

Tax Map ID#054.-03-06.1

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 & Catherine Kane**.

An area variance is requested for a proposed addition and deck encroaching into lake yard setbacks and exceeding footprint and floor space expansion allowed.

The involved Sections of the Skaneateles Town Code are 148-12G(1)(a)[6]; 148-12G(1)(a)[7][a][i]&[ii].

Minimum required lake yard setback is 60' for structures built prior to 1/1/2001 and 100' for new structures constructed thereafter, whereas the site plan shows a proposal for an addition and deck to the existing dwelling located less than 100' from the lake line.

On nonconforming lots of less than 40,000 SF and within 1000' of the lake line the total footprint and floor space of all principal and accessory buildings shall not exceed 6% and 10% of the lot area respectively, whereas the site plan shows the proposed expansion increasing the existing total footprint to greater than 6% and floor space exceeding 10% of lot area.

The property in question is located at 2524 Lakefront Lane in the Town of Skaneateles, New York and bears Tax Map ID #054.-03-06.1.

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 3, 2015 at 7:40 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 19, 2015