

Tax Map ID#040.-01-18.0

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 Steven & Kelly Scheinman.

The applicants are proposing a second floor addition to the existing single family dwelling with attached garage, exceeding the allowable floor space and increasing the nonconformity of the structure.

The involved Sections of the Skaneateles Town Code are 148-12C[3] Nonconforming Structures and Section 148-12G (1)(a)[7](a)[ii] Existing nonconforming lots.

A nonconforming structure may be expanded by up to a total of 500 square feet of floor space and 5,000 cubic feet of interior volume without a variance or special permit, provided that such expansion does not increase the nonconformity of the structure or expand the nonconforming use, whereas the site plan shows the proposed addition will increase the nonconformity of the structure.

In the Lake Watershed Overlay District, on nonconforming lots of less than 40,000SF and within 1000 feet 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 second floor addition to the existing single family dwelling and attached garage with a proposed floor space exceeding 10% of the lot area.

The property in question is located at **3189A East Lake Road** in the Town of Skaneateles, New York and bears Tax Map ID #040.-01-18.0.

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, November 13, 2018 at 7:02 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: October 31, 2018