF
DECK	54 SF	246 SF	246 SF
TOTAL	204 SF	246 SF	310 SF

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