

Tax Map ID#058.-01-22.0

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 Robert and Diana Logan.

The proposal is to construct an accessory building, enclose existing porches on dwelling, construct a new deck, walks, and patio, and modify the driveway.

The involved Sections of the Skaneateles Town Code are Section 148-8-9-A.1.d Nonconforming Lots – Side Yard Setback; Section 148-8-9-A.1.g.i.a Nonconforming Footprint; Section 148-8-9-A.1.g.i.b Nonconforming Floorspace; Section 148-4-2-C.1.b RF District Regulations – Maximum Lot Coverage; and Section 148-8-9-A.1.b.G Nonconforming Lots – Nonconforming Minimum Lake Frontage.

Minimum side yard setback for a nonconforming lot is 20% of lot but not less than eight feet, whereas the submitted site plan reflects a detached garage located less than 8 feet from the north property line.

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 6.0% of the lot area, and the total floorspace shall not exceed 10.0% of the lot area. 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.

In the RF District, the maximum lot coverage is 20% of lot area, whereas the site plan with proposed detached garage, increase in permeable walks, and the addition of a deck and patio, will increase the nonconforming lot coverage.

The minimum lake frontage for a nonconforming lot is 75 lineal feet whereas the applicant's lot has less than 75 lineal feet of lake frontage.

The property in question is located at **1892 West Lake Road** in the Town of Skaneateles, New York, and bears Tax Map ID #058.-01-22.0.

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 6, 2024, 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 4, 2024