

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 Pennisi/J&A Properties LLC**.

An area variance is requested for a new single family dwelling and deck encroaching into lake and watercourse setbacks and exceeding footprint allowed.

The involved Sections of the Skaneateles Town Code are 148-12G(1)(a)[6] & [7][a][i]; 148-29D.

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 to demolish the existing dwelling and construct a new dwelling and deck 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 single family dwelling increasing the existing total footprint to greater than 6% of the lot area.

Minimum required watercourse setback for an principal structure 600 SF or larger is 100', whereas survey shows a proposed dwelling with attached deck, and proposed relocated driveway located less than 100' from a watercourse located on the southeast corner of the lot.

The property in question is located at 1250 Minnow Cove in the Town of Skaneateles, New York and bears Tax Map ID #054.-01-14.0

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 3, 2015 at 7:30 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