

**TOWN OF SKANEATELES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing shall be held by the Town Board of the Town of Skaneateles at 7:00 p.m. on April 5, 2021 regarding Proposed Local Law 2021-B “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles, Amendments to Area Variance Standards” (the “Proposed Local Law”).

A copy of the local law and related materials is available for review at the Town Clerk’s Office of the Town of Skaneateles, 24 Jordan Street, Skaneateles, New York or at <https://www.townofskaneateles.com/assets/Uploads/edits-to-zoning-code2.pdf-Redline.pdf>

An opportunity to be heard in regard to such local law will be given at the hearing to those favoring or opposing the same, as well as any comments on the environmental significance of such local law. Communication in writing in relation thereto may be filed with the Town Board or at such hearing.

Said Hearing will be held on **Monday, April 5, 2021 at 7:00 pm** via Zoom at <https://us02web.zoom.us/j/87904489643>, Meeting ID: 879 0448 9643, Passcode: 462925. 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 Proposed Local Law.

Dated: Skaneateles, New York
March 11, 2021

Julie A. Stenger, Town Clerk
Town of Skaneateles

Town of Skaneateles
Local Law B of the Year 2021
A Local Law Amending
Chapter 148 of the Code of the Town of Skaneateles

Section 1. Authority

This local law is enacted pursuant to the provisions of the New York Town Law and the New York Municipal Home Rule Law.

Section 2. Proposed Amendments to Code

§ 148-10-10. Appeals and Variances

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E. Area variances.

1. The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of the Codes Enforcement Officer, to grant area variances from the area or dimensional requirements.
2. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community of such grant. The Zoning Board of Appeals shall take account of the fact that Skaneateles Lake is a public water supply. ~~and shall not grant any variance that, individually or in combination with other variances, may result in pollution of the lake from more intensive use of property, encroachment into required lake yards, additional surface water runoff or subsurface leaching of septic waste or any other factors.~~ In making its determination, the Board shall also consider:
 - a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
 - b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

- c. Whether the requested area variance is substantial ~~.; within 200 feet of Skaneateles Lake, any area variance that enlarges a building or enables it to encroach into a required lake yard shall be presumed to be substantial because of the cumulative risk of degradation of the lake posed by granting individual variances. This presumption is rebuttable.~~
 - d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district ~~.; within 200 feet of Skaneateles Lake, any area variance that enlarges a building or enables it to encroach into a required lake yard shall be presumed to have an adverse environmental impact because of the cumulative risk of degradation of the lake posed by granting individual variances. This presumption is rebuttable.~~
 - e. Whether the alleged difficulty was self-created, which shall be relevant to the decision of the Board but which shall not necessarily preclude the granting of the area variance.
3. The Zoning Board of Appeals, in the granting of area variances, shall grant the minimum variance that it deems necessary and adequate, while preserving and protecting the character of the neighborhood and the health, safety and welfare of the community.

Section 3. Effective Date

This Local Law shall take effect when filed with the Secretary of State.