

Tax Map ID#038.-01-25.0

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 **John Teixeira**.

The applicant proposes a small addition to the second level of the seasonal dwelling and relocate the existing driveway.

The involved Sections of the Skaneateles Town Code are 148-12G(1)(a)[1], 148-12G(1)(a)[2], 148-36B(4), 148-11(4)(b).

The minimum lot area required for development of a nonconforming lot located in the LWOD is 20,000SF with a minimum of 75FT of lake frontage, whereas the site plan shows a proposal for a second floor addition to the seasonal cottage on a lot less than 20,000SF and 75FT of lake frontage.

No construction or expansion of any dwelling located within 150FT of the lake line shall be permitted unless the lot has at least 75FT of lake frontage for each four-bedroom or smaller dwelling, plus 25FT of additional lake frontage for each additional bedroom. The applicant proposes expansion of the existing dwelling on a lot with less than the required lake frontage.

Driveway and parking areas shall be set back at least 20FT from side and rear lot lines, where the proposed relocated driveway will be located less than 20FT from the south property line.

The property in question is located at **2763 East Lake Road** in the Town of Skaneateles, New York and bears Tax Map ID #038.-01-25.0.

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, March 1, 2016 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: February 17, 2016