

Tax Map ID#037.-01-04.0

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 Rick & Debbie Moscarito.

The applicant requests to add a second floor with a deck, new septic, rebuild the boat house, and seawall repairs.

The involved Sections of the Skaneateles Town Code are:

148-12G (1)(A)[1] Existing nonconforming lots.

148-36A(1)(b) Supplementary Lake Yard Restrictions-Expansion

148-12G (1)(a)[7][a][ii] Existing nonconforming lots.

The minimum lot area required for development of a nonconforming lot located in the LWOD is 20, 000 SF with a minimum of 75' of lake frontage, whereas the site plan shows a proposal for an addition to the second level of the existing dwelling on a lot under 20, 000 SF.

No accessory structure of improvement shall be built or expanded within 50 feet of the lake line or within the one-hundred-year floodplain as shown on Flood Insurance Rate Maps of the Federal Emergency Management Agency except pump houses, docks, seawalls, retaining walls, gazebos, stairways, storage buildings, fire pits not exceeding two feet in height or 16 square feet in area, children's playground equipment, and boathouses, whereas the site plan shows a proposed second floor addition within 50 feet to the lake line.

On nonconforming lots of less than 40, 000 SF and within 1000' of the lake line the total floor space of all principal and accessory buildings shall not exceed 10% of the lot area, whereas the site plan shows the proposed addition will increase the existing floor space by more than 10%.

The property in question is located at **2699 E. 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 held on **Tuesday, August 8, 2017 at 7:20 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: July 25, 2017