

Tax Map ID#058.-01-24.0

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 **Mehdi & Kathi Marvasti**.

The applicant proposes to demolish an existing residence and construct a new single family dwelling with detached two-car garage

The involved Sections of the Skaneateles Town Code are 148-12G(1)(a)[2], [4], [7][a][i].

Minimum lake frontage on a nonconforming lot is 75 feet, whereas the site plan reflects a lot with lake frontage less than 75 feet.

Minimum side yard setback for an existing non-conforming lot is 20% of lot width but not less than eight feet, whereas the proposed single family dwelling located less than the required setback from the south property line.

The total footprint allowed for all principal structures located on lots less than 40,000SF within 1000 feet of the lake line shall not exceed 6% of the lot area. Site plan shows that the proposed single family dwelling and detached garage will exceed 6% of the lot area.

The property in question is located at **2022 West Lake Road** in the Town of Skaneateles, New York and bears Tax Map ID #058.-01-24.0.

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 4, 2014 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 20, 2014