

Tax Map ID#027.-03-23.0

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 the Town of Skaneateles will hold a Public Hearing on the Application of **Jeffery & Julie Torrey**.

The applicant proposes to construct a two story addition and porch to a nonconforming structure on a nonconforming lot.

The involved Sections of the Skaneateles Town Code are 148-12C(3)&(4).

A nonconforming structure may be expanded by up to a total of 500 square feet of floor space and 5,000 cubic feet of interior volume without a variance or special permit, provided that such expansion does not increase the nonconformity of the structure or expand the nonconforming use.

The expansion of a nonconforming use or structure may not exceed 25% of total floor space or volume of the structure or use as it existed on January 1, 1996, provided that all other requirements of the zoning law can be met including the limitation on impermeable surface coverage and that the expansion does not reduce the size of any nonconforming yards by more than 10%.

The property in question is located at **4136 Jordan Road** in the Town of Skaneateles, New York and bears Tax Map ID #027.-03-23.0.

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, February 3, 2015 at 7:10 p.m.*** at the Town Offices, 24 Jordan Street, Skaneateles, New York. At that time all persons will be heard.

Denise Rhoads, Chair
Zoning Board of Appeals
Town of Skaneateles

Dated: January 22, 2015